

Secondhand Transportable Dwellings Policy

Minute Book Number	MB 44/11
Classification	Regulatory Services
Date Approved	18 October 2010
Review Frequency	Biennial
Last Reviewed	16 November 2015
Next Review Date	October 2017
Responsible Officer	Chief Executive Officer
Council File Reference	9.63.1.1
Applicable Legislation	Development Act, 1993,

1. Preamble

Council does not favour placement of secondhand transportable dwellings in the district.

2. Principle & Policy

Subject to meeting the following criteria, the Clare & Gilbert Valleys Council approves the erection or movement of secondhand transportable dwellings within the Council area:-

- 2.1 Prior to the transportable building being placed or moved within the Clare & Gilbert Valleys Council area the following must be provided:
 - a) Structural Engineer's Dilapidation Report,
 - b) Asbestos report by an authorised person
 - c) Details of compliance with the National Construction Code housing provisions,
 - d) Development Application Fees be paid to Council.
- 2.2 If the building contains asbestos, Council requires a complete Risk Assessment in accordance with legislation and Safe Work SA codes and procedures to be provided to the Council, prior to movement within the Council district.
- 2.3 Approval will not be granted until the above requirements have been checked and endorsed by Council.
- 2.3 The building must be completed in accordance with Council's Development Approval and Conditions being granted, within six months of its relocation to the new site, as required by the Secondhand Transportable Dwellings Agreement and Conditions (attached);
- 2.4 All such transportables shall be erected by a licensed builder or under an owner/builder permit. All building and development fees shall be paid on a total building value to be determined by Council. Detailed plans and specifications will be required to be submitted to Council prior to the building being relocated within the Clare & Gilbert Valleys Council.

Applicant Appendix (A)

SECONDHAND TRANSPORTABLE DWELLINGS

W:\Council Policies\CURRENT COUNCIL POLICIES\November 2015\Secondhand Transportable Dwellings Policy.Docx	<i>Electronic version on the Extranet / Intranet is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy, verify that it is the current version.</i>	Page 1 of 6
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AGREEMENT AND CONDITIONS

AGREEMENT made this _____ day of _____
BETWEEN the Clare & Gilbert Valleys Council (hereinafter termed "the Council") AND

.....

(hereinafter termed "the owners") of

.....

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WHEREAS the Council at its meeting on 18 October 2015 , resolved as follows:

Principle & Policy

Subject to meeting the following criteria, the Clare & Gilbert Valleys Council approves the erection or movement of secondhand transportable dwellings within the Council area:-

1. Prior to the transportable building being placed or moved within the Clare & Gilbert Valleys Council area the following must be provided:
 - 1.1 Structural Engineer's Dilapidation Report,
 - 1.2 Asbestos report by an authorised person
 - 1.3 Details of conformation with the National Construction Code housing provisions,
 - 1.4 Development Application Fees be paid to Council.

2. The building must be completed in accordance with Council's Development Approval and Conditions being granted, within six months of its relocation to the new site;

3. Each transportable building shall be erected with a roof line having a minimum pitch of 15 degrees. Council will not permit a flat roof on the main building;

4. Where wall and roof claddings have been constructed from asbestos cement sheets and where asbestos cement has been used as an insulation medium, Council requires that all derivatives of asbestos cement be removed from the building prior to its placement or transport within the Clare & Gilbert Valleys Council area. Under the Work Health & Safety Act, the reuse or recycling of asbestos cement building sheets is prohibited;

5. Council will consider the resiting of a transportable dwelling from the following view points –
 - 6.1 the standard of existing development in the area;
 - 6.2 if the area is a new area, consider the future new development for the locality;
 - 6.3 consider the work that would be necessary to place the building in a condition compatible with the surrounding or proposed surrounding development.

- 6. That the building must be completed to Council’s satisfaction within six months of its location on the new site in accordance with the following timetable –
 - 6.1. building to be established on permanent brick foundation and fender walls and piers within four (4) weeks of delivery to site;
 - 6.2. building to be rejoined, if cut for transportation and made weatherproof within four (4) weeks of location on-site;
 - 6.3. repairs to roofing, windows, doors, guttering, etc. to be completed within eight (8) weeks of site placement;
 - 6.4. building to be fitted out internally, all plumbing and electrical work completed and connection made to sewer or septic tank as appropriate within twelve (12) weeks of commencement;
 - 6.5. all internal and external painting, paths, steps and all other work including landscaping, required to complete the project to be carried out within 26 weeks of delivery to site; and

- 7. All transportable buildings shall be erected by a licensed builder or under an owner/builder permit. All building and development fees shall be paid on a total building value to be determined by Council. Detailed plans and specifications will be required to be submitted to Council prior to the building being relocated within the Clare & Gilbert Valleys Council area.

IT IS AGREED that the owner/s, who have submitted an application to the Council to locate or move a secondhand building on

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acknowledge the Council’s aforementioned requirements and:

IN WITNESS WHEREOF the parties hereto have hereunto signed on the day and year first hereinbefore written.

SIGNED for and on behalf of the
Clare & Gilbert Valleys Council

.....
Roy D Blight
CHIEF EXECUTIVE OFFICER

.....
Witness

SIGNED by

.....

.....

.....
Witness

Inspection fees paid

\$......

Additional

\$......

Date

.....

Receipt No.

.....

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1) Applicant (please print)

Name: _____

Address: _____

Phone No. _____

2) Existing Location of Building

Contact for Inspection: _____

3) Proposed Location of Building

4) Description of Building

External walls _____

Roof covering _____

Window frames _____

Internal walls _____

Approximate age _____

(please attach two (2) recent photographs of the building)

5) Proposed Occupier

6) Renovation/Improvements to the Dwelling

Please indicate any renovations, improvements, additions and the like which may be proposed for the dwelling after relocation (e.g. brick veneering, verandahs, additional rooms, elevate with garage under).

7) Resiting Contractor (if known)

Name: _____

Phone No.: _____

Address: _____

8) Proposed Route

Please indicate route/roads along which the dwelling will be moved within the Clare & Gilbert Valleys Council area:

9) Other Considerations

Please indicate any other matter you wish Council to consider when processing this application:
