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**Office Location:**

44 Princess Street, Macksville NSW2447

Updated: 7 May 2015

## FACT SHEET – TEMPORARY OCCUPATION

Building your own home can be an exciting and rewarding experience, however, Council realises 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 main 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 zones RU1 Primary Production and RU2 Rural Landscape.

### How do I obtain permission to temporarily use a building as a dwelling?

The only way to obtain permission to temporarily use a building or caravan as a dwelling is through the lodgement and subsequent approval of a Development Application (DA). This DA must request approval for the following:

- 1 The construction of the building to be used as a temporary dwelling (if not already built);
- 2 The use of the proposed or existing building or caravan as a temporary dwelling; and
- 3 If not already approved, the main dwelling.

### What specific information must accompany the Development Application?

The standard information required for a DA for the erection of a dwelling house is also applicable to a DA for a temporary dwelling, and can be found in the matrix in Part A of Council's Development Application Form.

### What are the specific requirements for a temporary dwelling?

- 1 Approval is subject to the DA demonstrating that the temporary dwelling will comply with the usual matters for consideration for the construction of a dwelling house under the Environmental Planning and Assessment Act 1979. This includes compliance with:
  - Nambucca Local Environmental Plan 2010;
  - Nambucca Development Control Plan 2010;
  - The Building Code of Australia.
  - Planning for Bushfire Protection 2006 (if applicable).
  - For caravans/relocatable homes, Part 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.
- 2 **Footings of the main dwelling must be constructed and inspected before occupation of the temporary dwelling.**

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- 3 In the interest of occupant health and amenity, the following services and facilities must be provided to the satisfaction of Council:
  - Electricity and phone;
  - Toilet connected to the main dwelling's approved effluent disposal system;
  - Suitable potable water supply
- 4 Approval will only be granted for a period of six months following commencement.

**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 afford to build?
- Will the temporary living arrangements place undue pressure on my family and me?
- Could the temporary occupation add to overall construction costs in the long run?

**Need to find out more?**

If you need more information about temporary occupation, please contact Council's Development and Environment Section on 6568 2555.