

TRANSPORTABLE HOMES DEVELOPMENT CONTROL PLAN

RESPONSIBLE DEPARTMENT: Corporate Services

RESPONSIBLE SECTION: Environmental Services

OBJECTIVE:

To clarify Council's policy relating to the installation of manufactured and transportable homes within the Local Government Area (LGA) with regard to energy and water efficiency and building sustainability.

POLICY:

1.0 Introduction

1.1 Purpose

The Narrabri Shire Council Transportable Homes – Development Control Plan (DCP) has been developed to clarify Council's policy relating to the installation of manufactured and transportable homes within the Local Government Area (LGA) with regard to energy and water efficiency and building sustainability.

1.2 Background

The NSW Government has introduced statutory requirements relating to energy and water efficiency in residential dwellings. Under the legislation developers are required to submit a BASIX certificate with their development application. The certificate outlines the means by which the developer will meet the specific energy and water efficiency targets set by the NSW Government. Confusion and conflicting opinions have arisen as to which structures require a BASIX certificate to be submitted, particularly in relation to manufactured, moveable, and transportable dwelling structures.

The Narrabri Shire Transportable Homes – Development Control Plan aims to provide consistency in energy and water efficiency, and building sustainability requirements.

1.3 Scope

The Transportable Homes – DCP includes all newly manufactured and transportable houses to be installed within the Narrabri Shire LGA.

2.0 Application of the Transportable Homes – DCP

The following table outlines the requirements of the Narrabri Shire Council Transportable Homes – DCP.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION
<p>P1 All applications within the scope of the Transportable Homes – DCP must contain evidence of a 25% reduction in NSW average annual greenhouse gas emissions. The average annual greenhouse gas emission level in NSW is 3292kg of CO₂ per person¹.</p> <p>P2 All applications within the scope of the Transportable Homes – DCP must contain evidence of a 20% reduction in NSW average annual potable water consumption. The average annual potable water consumption level in NSW is 90340L per person².</p> <p>P3 All applications within the scope of the Transportable Homes – DCP must contain provision for thermal comfort requirements.</p>	<p>A1 Submission of a BASIX certificate with the Development Application.</p> <p>A2 Alternative solutions will also be considered where it can be justified that energy and water efficiency targets will be achieved. Plans and justification for alternative solutions must be submitted with the Development Application.</p>

2.1 Caravan Parks

The Transportable Homes – DCP does not apply to Caravan Parks.

¹ NSW Department of Planning, (2006) *Benchmarking BASIX*, NSW Department of Planning, Sydney, NSW, cited 21 April 2006

http://www.basix.nsw.gov.au/information/common/other/FINAL_Benchmarking_fact_sheet.rtf

² NSW Department of Planning, (2006) *Benchmarking BASIX*, NSW Department of Planning, Sydney, NSW, cited 21 April 2006

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HISTORY

MINUTE NO:	MEETING DATE:	DESCRIPTION
692/2006	19 September 2006	Adopted