



City of Albany
Policy

Local Planning Policy 2.2 Temporary Accommodation

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Objective

1. To provide guidance and a policy position for landowners seeking to live on their property whilst constructing their permanent dwelling.

Scope

2. This Policy applies to applications for Temporary Caravan Accommodation within the City of Albany.

Policy Criteria

3. Temporary Caravan Accommodation is not permitted unless Planning Consent is granted by the City of Albany.
4. Temporary Caravan Accommodation may be considered for properties greater than 4000m² in area and zoned:
 - Rural and Priority Agriculture;
 - Rural Residential;
 - Conservation; or
 - Rural Smallholdings.
5. Prior to the application being considered, the applicant must hold a current building permit for the construction of a dwelling on the property.
6. Temporary Caravan Accommodation is limited to a period of one (1) year.
7. 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.
8. All ablution facilities must be connected to an on-site sewage treatment and effluent disposal system approved by the City of Albany Health Team.
9. During the construction of a dwelling, temporary fencing is to be erected around the building site.
10. 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
 - The amenity of the site
 - Conditions of the approval not being complied with.
11. The City of Albany will generally advertise proposals to adjoining landowners for comment as part of the assessment process. Any comments received will be given due consideration.

Legislative and Strategic Context

12. The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Albany Local Planning Scheme No.2.*

Review

13. This policy was adopted on 23 July 2024. This policy should be reviewed every two years, or earlier if required.

Associated Documents

14. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:

Definitions

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.:

APPENDIX 1:

DEED OF AGREEMENT FOR TEMPORARY CARAVAN ACCOMMODATION

This is a formal Deed of Agreement between the City of Albany and the applicant(s) to reside on their property in approved temporary caravan accommodation while their permanent dwelling is being constructed on the same land.

APPLICANT(S):.....

ADDRESS:
.....

TELEPHONE NO:

BUILDING LICENCE NUMBER OF PERMANENT DWELLING:

ADDRESS OF PROPERTY FOR PROPOSED TEMPORARY CARAVAN ACCOMMODATION:
.....
.....

REASON FOR REQUEST:
.....
.....

PROPOSED TIMEFRAME FOR BUILDING CONSTRUCTION OF DWELLING:
.....
.....

TYPE OF CARAVAN TO BE USED (INCLUDE LICENCE NUMBER, SIZE AND MAKE OF CARAVAN):
.....
.....

I/WE.....

Of.....
.....
.....

have applied to the City of Albany for Temporary Caravan Accommodation during the construction phase of a permanent dwelling on that land.

I/We understand fully the terms and conditions of this Agreement and Guidelines for Temporary Caravan Accommodation and accept them completely.

Further, I/We will vacate and remove the temporary caravan accommodation if instructed by a Council Environmental Health Officer due to a lack of sufficient building progress as outlined in the Guidelines and

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where there is non-compliance with any conditions of approval, or if I/We have remained in temporary caravan accommodation for a greater period than approved by Council or the Minister for Local Government.

If in the event I/We do not vacate and/or remove the temporary caravan accommodation as instructed by a Council Environmental Health Officer, I/We permit the Council to undertake this removal at my/our cost.

Signed: Date:

Signed: Date: