

# PH 5 – Temporary Accommodation Approvals

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## 1 Objectives

To assist with security on new housing developments on land within a Rural Zone, Special Rural Zone, Special Residential Zone or the Special Use Zones of Bridgetown Gardens Estate or Windy Hollow Estate, through the provision of 'Temporary Accommodation', in a caravan or shed.

## 2 Policy

### 2.1 General Requirements

- 2.1.1 Applicants must own or have a legal right to occupy and build on the land.
- 2.1.2 An application for 'Temporary Accommodation' will only be considered where the applicant has first obtained development approval and a building permit for a house, on the land on which they are seeking approval to temporarily occupy.
- 2.1.3 Approval will be granted for a period of up to 12 months.
- 2.1.4 The Shire may consider an application to extend the approval period of up to a further 12 months but extensions will only be granted if substantial progress has been made on the construction of a house.
- 2.1.5 Note if the temporary accommodation is in a caravan the approval of the Minister for Local Government will also be required under Clause 11(2)(b) of the Caravan Parks and Camping Grounds Regulations 1997.
- 2.1.6 No further extensions for temporary accommodation in excess of this period (total two years) will be considered as two years is seen as being an ample time period to build a house.
- 2.1.7 An application for 'Temporary Accommodation' must be in writing (on the approved form) and directed to the Chief Executive Officer.
- 2.1.8 Approval for temporary accommodation, where granted, will be subject to the following conditions:
  - (a) The provision of approved ablution facilities (ie; toilet, shower and hand basin) within the shed or in the case of a caravan within or in close proximity to the caravan, on the same block, with all wastewater services connected to an effluent disposal system approved by the Manager Environmental Health.
  - (b) The 'Temporary Accommodation' being serviced by a 'Reticulated Water Supply' or connected to a water tank with a minimum storage capacity of 90,000 litres of water.
  - (c) Payment of the 'Temporary Accommodation' fee at time of application as prescribed in the 'Schedule of Fees & Charges'.
  - (d) Provision of a signed Statutory Declaration.
- 2.1.9 Upon the completion of construction of the house on the same lot occupation of the temporary accommodation is to cease. Removal of ablutions, sinks, etc from the shed (if applicable) is not required however habitation of the shed by other parties will not be permitted.

- 2.1.10 Legal proceedings may be initiated where the ‘Temporary Accommodation’ exceeds the conditions imposed on the temporary accommodation approval or where occupancy of the shed or caravan exceeds the approved time period granted by the Shire.
- 2.1.11 In the event of the building permit for the construction of a house on the same lot being cancelled, the approval for temporary accommodation will also be cancelled.

### 3 Applicable Legislation and Documents

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| Act               | s.2.7(2)(b) <i>Local Government Act 1995</i> – The council is to determine the local government’s policies                  |
| Regulation        | r.11(2)(b) <i>Caravan Parks and Camping Grounds Regulations 1997</i> – Camping other than at caravan park or camping ground |
| Local Law         | N/A   |
| Shire Policies    | LUP 6 – Ancillary Accommodation Policy<br>LUP 12 – Demountable Buildings Policy   |
| Related Documents | N/A   |
| Related Procedure | N/A   |

### 4 Administration

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| Original Adoption Date  | 17 December 1998 |
| Last Reviewed           | 28 April 2022    |
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