

Introduction

This information sheet explains the requirements for the approval and general requirements relating to transportable buildings/structures, commonly known as transportable, which can be used on residential and commercial/industrial properties.

Definitions

A transportable structure is defined as a *'building or structure which has been prefabricated at another location and transported either whole or in parts to the intended location'*.

Information and Advice

The Building Act 2011 and the Building Regulations 2012 require that a Building Permit must be granted prior to commencing any building work on site. The Building Code of Australia, the Residential Design Codes and the Town Planning Scheme set out the minimum requirements applicable to the location and tie-down of transportable.

Is a Building Permit required for a transportable?

Yes - A Building Permit is required for all transportable buildings/structures.

Who submits the Application?

Either the property owner or the party contracted to construct the transportable must submit the application.

What plans and specifications do I need to submit with my application for a Building Permit?

- Copies of other prescribed approvals i.e. Health, Planning etc.
- A full site plan is to be submitted. This plan is to be drawn to a minimum scale of 1:200; showing details of the method of tie down, size and location of the transportable in relation to the property boundaries and existing buildings on the property. (Please note this is not exhaustive and you may be required to supply further details at the building surveyor's request)

Do I need a Structural Engineers' design for a transportable?

Yes. You will need to have the design of the transportable checked and certified by a professional structural engineer. The engineer needs to state on the drawings that the transportable has been designed to withstand Region D, Category 2 cyclonic conditions.

Do I need a Structural Engineers' design for the tie-down of the transportable?

Yes. You will need to engage your own Structural Engineer to design and certify the method of tie-down.

Do I require Planning Approval for the Transportable?

Please seek advice from the Shire Planning Department.

What other approvals do I require?

Other prescribed approvals may be required such as Health, DFES, BAL etc. and may need

Please discuss your options with the Shire Planning Department or Building Services.

Fees

There is a minimum fee of \$171.65 payable upon submission of a building permit application, consisting of a \$110.00 application fee and a \$61.65 Building Services Levy. Additional fees are payable when the estimated value of the proposed building works exceeds \$20,000.

Fines and Penalties

Failure to obtain a Building Permit for a transportable is an offence under the Building Act 2011. The Shire may choose to prosecute for failure to obtain a Building Permit. The maximum penalty for this offence is \$50,000 for a first offence; \$75,000 for a second offence and for a third or subsequent offence \$100,000 and 12 months imprisonment. The Shire may also serve a notice on the owner or builder to remove the structure.

If you object to the local government's order, you may have a right of review to the State Administrative Tribunal.

Additional Information

For detailed advice about transportable buildings, please call the Shire of Carnarvon Building Services on 9941 0000.

Notes

- Other approvals i.e. Health, Bush fire attack level assessment, DFES, Water Corporation etc.
- Building Permit Application; full site plan, drawn to a scale of 1:200 minimum; showing heights and setbacks of the proposed building; Practising Structural Engineer's certification
- Payment of all Fees

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Carnarvon encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Carnarvon if you wish to comment on the forms provided and the information contained within. Any reported errors will be amended.