

# DEVELOPMENT INFORMATION

## CARAVANS



Caravans, motor-homes and shipping containers used for residential purposes may require approval under the Planning, Development and Infrastructure Act 2016.

The use of a caravan (or motor-home) can be used as part of the dwelling (e.g., an additional bedroom). This means a caravan (or motor-home) can be part of a residential use if there is a dwelling on the land and is used by a person who is an occupant of a dwelling situated on that land. This does not extend to the use of the caravan as a separate tenancy (2nd dwelling) or tourist accommodation.

If you propose to use a caravan, (or motor-home) or shipping container as a dwelling and the land does not contain a dwelling, then there will be a change of land use and development approval will be required. This will require a development application to be lodged with supporting information, including plans, details on infrastructure (water supply, electricity connection, wastewater management etc.) for assessment against the relevant provisions of the Planning and Design Code and Building Code of Australia. Please refer to Council Development Information brochures regarding the information required to submit a development application.

There may be circumstances where a caravan, (or motor-home) or shipping container may be utilised for a temporary period. For example, living in a caravan whilst building a dwelling on vacant land. Should this be the case, it would require a development application for a set period, e.g., one (1) year.

Utilising land that does not contain a dwelling for holidays or whilst undertaking maintenance may be appropriate if the caravan (or motor-home) is not fixed to the land and utilised for a period of less than one (1) month. Should a caravan (or motor-home) be located on land for more than one (1) month, or frequently reappear (that is, occupation on a regular basis), then Council will seek a development application as a change of land use.

In lieu of utilising vacant or non-residential land for residential purposes, Council encourages the use of caravan and tourist accommodation for short term stays.