

### **Background and Issues**

There is a demonstrated need by proponents and/or their builders to temporarily reside on their building site during construction of their dwelling. Reasons for this include the remoteness of the site, provision of security of the asset and assists in rapid completion of the dwelling owing to proximity of workers.

### **Objectives**

- To assist proponents in the building of their dwellings;
- To ensure use of temporary accommodation is commensurate with building and health standards.

### **Area of Application**

Rural and Rural Residential zoned land.

### **Key Documents**

- Building Code of Australia;
- Building Act 2011;
- Caravan Parks and Camping Grounds Regulations 1997.

### **Policy Measures**

That the Chief Executive Officer be authorised to approve applications for the use of an outbuilding or caravan as temporary accommodation on Rural or Rural Residential zoned land during construction of a dwelling on that land and in compliance with the following conditions:

1. That a satisfactory application and building plans meeting Building, Health and Planning requirements are submitted for the temporary accommodation and proposed dwelling. These are to be approved prior to the temporary accommodation approval being granted.

### **Caravan**

2. Providing the proponent owns or has legal right to occupy the land and is to camp in a caravan on the land while a building licence issued to that person in respect of the land is in force – approval may be granted for a period no longer than twelve (12) consecutive months.
3. Should the building not be completed within that twelve (12) months and the proponent wishes to continue camping in a caravan – approval must be sought from the Minister of Local Government under section 11 of the Caravan Parks and Camping Grounds Regulations 1997.



**7. BUILDING POLICIES**  
**7.2 OTHER BUILDING**  
**7.2.11 Temporary Accommodation**

Outbuilding

4. Should approval be sought to use an existing outbuilding as temporary accommodation it must be inspected and approved by Council's Environmental Health and Building Officers prior to occupation.

Caravan and Outbuilding

5. That adequate living arrangements and sanitary provisions are provided in accordance with the Health Act 1911 (as amended) and the Building Code of Australia.
6. Use of temporary accommodation is to only be occupied by persons directly engaged in the building of the dwelling.
7. The temporary accommodation approval is valid for a period of 12 months. At the expiry of the 12-month period a further 12-month approval for temporary accommodation in an outbuilding may be granted and in the case of a caravan may be supported by the Chief Executive Officer subject to:
  - a) The condition of the temporary accommodation or its surrounds has not given rise to complaints to Council;
  - b) Satisfactory progress has been made toward completion of the dwelling.
8. If the temporary accommodation approval expires after the initial two approvals (2 years) the temporary accommodation approval is not to be renewed.
9. Any facilities installed in association with temporary accommodation must be removed at the expiry of the temporary accommodation approval unless otherwise approved by the Chief Executive Officer.
10. A copy of Council's Policy relating to temporary accommodation is to be forwarded to the applicant with the relevant correspondence once the approval has been granted.

**REVIEWED AND ADOPTED 26 SEPTEMBER 2002**  
**REVIEWED 9 JULY 2009**  
**REVIEWED 9 FEBRUARY 2012**  
**NEXT DUE FOR REVIEW 2016**

**The Administration of this Policy is by the Statutory Services  
Directorate.**