

Part 3—Annexes

5 Design and construction

- (1) An annexe to a movable dwelling must not remain erected if the movable dwelling is not on site.
- (2) The enclosed area of a rigid annexe attached to a registrable movable dwelling must be—
 - (a) no longer than the body of the movable dwelling; and
 - (b) no wider than 3·6 metres.
- (3) The enclosed area of a rigid annexe attached to an unregistrable movable dwelling must be—
 - (a) no longer than the body of the movable dwelling; and
 - (b) no wider than 3·6 metres; and
 - (c) overall not larger than the total floor area of the movable dwelling to which it is attached.
- (4) Subject to subclause (5), the height of a rigid annexe must not exceed the average height of the roof of the movable dwelling to which it is attached.
- (5) If the caravan park is in an area that is liable to flooding, the floor level of the rigid annexe may be level with the floor level of the movable dwelling to which it is attached.
- (6) The components of the wall and roof of a rigid annexe, excluding windows and doors, must be of commercially manufactured modular panel construction.
- (7) All structural elements of a rigid annexe, including connections, bracing and tie down details, must be designed and constructed to adequately support the loads specified in AS/NZS 1170.1:2002 and AS/NZS 1170.2:2011, as in force from time to time, using a design terrain category of not less than 2·5.
- (8) A floor that is used in a rigid annexe must be of modular construction and secured with removable fasteners unless it is a concrete slab on ground with a vapour barrier beneath constructed as a fixture to a site.
- (9) If any floor that is used in a rigid annexe is constructed of structural sheeting, the under floor surface must be at least 150 millimetres above ground level and must have adequate ventilation.
- (10) A rigid annexe must have roof flashings and perimeter wall flashings to prevent water entering the annexe.
- (11) The height of the ceiling of a rigid annexe must average no less than 2·2 metres.
- (12) All parts of the ceiling of a rigid annexe must exceed 2·1 metres in height.
- (13) All glass used in a rigid annexe must comply with AS 1288–2006 as in force from time to time.
- (14) Natural daylight must be provided to each room of the annexe by windows or doors that measure not less than 10 per cent of the floor area of the annexe.
- (15) Natural ventilation must be provided to each room of the annexe by windows that measure not less than 5 per cent of the floor area of the annexe.

- (16) A flexible annexe, attached to a movable dwelling that is used as a residence, must not be used as a bathroom, toilet or laundry.

6 Installation

- (1) A rigid annexe must comply with clause 4(1).
- (2) If a rigid annexe is attached to a registrable movable dwelling, the registrable movable dwelling must be installed so that the dwelling—
 - (a) is secure and will not move;
 - (b) is on footings that will support the live and dead load of the dwelling and keep it in a stable position.
- (3) If a rigid annexe is installed to adjoin a movable dwelling, the dwelling must have a minimum window area of at least 10 per cent of the floor area of each room.
- (4) At least 50 per cent of the window area referred to in subclause (3) must consist of windows which are capable of being opened to the outside.