



**GEORGE TOWN COUNCIL
STRATEGY NO.8
TEMPORARY DWELLING ACCOMMODATION
CARAVANS**

Adopted	18 th April 2012	Minute Ref:091/12
Amended		
Next Review Date	As required	

1. TITLE

Temporary Dwelling Accommodation – Caravans.

2. OBJECTIVE

To take a proactive approach towards regulating the permanent or temporary occupancy of caravans within the George Town municipality and to ensure building and planning standards and the amenity of the area are maintained.

3. PURPOSE

To provide guidance and direction for the regulation of temporary, holiday, or the permanent occupancy of a caravan on privately owned land within the George Town municipality.

4. STRATEGIC PLAN

Key Area 4 – Environment & Heritage

Objective:

4.2 *Provide best practice Regulatory Services including environmental health and building services.*

5. LEGISLATION

- *Building Act 2000 (Temporary Occupancy Permit – Section 107)*
- *Building Regulations 2004*
- *Plumbing Regulations 2004*
- *George Town Planning Scheme*
- *George Town Council Temporary Dwelling Accommodation By-law 1 of 2012*



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6. INTERPRETATION

6.1 For the purpose of this Strategy, the following definitions shall apply:

A Caravan: “includes any object or structure having the general characteristics of a caravan including recreational vehicles (motor homes), a dwelling on wheels or a covered van, used or adapted for human habitation, whether the wheels or axles are removed or not and whether it is resting directly on the ground or is placed on blocks or other supports and any structure, awning, verandah, lean-to, carport or other enclosed or partly enclosed area used or capable of being used in connection with or appurtenant to a caravan and includes a tent;

Occupancy: “to reside or live in, or have set up for occupation, any caravan including recreational vehicles (motor homes), or outbuilding for the purposes of shelter, sleeping, resting, cooking, eating or for any other similar use, whether temporary or permanent

6.2 For the purpose of this strategy, the use of caravans may be generally divided into the following five categories:

- 1. Private Storage – Residential Land:** “The private, not for rent, storage of a caravan or caravans (by the occupant or landowner on the landowner’s land ancillary to an existing dwelling”).
- 2. Private Storage – Vacant Land:** “The private, not for rent, not for accommodation storage of a caravan or caravans (by a lessee or landowner on the landowner’s vacant land”).
- 3. Private Temporary Accommodation – Dwelling Construction:** “A single caravan used solely for temporary occupancy by the landowner during the construction of a dwelling on the subject land”.
- 4. Private Short Term Holiday Accommodation – Vacant Land:** “A single, not for rent caravan, not permanently positioned, affixed or established on privately owned vacant land and used solely for temporary occupancy for short term holiday accommodation for a period not exceeding 14 days in any one calendar month, or 8 weeks in aggregate annually.
- 5. Private Long Term Holiday Accommodation or Permanent Occupancy – Vacant Land:** “A single, not for rent, caravan permanently positioned, affixed or established on privately owned vacant land and used or available to be used, for longer term holiday or permanent accommodation.



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7. EXEMPTION

This strategy does not apply in the following circumstances ¹:

- a. To the private, not for rent, storage and occasional occupation of a caravan or caravans (on the landowner's land where ancillary to an existing dwelling); or
- b. To the private, not for rent, storage of an unoccupied caravan or caravans (by a lessee or landowner on the landowner's vacant land); or
- c. To a caravan occupied on Council land appointed as a caravan park; or
- d. To a caravan occupied on private land approved by the Council as a caravan park; or
- e. To a caravan used by travelling showmen in the ordinary course of their business or caravans at shows/events or the like; or
- f. To a caravan used by Council work gangs or contractors involved in construction work for Council; or
- g. A caravan used only as amenities or site offices on approved construction sites.

8. STRATEGY STATEMENT

Locating a single caravan on a property intended for temporary or permanent occupancy is similar to constructing a dwelling on the site in that it is establishing a type of residential use.

This intent of this Strategy is to provide direction and consistency when considering applications for Private Temporary Accommodation – Dwelling Construction, Private Short Term Holiday Accommodation – Vacant Land and Private Long Term Holiday Accommodation or Permanent Occupancy – Vacant Land within the George Town municipality (excluding those uses listed as exempt under point 7. of the Strategy).

9. ASSESSMENT OF PROPOSALS

9.1 Private Storage – Residential Land

¹ (Note: subject to Council approved waste management procedures and availability of potable water supply) where applicable;



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The private, not for rent, storage and occasional occupation of a caravan or caravans (on the landowner's land where ancillary to an existing dwelling) is exempt from the requirements of a permit under this strategy.

9.2 Private Storage – Vacant Land

The private, not for rent, storage of an unoccupied caravan or caravans (by a lessee or landowner on the landowner's vacant land) is exempt from the requirements of a permit under this strategy.

9.3 Private Temporary Accommodation – Dwelling Construction

Council may approve the use of a single caravan used solely for temporary occupancy by the landowner on the landowner's vacant land for temporary accommodation for a period up to twelve (12) months where the applicant is supervising or participating in the construction of their own home.

Providing it is demonstrated that the construction of the new dwelling is progressing satisfactorily towards completion, a temporary occupancy permit may be extended in 6 month increments for a total period of 2 years.

An application for the temporary occupancy of a single caravan during construction of a dwelling shall not be considered, unless the following criteria are met:

- (a) Details to be provided of approved current planning and building permit for a permanent dwelling on the allotment;
- (b) A site plan is to be provided showing proposed location of the caravan to be used for accommodation purposes showing appropriate screening (if required);
- (c) Details to be provided of proposed annexes;
- (d) Details to be provided of approved waste water disposal and septic facility;
- (e) Required drainage is to be installed in compliance with to AS/NZS 3500;
- (f) Gutters and downpipe are installed and connected to comply with the Building Code of Australia;
- (g) A floor plan provided showing the location of any toilet, shower, kitchen, laundry and hard-wired smoke alarm;
- (h) Glazing certificates for windows, doors, shower screens (if applicable);



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- (i) Details of the availability of a power source including electricity;
- (j) All rooms must have the required light and ventilation;
- (k) Details to be provided indicating bathing, laundry, cooking, sink, water storage, waste water disposal and service as follows:
 - ❖ proposed toilet facilities;
 - ❖ proposed kitchen facilities and waste water disposal;
 - ❖ proposed laundry facilities and waste water disposal;
 - ❖ proposed bath/washing facilities and waste water disposal; and
 - ❖ supply of potable water – source of water or volume of storage and connection to facilities.
- (l) The period of time to be occupied and how long before dwelling is built on land;
- (m) A plumbing/drainage application may also be required;
- (n) A bushfire assessment may also be required – additional costs apply;
- (o) Details to be provided of proposed rubbish disposal for properties outside of service areas; and
- (p) An application for temporary occupancy permit to be submitted to Council together with the payment of the annual fee in accordance with Council's annual fees and charges schedule.

9.4 Private Short Term Holiday Accommodation (Vacant land)

Council may approve a single, not for rent, caravan located on privately owned vacant land and used solely for temporary occupancy for short term holiday accommodation for a period not exceeding 14 days in any one calendar month, or 8 weeks in aggregate, subject to the following conditions:

- (a) An application for a holiday accommodation permit is to be submitted together with the payment of an annual fee in accordance with Council's annual fees and charges schedule.
- (b) Details of an approved serviced, dry chemical, self-composting or other waste water disposal facility to be submitted for approval by Councils Environmental Health Officer.

9.5 Private Long Term Holiday Accommodation or Permanent Occupancy (Vacant Land)



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Council may approve a single, not for rent, caravan permanently positioned, affixed or established on privately owned land and used or available to be used, for long term holiday or permanent accommodation subject to the following criteria:

- (a) Evidence of planning approval in accordance with the following plans and specifications which are required to be submitted with the application which shall not be altered or modified without the prior written approval of Council;
- (b) A site plan is to be provided showing proposed location of the caravan to be used for accommodation purposes showing appropriate screening (if required);
- (c) Existing and proposed vehicular access points to roads from the land, in non-urban areas sufficient information for the proposal to be assessed for sight distance and areas set aside and other provisions made for vehicular passage, manoeuvring and parking;
- (d) Details of any proposed annexes;
- (e) Details of an approved waste water disposal facility;
- (f) Required drainage is to be installed in compliance with to AS/NZS 3500;
- (g) Gutters and downpipe where required are installed and connected to comply with the Building Code of Australia;
- (h) A floor plan of an ancillary building or extension where required showing the location of any toilet, shower, kitchen, laundry and hard-wired smoke alarm;
- (i) Details of the availability of a power source including electricity.
- (j) Floodlighting and other exterior lighting, including the location and direction of light sources and the strength of illumination;
- (k) All rooms must have the required light and ventilation;
- (l) Details to be provided indicating bathing, laundry, cooking, sink, water storage, waste water disposal and service as follows:
 - ❖ proposed toilet facilities;
 - ❖ proposed kitchen facilities and waste water disposal;
 - ❖ proposed laundry facilities and waste water disposal;
 - ❖ proposed bath/washing facilities and waste water disposal; and
 - ❖ supply of potable water – source of water or volume of storage and connection to facilities.
- (m) The period of time to be occupied and how long before dwelling is built on land;
- (n) A plumbing/drainage application may also be required;



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- (o) A bushfire assessment may also be required – additional costs apply;
- (p) Details to be provided of proposed rubbish disposal ; and
- (q) An application for an occupancy permit to be submitted to Council together with the payment of the annual fee in accordance with Council's annual fees and charges schedule.

10. Advices

- 10.1 Notwithstanding the above conditions, ***Council reserves the right to refuse any application or withdraw any permit it believes will cause a nuisance or detriment to the amenity of the environment or unduly impact the traffic flow in the vicinity.***
- 10.2 The Council reserves the right to instruct a landowner to cease the occupancy of a caravan on private land within the municipality if any or all of the above conditions are not carried out or maintained to the satisfaction of the Council's Town Planner and or Building Surveyor.
- 10.3 No further building works or extensions are to be undertaken to any temporary or permanent dwelling structure without the appropriate planning approvals and building permits.
- 10.4 All caravans are to be capable of being registered at all times.
- 10.5 No caravan may be occupied when parked or placed on any road, public reserve or other public place other than designated by Council.
- 10.6 No caravan not set up for longer term accommodation is to be occupied for more than 14 days in any one calendar month or 8 weeks in aggregate annually without a current permit issued by Council.
- 10.7 No landowner may allow any person to occupy a caravan home situated on that land in exchange for rent either paid to them or some other person, trust or corporation.
- 10.8 All conditions of approval are enforceable under the George Town Council's Temporary Accommodation Bylaw No. 1 of 2012.