



NORTHERN MIDLANDS COUNCIL

POLICY MANUAL

EXEMPT TEMPORARY BUILDINGS OR WORKS (INCLUDING SHIPPING CONTAINERS)

Originated Date:	Adopted 16 April 2018, Min. ref. 92/18
Amended Date/s:	Amended 24 October 2022 – Min. ref. 22/347 Amended 21 August 2023 – Min. ref. 23/0285 Amended 23 June 2025 – Min. ref. 25/182
Applicable Legislation:	<i>Tasmanian Planning Scheme – Northern Midlands</i> <i>Land Use Planning & Approvals Act 1993</i>
Objective	To regulate a time period for developers to place a temporary building on premises under the exemption in the <i>Tasmanian Planning Scheme – Northern Midlands</i>
Administration:	Community and Development
Review Cycle/Date:	Every 4 years. Next review 2029.

1. BACKGROUND

The following is exempt from requiring a permit under the *Tasmanian Planning Scheme – Northern Midlands*-clause 4.3.5:

	<i>Use or Development</i>	<i>Requirements</i>
4.3.5	<i>temporary buildings or works</i>	<i>If:</i> <i>(a) to facilitate development for which a permit has been granted or for which no permit is required or for an occasional use that is exempt under this clause;</i> <i>(b) not occupied for Residential use; and</i> <i>(c) removed within 14 days of completion of development or occasional use.</i>

A temporary building to be used by a developer may therefore be placed on a site that is to be developed in accordance with a planning permit, or in accordance with the no permit required/exemption criteria of the planning scheme.

Occasional Use is defined under Table 4.1 of the *Tasmanian Planning Scheme - Northern Midlands* as: *If for infrequent or irregular sporting, social or cultural events.*

Table 4.1 Exempt Uses

	Use	Requirements
4.1.2	Occasional Use	If for infrequent or irregular sporting, social or cultural events.

2. PURPOSE AND APPLICATION

The purpose of this policy is to stipulate a timeframe for a temporary building to be placed on land prior to a development commencing - to ensure temporary buildings are not left on land for prolonged periods, as well as regulating the location of the temporary building.

A person must make a written application to the General Manager to place a temporary building on a premises before development commences. The application must include a site plan to scale showing the intended location of the temporary building and the date that the development is to commence. The temporary building must not be placed on site without written approval from the General Manager regarding the location of the temporary building.



NORTHERN MIDLANDS COUNCIL

POLICY MANUAL

3. TIMEFRAMES

A temporary building must not be placed on a premises prior to the issue of a building permit for the associated development, unless:

1. A building permit is not required, in which case, not prior to the issue of a planning permit.
2. The use/development is *no permit required or exempt*, in which case, not more than 2 weeks prior to the works commencing, or as otherwise approved with the express permission of the General Manager.

4 LOCATION AND USE

Unless otherwise approved by the General Manager, a temporary building must be located within the title boundaries of the property to which the permit/exemption relates in an unobtrusive location, and must not be used for any other purpose, such as advertising. In determining whether a location is 'obtrusive', consideration must be given to the proximity of the temporary building to the street and public viewpoints, site constraints, the location of future buildings and structures and whether the site is within an area of any heritage significance.

5. REMOVAL

Council will commence enforcement action for removal of a temporary building under the *Land Use Planning & Approvals Act 1993*, where the placement exceeds the timeframes stipulated in part 3 of this policy, clause 4.3.5 of the *Tasmanian Planning Scheme – Northern Midlands*, or as approved by the General Manager.

6. REVIEW

This policy is due for review every four years.