

Shire of Mundaring

POLICY

TEMPORARY ACCOMMODATION

Policy Ref:	HS-01
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Adopted by:	C4.10.06	Date:	24 Oct 2006
Amended by:	C15.08.11	Date:	23 August 2011
Reviewed:	C3.09.17	Date:	12 Sept 2017
Procedure Ref:	N/A	Delegation Ref:	N/A
Statute Ref:	<i>Caravan Park and Camping Grounds Act 1995</i> <i>Caravan Park and Camping Grounds Regulations 1997</i>		
Local Law Ref:	N/A		

PURPOSE

To establish health standards, land zoning and size requirements for temporary accommodation to be approved under Regulation 11(2) of the *Caravan Park and Camping Grounds Regulations 1997*. This is to be applied in situations whereby the owner(s) wishes to live on the property whilst their new house is being constructed or to enable occupation of a caravan or similar for defined periods of time.

BACKGROUND

Regulation 11(2)(a) provides for the local government to grant approval for a person to camp at a property for periods between three days and no more than three months in any 12 month period on land that they have a legal right to occupy. It is anticipated that this is most likely to take the form of visiting family or friends wishing to stay for periods of time and not to be used as a form of house extension.

Regulation 11(2)(c) provides for the local government to grant approval for a person to camp at a property for up to 12 months if they hold a building permit approval for a home.

POLICY

In instances where an applicant is seeking to reside for up to three months [*Regulation 11(2)(a) assessments*] the following policy provisions apply:

1. Applications for temporary accommodation will only be considered in respect of land in excess of 4000m² (0.4 of a hectare).
2. The only form of temporary accommodation to be approved shall be within a caravan, motorhome or converted bus designed for human habitation.

3. The use of plumbing facilities within the caravan or similar are discouraged and any effluent disposal arrangements are to be approved by the Shire's Health Services.
4. Application for temporary accommodation must be made by submission of a completed Shire of Mundaring Application for Temporary Accommodation by the land owner with an associated Statutory Declaration.
5. Upon receipt of an application, and subject to satisfactory inspection of the proposed accommodation and any effluent disposal ablution arrangements; approval may be granted for a period not exceeding three months.
6. Should the camping still be occurring beyond any three month approval, the applicant must:
 - Obtain approval from the Minister for Local Government for an extension of the period of temporary accommodation prior to the expiry of the three month approval, or
 - Ensure that no camping is taking place

In instances where an applicant is seeking to reside for up to 12 months whilst a house is being constructed [*Regulation 11(2)(c) assessments*] the following policy provisions apply:

1. Applications for temporary accommodation will only be considered in respect of land zoned Rural Residential, Rural Smallholdings, General Agriculture or other zoned lands in excess of 10,000m² (one hectare).
2. The only form of temporary accommodation to be approved shall be within a caravan or other portable structure designed for human habitation.
3. Ablution facilities either within the caravan or within a separate building must consist of :
 - toilet
 - shower or bath
 - laundry wash trough
 - kitchen sink,

to the satisfaction of the Shire's Health Services
4. All plumbing fixtures are to be connected to an approved onsite effluent disposal system.
5. A Building Permit for the permanent house must have been issued prior to the acceptance of the temporary accommodation application.
6. Upon receipt of an application, and subject to satisfactory inspection of the proposed accommodation and ablution arrangements, approval may be granted for a period not exceeding 12 months
7. Should the dwelling not be completed and the temporary accommodation not be vacated within twelve months the applicant must:

- Obtain approval from the Minister for Local Government for an extension of the period of temporary accommodation prior to completion of the 12 months, or
 - Vacate the temporary accommodation.
- 8 Application for temporary accommodation must be made by submission of a completed Shire of Mundaring Application for Temporary Accommodation and associated Statutory Declaration.