

RESIDENTIAL TRANSPORTABLE BUILDINGS

If you are considering to relocate an existing or newly constructed building onto a property within the district of the City of Mandurah, you are required to gain building approval prior to placing the building on the property. Planning approval may be required in certain circumstances, however it is advised that you initially submit a building application and during the assessment of this application it will be determined whether or not planning approval will be required.

Assessment of the application will be on its merits and specifically against Design Element E – External Materials, of Local Planning Policy No 1. The objective of this Policy is to ensure that residential developments do not unduly effect the local character and amenity of an area, the streetscape and/or adjoining properties due to the proposed external finish of the dwelling. (A copy of the Policy is attached for your information.)

Information to be included in your building application

In addition to the standard documentation required for a Building Application, the following information needs to be provided:

- An original certified copy of a professional engineer's report, confirming that the building is structurally sound and suitable to be transported to the subject site. The report shall, where necessary, outline any additional/remedial works that may be required to ensure that the dwelling will be structurally sound when re-located to the subject property and the method of supporting the building on the property (ie footing, stumps, slab and tie down details).
- Two copies of plans including a site plan, floor plan, elevations and a detailed section through the building, drawn to recognised scales. If you are no longer in possession of the plans of the house from when it was built, the local authority from where the building is being relocated from may be able to provide you with copies.
- A detailed schedule of works outlining all building works associated with the proposal and the estimated date of completion of each component of the works.
- Coloured photographs of each elevation of the existing dwelling that is proposed to be relocated.
- Clear details of the proposed external finishes including product manufacturers details where new products are proposed.

Application Fees

A building application fee is based on the estimated cost of construction.

Where a planning application is required, refer to the planning application package.

LOCAL PLANNING POLICY NO 1

RESIDENTIAL DESIGN GUIDELINES

DESIGN ELEMENT E – EXTERNAL MATERIALS

Determined by the City's Town Planning Scheme No 3 in respect to the property's zone and the Residential Design Codes (R-Codes) of Western Australia.

A copy of the R-Codes is available for viewing at the City of Mandurah administration building, or alternatively it can be viewed at www.planning.wa.gov.au.

Objective

To ensure that residential developments do not unduly affect the local character and amenity of an area, the streetscape and/or adjoining properties due to the proposed external finish of the dwelling.

While this Design Element seeks to place some controls on the use of external finishes in certain circumstances, it is not designed to discourage the use of alternative materials where the proposal is architecturally designed to be sympathetic with the area in which it is to be built.

Definitions

For the purposes of interpretation of the provisions of this Design Element, the following definitions shall apply for guidance:

"alternative materials" generally includes 'Colorbond', 'Zincalume', sheet metal, weatherboard, timber panelling, concrete tilt-up panelling, or rammed earth.

"standard materials" includes stone or brick construction.

Provisions

The following provisions shall apply to all dwellings within the City of Mandurah, with respect to external materials:

- **Dwellings with Alternative Materials**
Where a dwelling will be in conformity with the general standard of design of dwellings in the area, dwellings will be approved where they propose alternative materials.
- **Relocated Dwellings**
The provisions of the above clause shall apply to relocated dwellings, which shall be in addition to a requirement to have the external claddings (walls and roof) to be upgraded to an as new condition.

In some circumstances, this may require the existing external claddings to be removed and replaced with new materials with the completed building should take on the external appearance of a new dwelling. External claddings containing asbestos will not be approved and will require replacement with new materials

Assessment Criteria

Where it is proposed to construct dwellings with alternative materials that are not consistent with Section 3, the assessment shall take into consideration the following factors:

- the diversity of dwellings in an area, which shall generally be encouraged;
- the general standard of dwellings in the area;
- the impact that reflectivity may have upon adjoining properties, where alternative materials are proposed on the walls of dwellings;
- the topography of the area, which may have an affect on the degree of reflectivity of alternative materials and may make the materials more visible that would otherwise be the case;
- the affect that the proposal would have on the amenity of the area, the streetscape and adjoining properties;
- the architectural finish of the dwelling, where it shall be designed to generally fit in to the standard of dwellings in the area.

Application

Where dwellings that propose alternative materials that are not consistent with the general standard of dwellings in the area, the application shall be advertised for comment and assessed against the criteria listed in Section 4 of the Design Element.

Notwithstanding that the proposal may be consistent with the general standard of dwellings in the area, consultation may be undertaken with affected landowners:

- where it is proposed to erect a new dwelling with alternative materials that is considered not to be in conformity with general standard of dwellings in the area;
- where it is proposed to make additions to existing dwellings with alternative materials;
- where one or more of the factors contained within provisions of Section 4 are substantially affected; or
- for any other reason should the need be considered.

Consultation with the adjoining property owners need not be undertaken where a proposal is located on a large lot and is sufficiently setback from the property boundaries, such as rural residential land or where there is minimal impact on the surrounding property. Due consideration shall be given to the likely future development of the area.

Attachments to this Information Pamphlet

- Building Licence Application Form
- BCA Emergency Efficiency Conformance Sheet
- Owner/Builder BRB Pamphlet & Form
- Planning Application and Information
- Local Planning Policy No. 1 – Design Element E