



## PRE-USED (SECOND HAND) TRANSPORTABLE BUILDINGS

All development applications for pre-used transportable dwellings are to be considered and determined by Council.

Applicants are to be advised that applications will be processed in terms of the Development Act, and assessed objectively against relevant provisions of the Development Plan.

It is to be made clear to any prospective applicant that Council will be seeking a high standard of restoration and renovation to ensure the structure preserves the character and amenity of the proposed location.

Minimum renovation requirements will include, but not be limited to:-

- complete repainting externally with replacement of external cladding if considered necessary;
- the replacement/repair of any damaged or defective building components;
- the upgrading of plumbing fittings, fixtures and pipe work where considered necessary by Council's Environmental Health Officer;
- the installation of 240 volt hard wired smoke detectors;

Depending on the size, shape and style of the dwelling, and its overall appearance, Council may require that a verandah and accompanying decking or paving be incorporated into the design of the building to improve its overall aesthetics, along with landscaping of the front setback area, with the planting of trees, shrubs and ground covers.

Applicants are not to be given prior indication that an application to Council will be approved. The final decision will rest with Council.

***Applicants are informed that they should not purchase a second hand dwelling on the assumption that Council approval will automatically be granted.***

### **Details to be lodged**

The building will be required to meet the Development Act and Regulations, the Planning objectives of Council and the requirements of the Building Codes of Australia, including the requirements for buildings in Bushfire Risk areas as applicable.

The details to be lodged will be similar as required for a new building and will cover both building, planning and health matters. This includes:

- a detailed report from a qualified building professional must be obtained and submitted with the application. Details must address the following aspects:
  - 1) Comprehensive photos of existing dwelling both internally and externally;
  - 2) The adequacy of the structural integrity of the building, including bearers, posts, sizes and layout tie-downs, white ant infestation, general adequacy of wall and roof framing;
  - 3) Calculations (showing the design gust wind speed of the existing site and wind speed for the proposed site. If the wind speed is higher for the proposed site, show how the structure will be provided with additional bracing and tie-downs to meet AS1684 Residential Timber Framed Construction.
  - 4) Provide a statement that the proposed site foundation material has a minimum bearing capacity of 100kPa.
  - 5) The ceiling space is required to be provided with a minimum insulation value of R2.5 to meet Energy Efficiency requirements.
  - 6) A statement to indicate that all 'wet areas' are suitably constructed that will protect the building from damage caused by the accumulation of internal moisture.
- a renovation/restoration programme including specifications and time frame for completion of works;
- a detailed site plan showing all relevant information as set out in the Development Regulations eg siting arrangements, landscaping, setbacks, contours, floor levels, easements, etc
- Full details of the base infill showing its location, supporting details, ventilation and other relevant building detail.
- Full structural details of entry steps
- If the structure is to be split/cut into sections, provide full details of any temporary strutting and/or blocking required to ensure the stability of the building, and how members are to be rejoined. (Note: engineering detail may be required).

- The owner should ensure all other service in or connected to the house meet the relevant authorities requirements such as electrical, phone, sewer, etc.
- Waste control system application showing underfloor plumbing and site plan must be lodged and approved prior to development approval being issued.
- Since 31 December 2003 Workplaces Services within the Department of Information Services advise that buildings containing asbestos material cannot be moved from one site to another until all asbestos material has been removed. You should contact this Department for further information.

Upon receipt of all necessary documentation the applicant is to be advised the proposal will be assessed by Council staff under delegated authority.

Generally, in the event of approval being granted, 3 months will be allowed for all remedial work on the building to be completed.

The building is not to be occupied until conditions of approval have been complied with.

In the event of conditions of approval not being met, Council will seek enforcement of any outstanding work under the provisions of the Development Act to ensure compliance.

As this information sheet is only a brief explanation of information required for the lodgement of a pre-used building application, it is strongly recommended you discuss your requirements and plans with an officer in either the Planning or Building Department so they can assist with any further enquiries you may have.

For further information contact the Environmental Services Section of the Mid Murray Council on (08) 8564 6020.

## Information Sheets

*Information Sheets are available to help answer many of your Building enquiries.*

*We also have many Information Guides available regarding Planning and Health Issues.*

*These Information Sheets are available from our Mannum, Cambrai and Morgan offices. You can also see them on our website at [www.mid-murray.sa.gov.au](http://www.mid-murray.sa.gov.au)*



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