



Development Services

**City of Albany
Policy**

**TEMPORARY
ACCOMMODATION**

TEMPORARY ACCOMMODATION

Objective:

To provide guidelines for landowners seeking to live on their property whilst constructing their permanent dwelling.

Definition

'Temporary Caravan Accommodation' refers to owners of land living for a limited time period, within a caravan at their property where their dwelling is being constructed.

Policy Provisions

1. Temporary Caravan Accommodation is not permitted unless Planning Consent to it is granted by the City.
2. Temporary Caravan Accommodation may be considered for properties greater than 4000m² in area and zoned:
 - a. General Agriculture and Priority Agriculture;
 - b. Rural Residential;
 - c. Special Residential;
 - d. Conservation; or
 - e. Rural Small Holding.
3. The applicant must hold a current building permit for the construction of a dwelling on the property prior to the approval being considered.
4. Temporary Caravan Accommodation is limited to a period of one (1) year.
5. Temporary Caravan Accommodation will only be permitted in a caravan and not an outbuilding and the following additional conditions apply:
 - a. The caravan must remain in a condition that readily permits its removal from the site at all times;
 - b. Sleeping and cooking activities must be confined to the caravan;
 - c. Toilet, bathroom and laundry facilities must be provided to the minimum health standards required by the Building Code of Australia and the Health Act. These facilities may be in a shed constructed on-site and alongside which the caravan is parked; and
 - d. All facilities must be inspected before occupation of the temporary accommodation.
6. All ablution facilities must be connected to an on-site sewage treatment and effluent disposal system approved by the City.
7. Council reserves the right to revoke an approval notice for Temporary Caravan Accommodation if it is at any time dissatisfied with the rate of progress of the dwelling, with the amenity of the site or the general terms of the approval not being complied with.
8. Neighbouring properties are to be invited to make comment on a proposal for temporary accommodation. Any opposing comments are to be referred to the Council for deliberation.
9. During the construction of a dwelling, temporary fencing is to be erected around the building site.