

LPP 2.3 TEMPORARY ACCOMMODATION

1. Introduction, background and purpose

This policy provides for persons wishing to reside temporarily on their property whilst a permanent dwelling is being constructed in certain circumstances.

2. Application of policy

This policy applies only to land which is over 8,000m² in area and zoned Rural 1, Rural 2, or Rural Residential.

3. Policy objectives

- 3.1 To allow owner builders to reside on their properties where the temporary accommodation will not conflict with the land use of adjacent lots.

4. Policy statement

1. Approval for a Building Licence to construct a permanent dwelling is required prior to approval being issued for occupation of temporary accommodation.
2. In order to consider an application for temporary accommodation, the following information must be submitted:
 - a) A letter stating the reasons behind requesting permission to occupy a caravan or shed on the property. This letter should also detail:
 - (i) the size of the caravan or shed (including annexe if applicable);
 - (ii) the proposed number of occupants;
 - (iii) how effluent disposal will be effected and the type of system proposed;
 - (iv) the zoning of the property; and
 - (v) a site plan showing the position of the caravan or shed on the property, including distance to boundaries.
 - b) A \$5,000 performance bond against satisfactory compliance with the provisions of any approval.
3. If a caravan is proposed to be used for temporary accommodation, it must remain in a condition that readily permits its removal. If, following its use as temporary accommodation, it is to be stored on the property appropriate approvals may need to be sought. Sleeping and cooking activities must be confined to the caravan. Toilet, bathroom and laundry facilities must be provided to the standard and satisfaction of the Shire's Environmental Health Officer. Toilet facilities may either be a chemically operated system contained within the caravan, may be in shed accommodation or an effluent disposal system that will be part of the proposed dwelling.
4. Upon receipt of an application for temporary accommodation that falls within the policy, approval may be granted for a period not exceeding twelve (12) months. Should the dwelling not be completed by the expiration of that period the accommodation is to be vacated.
5. A temporary accommodation approval may be extended for a further period of six months if substantial progress in the construction of the permanent dwelling has and continues to occur, or in any other extenuating circumstances deemed suitable by the local government to warrant an extension of time.

6. The commencement of any period of temporary accommodation should be deemed to commence from the date of issue of a Building Licence for the dwelling to be constructed on the lot.
7. Approved sanitary ablutionary facilities for use of occupants of the site during the construction phase are required.
8. In the event of the applicant's inability to proceed with the construction of a permanent dwelling on the site, the applicant and other occupants should be required to cease occupation of the temporary accommodation at the expiration of the twelve month period approved by the local government.
9. The approval for temporary accommodation is not transferable. The new owner would have to seek fresh temporary accommodation approval, limited in the first instance to any unexpired portion of time granted to the previous owner and the submission and approval of plans for a permanent dwelling on the site.
10. Approvals should ensure the local government has the right to revoke temporary occupation approval if it is at any time dissatisfied the amenity of the site or the general terms of the approval not being complied with.

Date of Adoption: 27 January 2010

Date of Next Review: June 2015