



NORTHERN MIDLANDS COUNCIL

POLICY MANUAL

EXEMPT TEMPORARY BUILDINGS OR WORKS (INCLUDING SHIPPING CONTAINERS)

Originated Date:	16 April 2018, minute reference 92/18
Amended Date/s:	Amended 24 October 2022 – Min. No. 22/347
Applicable Legislation:	Northern Midlands Council Interim Planning Scheme 2013 <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>Northern Midlands Council Interim Planning Scheme 2013</i>
Administration:	Community and Development
Review Cycle/Date:	Every 2 years. Next review 2024 or the commencement of a new planning scheme, whichever occurs first.

1. BACKGROUND

The following is exempt from requiring a permit under *the Northern Midlands Council Interim Planning Scheme 2013* clause 5.3.3:

The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.

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.

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.

3. REASONABLE TIME

A temporary building can be placed on premises no more than 3 months prior to the work commencing in accordance with (clause 5.6.1 of the *Northern Midlands Council Interim Planning Scheme 2013*).

4. LOCATION AND USE

A temporary building must be located 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.



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5. REMOVAL

If a temporary building has been on a premises more than 3 months prior to work commencing, Council will commence enforcement action under the *Land Use Planning & Approvals Act 1993* for its removal. That the temporary building must be removed upon issue of the certificate of completion.

6. REVIEW

This policy is due for review every two years.