

Name of policy:	Temporary Accommodation		
Adoption by Council:	5 February 2020	Minute number:	18/2020
Last review date:			
Review timeframe:	<p>The review of this policy will take account of relevant legislation and State Government policies, best practice guidelines and Council plans and priorities.</p> <p>This policy will be reviewed following each general election of Council and the Director Liveable Communities is responsible for arranging the completion of the review.</p>		
Next scheduled review date:	October 2020		
Related legislation:	<ol style="list-style-type: none"> 1. Environmental Planning & Assessment Act 1979 2. Environmental Planning & Assessment Regulation 2000 3. Local Government Act 1993 4. Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 		
Association policies/documents:			
Responsible division:	Liveable Communities		

Policy objective

To provide guidelines for the use of structures for the purposes of temporary accommodation during the construction of a dwelling house.

Policy statement

Many people undertaking to build or rebuild their own house often find themselves in temporary need of accommodation. Providing for temporary accommodation during the construction process can assist in addressing this issue.

Coverage of the policy

This policy applies to all land within Rural and large Lot Residential zones in the MidCoast Local Government Area. The policy does not apply to any residential or village zones.

Policy content

1. All prior approvals to temporarily reside on any vacant land will be set aside.

2. The landowner shall submit an application for temporary accommodation.
3. The landowner shall only be permitted to occupy a caravan, registered or unregistered moveable dwelling. Not more than one (1) caravan, registered or unregistered moveable dwelling is to be installed on the site at any one time.
4. A Development Consent, Construction Certificate or Complying Development Certificate to erect a dwelling-house on the subject land must be approved by either Council (development consent construction certificate or complying development certificate) or a Private Certifier (construction certificate or complying development certificate).
5. A Construction Certificate together with full working plans, specifications and payment of all relevant fees must be submitted to and approved by Council prior to an application being lodged to temporarily occupy the subject land.

Note: *This condition does not apply if a Complying Development Certificate has been issued.*

6. A maximum period of 12 months shall apply to any temporary accommodation approval granted by Council. Any approval shall not be extended after the expiration of 12 months except in extenuating circumstances
7. A caravan, registered or unregistered moveable dwelling must be provided with a smoke alarm installed in accordance with AS 3786-2014 and fitted with a hush button
8. If the temporary accommodation is located on land identified as bush fire prone, adequate measures are to be in place for safe evacuation in the case of a bush fire emergency.
9. The Applicant will be permitted to use a Class 10a building (garage or shed subject to appropriate construction approvals) for the purposes of installing sanitary bathing, toilet and laundry facilities only. This building shall not be used for permanent human occupation.
10. Where connection to Councils reticulated sewerage system is not available/feasible, an application for the installation of an on-site sewage management system (OSSM) must be submitted to and approved by Council prior to any approval for temporary accommodation being granted. The application for the OSSM must be accompanied by a wastewater management report that complies with the relevant provisions of Council's Development Assessment Framework for Sustainable OSSM.
11. Prior to occupying the temporary accommodation, an approval to operate an OSSM must be issued by Council where reticulated sewerage connection is not available/feasible.
12. The land, structure and all belongings/construction materials shall be kept in a clean and tidy state at all times. Council reserves the right to cancel any temporary accommodation approval if compliance with this condition or any other condition is not achieved.

Definitions

Definitions for terms used in this policy should be sort from the related legislation identified above.

References and related documents

Nil

Responsible officer (position)

Manager Building and Environmental Health

Attachments

Nil