



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
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 2025.

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: (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; (b) not occupied for Residential use; and (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.

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 4.3.5 of the *Tasmanian Planning Scheme – Northern Midlands*.

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. The temporary building must be removed within 14 days of the certificate of completion for the development, being issued.

6. REVIEW

This policy is due for review every two years.