



TPS POLICY No. 5: BUILDING WHILE RESIDING ON A BLOCK

A Class 10 building is a non-habitable building or structure (private garage, shed), therefore occupation is not allowed.

The Local Government Act 1960, Part V Division 1 144 - Building Not Erected as a Dwelling Not to be Converted Into One, states that no person shall convert into or adapt or use as a dwelling any building not originally constructed or erected as a dwelling house.

Council may give approval/consent for the use of a caravan as a temporary dwelling on site, during the period of construction of a dwelling on that site. This consent is for a maximum period of three (3) months, after which time permission must be obtained from the Minister for Local Government.

Before Council will approve or consent to the use of a caravan, the following must be available on site:

- Water
- Power
- Septic Tank Installation

The sewage facilities should be in the form of an outbuilding containing a shower, WC, sink and laundry trough with septic tanks and two leach drains. A hot water system providing water at a temperature of 75°C is also required. The septic installation may be connected to the house on completion.

House plans and specifications, together with the outbuilding plans and septic applications, ablution details and letter seeking permission to reside in the caravan, must be submitted.

Council will not support any extension to this period (ie twelve (12) months: Council three (3) months, Minister nine (9) months).

This gives the owner/builder twelve (12) months to complete the dwelling to a habitable state.



The Minister for Local Government

**APPLICATION FOR TEMPORARY ACCOMMODATION
(Reg. 11(2) Caravan Parks and Camping Grounds Regulations)**

I/we

of

apply for permission to live in a caravan on

Lot no:

Street:

Suburb:

Local government: Shire of

For a period of _____ Months

I / we understand that before approval will be given a report on the proposal will be obtained from the local government and that the facilities on the abovementioned land may be inspected and approved by the local government and at any reasonable time during occupancy.

- * I / We am / are building / having built a house on the abovementioned land. As soon as the house is completed and all necessary approvals obtained I / we declare that I / we shall live in the house.

I / We declare that I / we will cease forthwith to live in the temporary accommodation when:

- a) the period of the approval for the temporary accommodation expires or is cancelled;
- b) I / We are lawfully entitled to live in the house.

- ** I/We declare that all the details on the attached form and supporting documents are true and correct.

Signature/s _____

Date: _____

* Delete if not applicable

** Details to be provided are indicated on the attachment being Application for Temporary Accommodation



DETAILS TO BE PROVIDED BY AN APPLICANT:

1. REASONS FOR APPLICATION

2. DETAILS OF LAND

Lot no: _____

Street no. and name: _____

Suburb: _____

Telephone/Contact no.: _____

Size of property: _____

Zoning: _____

(eg Residential, Industrial, Rural, Special Rural, etc)

3. DETAILS OF CARAVAN to be used a temporary accommodation, |ie the size and number of beds

4. The number of persons who will reside in the temporary accommodation: _____

5. A sketch plan of the property showing where:

- the temporary accommodation is to be located;
- the proximity to houses on adjoining land;
- the effluent disposal system to be used, and
- the location of ablution facilities

6. Ablution facilities are to consist of a

- water closet (toilet pedestal);
- shower;
- wash trough; and
- kitchen sink.

7. Details of an approved effluent disposal system.

If the temporary accommodation is to be used in conjunction during the construction of the applicants residence on the land the following details are required:

- approval in writing that a building permit has been issued for the proposed house;
- schedule of work for constructing the residence; and
- proof of housing borrowings.