

THE REDLAND SHIRE COUNCIL

TEMPORARY HOMES LOCAL LAW POLICY

INTRODUCTION

Citation:

This policy may be cited as the Redland Shire Council Temporary Homes Local Law Policy.

Objects:

The objects of this Policy are to assist the implementation of the Redland Shire Council Temporary Homes Local Law by way of:-

1. imposing appropriate conditions and safe guards under which temporary structures may be occupied as places of residence; and
2. protecting the amenity of the area in which temporary homes are located from adverse effects caused by the occupation of temporary structures as places of residence.

Authorising provision of Local Law (section): 6. Application for Permit

Subject:

Information and materials required to be lodged with an application for permit.

Policy:

- **Assessment fee**

An assessment fee as determined by the local government by resolution must be lodged with an application for permit.

- **Pre-requisite qualifications of applicant**

1. Building approval for permanent residence or permanent structure

At the time an application for permit is made pursuant to the Law, a current building approval for a permanent residence or permanent structure must exist in relation to the land the subject of the application for permit.

2. Financial capability of applicant to complete construction

If an application for permit is made by a person wishing to live on site during construction of a permanent residence, an independent itemised valuation of the construction cost (of both the proposed temporary home and permanent residence) must be submitted with the application for permit. The itemised valuation must include the following matters:-

- (a) the itemised valuation, based on recognised current building industry rates (as published in "Cordells" or similar journals), shall cover all areas that are applicable to the construction of the temporary home and permanent residence such as outstanding cost of purchase of land, cost of construction of proposed temporary home and cost of construction of proposed permanent residence;
- (b) proof of sufficient financial resources must be supplied by a confirmation letter from a bank or lending authority that finances have been approved for the construction of the permanent residence and the amount of the loans (if any) from the bank or lending authority must be comparable to the value of the temporary home, permanent residence and any other associated permanent work; and
- (c) where the applicant is an owner builder, it will be necessary for the applicant to verify that sufficient cash flow will occur during the construction process and that time allowed for the construction of certain items of work are reasonable.

3. Ability to construct permanent residence or permanent structure

The applicant shall possess a gold card issued by the Building Services Authority. The gold card shall be relevant to the type of construction required to complete the permanent residence or permanent structure. Alternatively, if the applicant is an owner builder, the applicant shall be registered as such with the Building Services Authority.

4. Construction Program

The applicant shall submit a progress chart or similar timetable showing significant milestones during the construction process to enable the term of the proposed permit to be fixed by the relevant assessing officer. This timetable must reflect a construction period that the building industry would normally take to construct a similar building project.

- **Temporary home details**

The following details shall be included with the application for permit:-

1. Site plan

This plan must be drawn at a scale of 1:200 and must show the immediate area of the proposed temporary home and proposed permanent residence or permanent structure. The proposed temporary home shall be appropriately dimensioned on this plan. This plan must also show the proposed means of disposal of liquid waste (for example, by way of septic/sullage trenches or chemical toilets) from the proposed temporary home and their proposed location on the site.

2. Facilities

The application for permit for the temporary home must include provision for the basic amenities required for living and building on the site such as kitchen facilities, bathing facilities, laundry, toilet, sleeping accommodation and storage. A plan at the scale of 1:100 must be provided showing the location of these facilities. These facilities must be provided with an impervious floor.

3. Structure

Where applicable, a proposed temporary home may be required to be assessed and approved pursuant to the Building Act and Standard Building Law.

Authorising provision of Local Law (section): 8. Term of Permit

Subject:

Criteria for determining term of permit.

Policy:

The term of a permit will be determined by the assessing officer having regard to the information submitted by the applicant pursuant to the policy. The term of the permit will not, in any event, exceed the lawful period of approval of the building approval for the permanent residence or permanent structure.

Authorising provision of Local Law (section): 9. Conditions of permit.**Subject:**

Prescription of conditions that will ordinarily be imposed in a permit.

Policy:

- **Continuity of construction**

Construction of the permanent residence or permanent structure must not cease for a period greater than three calendar months.

- **Facilities**

The temporary home must be provided with the basic amenities required for living and building on the site such as kitchen facilities, bathing facilities, laundry, toilet, sleeping accommodation and storage.

- **Plumbing and Drainage**

All plumbing and drainage facilities to the temporary home must be connected so as to comply with the Standard Water Supply Law and Standard Sewerage Law.