



Temporary Homes

From 14 November 2011, Western Downs Regional Council is working under a new set of local laws to replace the local laws of the former Council areas and provide consistency across Western Downs. These local laws refer to *establishment or occupation of a temporary home* as being a prescribed activity, and therefore requiring a permit.

What does it mean to establish or occupy a temporary home?

Local Law No. 1 (Administration) 2011 defines this as; the erection, construction, installation, positioning or placement of a structure used or intended for temporary use as a place of residence but does not include—

- (a) a structure for erection which is constituted as development under the Planning Act; or
- (b) the establishment or the occupation of a temporary home on or in a camping ground or caravan park.

The occupation of a shed during the construction of a dwelling is not considered to be a temporary home for the purpose of the local law. In this case, the shed will need to be reclassified from a Class 10a to a Class 1a dwelling. Councils Building and Plumbing section will be able to assist with any enquiries.

What do I need to do to establish or occupy a temporary home?

In order to establish or occupy a temporary home, you are required to obtain approval from Council. This approval can be obtained by completing an *Application for Temporary Home*, and submitting to Council with the relevant attachments and fees indicated in the application. This form can be found on Council's website, or by visiting your local Customer Service Centre.

An approval for temporary home will only be given if you have made development application for a permanent residence on the property, or if building works to an existing dwelling are being undertaken, making it temporarily unfit for occupation during the works.

How long is an approval valid for?

Approval times vary according to the development approval for the permanent residence on the premise. An approval can be granted for up to 18 months, but cannot exceed the period of the development approval.

Do I need an approval to store my caravan on my property?

No. An approval is not required to simply store a caravan or the like on a property. The onus however, is on the owner or occupier of the property to prove that it is merely being stored on the property, and not used as a place of residence.



I have family visiting for a couple of weeks, can they stay in a caravan in my back yard?

No. In accordance with the local law, it is an offence to occupy a caravan outside of a camping ground or caravan park, unless approval is granted. As an approval can only be granted if there is a development approval for the property, Council is unable to grant approval for occupation of a caravan in this instance. If visitors are unable to reside within your residence, they will need to stay at a caravan park or other form of accommodation facility.

For further information,
contact Council:

Customer Service

1300 COUNCIL
www.wdrc.qld.gov.au

