

POLICY TYPE:	LOCAL PLANNING POLICY
DATE ADOPTED:	19/11/2020

POLICY NO:	4
DATE LAST REVIEWED:	

LEGAL (PARENT):	<i>Shire of Wandering Town Planning Scheme No. 3</i>
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LEGAL (SUBSIDIARY):	<i>Planning and Development (Local Planning Schemes) Regulations 2015 Caravan Parks & Camping Grounds Regulations 1997</i>
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DELEGATION OF AUTHORITY APPLICABLE:	Nil
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DELEGATION NO.	
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ADOPTED POLICY	
TITLE:	Temporary Accommodation
OBJECTIVE:	<ul style="list-style-type: none"> To provide guidelines on the prerequisite conditions for approval of temporary accommodation for occupation during the completion of a permanent dwelling. This policy applies to the whole Shire.

POLICY STATEMENT

Council will determine applications for temporary accommodation subject to the following conditions:

- Applications must be submitted in writing and accompanied by a Town Planning Application and the appropriate fee.
- Applications will only be considered to reside in a caravan inside an already approved and constructed shed, on a temporary basis whilst constructing a permanent dwelling on the same property; and
 - Will only be granted to those persons who are to occupy the house when completed;
 - For a maximum period of 12 months;
 - Land being zoned "Rural Residential" or "Rural" only;
 - Applicants submitting a bond of \$5,000 cash, to be refunded upon temporary accommodation being vacated to the satisfaction of the Shire.
 - Toilet, hand wash basin in close proximity, bath and/or shower and laundry trough may be provided in the shed (and connected to an approved onsite effluent disposal system and hot and cold potable water supply). The laundry trough is permitted to be used as the hand wash basin. Cooking facilities must be provided for in the caravan.
 - The shed being supplied with a supply of potable water, and where no scheme water is available then it must be in the form of a water tank with a minimum capacity of 92,000L.
 - Installation of a smoke alarm to the temporary accommodation.
- Prior to submitting an application for temporary accommodation, the proponents must already have obtained an approved building licence for the construction of a permanent dwelling.
- Temporary accommodation must be inspected by the Environmental Health Officer/Building Surveyor and approved by the Shire prior to occupation.
- In accordance with the provisions of the Caravan Parks and Camping Grounds Regulations 1997, for occupation of temporary accommodation greater than 12 months, applications must be made to the Minister, Department of Local Government and Regional Development. Applications will only be supported where significant progress has been made on the construction of the permanent dwelling.
- Council reserves the right to revoke temporary accommodation permission at any time if it is dissatisfied with the state of progress towards the construction of a permanent dwelling or any general terms of the temporary accommodation approval have not been met.

ADOPTION

Adopted by Council at its meeting of the 19th November 2020