



Temporary Accommodation

FACT SHEET

An owner of a property for which development consent for a dwelling has been granted may apply to Council to occupy a shed or caravan prior to the dwelling being completed. Approval will only be granted on the following basis:

1. The period of occupation is two (2) years or less;
2. A shower, basin, toilet and temporary kitchen sink connected to either sewerage or an approved on-site effluent disposal system is to be installed on the site (Note that prior approval is required to install sanitary facilities in a shed);
3. Town water is connected or an adequate tank water supply is available;
4. A working smoke detector is installed in the shed/caravan.
5. Construction of the dwelling must be substantially commenced; and
6. If located in a bush fire prone area, adequate measures are to be in place for safe evacuation in case of bushfire and any required asset protection zones are established.
7. Adequate construction progress as assessed by a Council Building Surveyor is maintained during the period of occupation.

Council will not grant approval for the occupation of any shed, caravan or other structure on any property on which development consent for a dwelling has not been granted, nor on any property where construction of the dwelling has not substantially commenced (i.e. pouring of footings or slab).

Within thirty (30) days of occupation of the completed dwelling, any temporary kitchen and laundry facilities are to be totally removed from the shed and plumbing and drainage pipes capped off/removed/concreted. Council will only permit a toilet, shower and hand basin to remain in a shed after it has been de-commissioned.

For rural properties, should it be likely that a dwelling will not be completed within a period of two (2) years, owners may consider submitting a development application for a small or transportable dwelling initially. This dwelling can then be occupied without any time constraints. A further development application can then be submitted at a later time for a larger dwelling. Upon completion of the larger dwelling, the small dwelling will need to be removed or converted to another approved use which may include a secondary dwelling. Conversion to another approved use will require the submission and approval of a DA. Secondary dwellings under 60m² floor area do not attract developer contributions or Section 64 charges.

To apply to Live on Site during construction of a dwelling, complete the attached application form available [here](#):

Approval is granted for a 12 month period initially, which can be extended for a further 12 months provided reasonable progress is being made on the construction of the dwelling.

Council approval not required for some camping and temporary accommodation on private land

Clause 77 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 allows some camping activities without council approval.

Installation of moveable dwellings elsewhere than in caravan parks or camping grounds

77 Conditional exemptions

The prior approval of the council is not required for:

- (a) the installation of not more than 2 caravans, campervans or tents on any land, so long as they are not occupied for more than 2 days at a time and are not occupied for more than 60 days (in total) in any single period of 12 months, or
- (b) the installation of not more than one caravan or campervan on land occupied by the owner of the caravan or campervan in connection with that owner's dwelling-house, so long as it is used for habitation only by the owner or by members of the owner's household and is maintained in a safe and healthy condition, or
- (c) the installation of a caravan or campervan on pastoral or agricultural land, so long as it is merely occupied seasonally by persons employed in pastoral or agricultural operations on the land.
- (d) the installation of any moveable dwelling and associated structure on land for the purposes of accommodating a person who has been displaced because of a bush fire, but only if the moveable dwelling or associated structure is maintained in a healthy and safe condition and removed within 2 years after it is installed.

Definitions

moveable dwelling is defined in the Local Government Act as:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.

campervan means a moveable dwelling (other than a caravan) that is designed so as to be capable of being registered (within the meaning of the [Road Transport Act 2013](#)) as a motor vehicle, and includes a camper trailer.

caravan means a moveable dwelling that is designed so as to be capable of being registered (within the meaning of the [Road Transport Act 2013](#)) as a trailer, but does not include a camper trailer.

Further information is available from Council's Environment, Development and Strategic Planning section on (02) 6643 0200.