



FACT SHEET—TEMPORARY OCCUPATION

Building your own home can be an exciting and rewarding experience, however, Council acknowledges it can also be expensive. Consequently, the temporary occupation of a shed, outbuilding or caravan is permitted in certain circumstances during the construction phase of the dwelling. This Fact Sheet provides some answers to frequently asked questions (FAQs) regarding temporary occupation.

Where is temporary occupation permitted?

Temporary occupation is permitted in all zones where a dwelling is lawfully permissible except the R1 General Residential Zone.

How do I obtain permission for temporary occupation of a shed?

The only way to obtain permission for temporary occupation of a shed is through the lodgement and subsequent approval of a Development Application (DA). This DA must request approval for the following:

1. The shed/outbuilding (if not already built);
2. The use of the proposed or existing building (or caravan) for temporary occupation for a period not exceeding twelve (12) months; and
3. The dwelling.

The request for temporary occupation must also be in accordance with the requirements of Council's adopted Development Control Plan (DCP) which is available for download from the Planning & Development section of Council's website: www.lpsc.nsw.gov.au. A summary of the DCP requirements is provided overleaf.

What specific information is required in support of the Development Application?

In addition to the standard information required for a DA (refer separate fact sheet), some specific additional information is required to support requests for temporary occupation, as follows:

- Written evidence that finance is available for the proposed permanent dwelling within a period not exceeding 12 months; and
- Written acknowledgement that the maximum period of occupation is 12 months;
- Submission of a plan showing that the location of the shed/outbuilding to be temporarily occupied is located behind the building line of the proposed dwelling.



60 Station Street
 PO Box 152
 Quirindi NSW 2343
 TEL 02 6746 1755
 FAX 02 6746 3255
 EMAIL lpssc@lpsc.nsw.gov.au
 WEBSITE www.lpsc.nsw.gov.au

FACT SHEET—TEMPORARY OCCUPATION ... *cont.*

What are the site specific requirements for temporary occupation during dwelling construction?

In accordance with Council's DCP, the following site specific requirements apply to **sheds & outbuildings**:

- The shed/outbuilding cannot be situated in front of the main dwelling;
- Footings of the main dwelling must be constructed and inspected before occupation of the temporary accommodation;
- Occupation of the temporary accommodation is permitted by the owner and immediate family only.

Under the DCP, the following site specific requirements apply to **caravans**:

- Occupation of the caravan must not commence until the dwelling has been constructed to floor level;
- In the interest of occupant health and amenity, the following services and facilities must be provided:
 - ◇ Electricity and phone;
 - ◇ Permanent toilet connected to the dwelling system;
 - ◇ Suitable potable water supply;
 - ◇ Appropriate cooking facilities;
 - ◇ Washing and laundry facilities;
 - ◇ Fire protection in terms of water supply, access and asset protection zones.
- Occupation of the caravan is restricted to the intended occupants of the dwelling;
- The immediate area surrounding the caravan must be clear of refuse;
- Approval may only apply for a period of 6 months following commencement;
- Occupation of the caravan must cease upon completion of the dwelling or the approval expiring.

What other considerations are there?

Before you start it is important to weigh up the costs and benefits associated with temporary occupation during the construction phase. These are personal decisions but might include:

- Can we really afford to build?
- Will the temporary living arrangements place undue pressure on self and family?
- Could the temporary occupation add to overall construction costs in the long run?

It is very important to note that approval can only be granted for a 12 month period. Due to NSW planning & building regulations (particularly BASIX), and in the interest of maintaining neighbourhood amenity, it is not possible to permanently occupy caravans or sheds after the specified period. As a consequence, nominated construction timeframes must be strictly adhered to.

Need to find out more?

If you need more information about temporary accommodation please contact Council's Planning & Development division at the details below.



60 Station Street
 PO Box 152
 Quirindi NSW 2343
 TEL 02 6746 1755
 FAX 02 6746 3255
 EMAIL lpsc@lpsc.nsw.gov.au
 WEBSITE www.lpsc.nsw.gov.au