

Policy

Local Planning Policy 2.2 Temporary Accommodation

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2.0	Coordinator Planning Services	Minor Administrative changes - Use of new policy template. Updated to align with Local Planning Scheme No.2 OCM: 23/07/2024 Item: DIS402	30/09/2024
1.1	Senior Planning Officer	Minor administrative update: <ul style="list-style-type: none"> • Insertion of text box advising policy under review. 	16/04/2024

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Objectives

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

Scope

2. The provisions of this policy apply to all proposals for Temporary Accommodation.

Policy Statement

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:
 - General Agriculture and Priority Agriculture;
 - Rural Residential;
 - Special Residential;
 - Conservation; or
 - Rural Small Holding.
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.

Temporary Accommodation Local Planning Policy (under review) - Due to recent legislation changes, this policy is now under review and should be used as a guide only.

Legislative and Strategic Context

12. This 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.*
- *Health Act 1911.*

Review Position and Date

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

15. **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.