

CP.45 Temporary Accommodation during the Construction of a Dwelling

<i>Responsible Department</i>	Development and Community Services
<i>Resolution Number</i>	C.4890
<i>Resolution Date</i>	152023
<i>Next Scheduled Review</i>	
<i>Related Shire Documents</i>	Temporary Accommodation Application Form
<i>Related Legislation</i>	Health (Miscellaneous Provisions) Act 1911 National Construction Code of Australia Caravan Parks and Camping Ground Act 1995 Caravan Parks and Camping Grounds Regulations 1997

OBJECTIVE

The aim of this policy is to permit the use of temporary accommodation on site to assist Owner Builders to construct a dwelling on their land in line with relevant legislation.

SCOPE

Approval from the Shire is required to occupy Temporary Accommodation in the Shire of Northam. Approval will only be granted in the following circumstances:

- The application form for Temporary Accommodation is completed and submitted together with applicable fees;
- Approval to construct a permanent dwelling on the site has been approved, and a building permit issued,
- An approved permit for the installation and use of a septic system has been issued,
- Approval will only be granted for a period of up to 12 months.

POLICY

The only form of Temporary Accommodation to be approved shall be:

- A fully self-contained caravan in accordance with the *Caravan Parks and Camping Grounds Regulations 1997* for a period up to 12 months for the purpose of constructing a dwelling; with
- Evidence of functional ablution, kitchen, and laundry facilities in the self-contained caravan.

CONDITIONS FOR APPROVAL

Conditions:

- Applicants must own or have a legal right to occupy and build on the land.
- Applicants must have an approved permit as defined in the *Caravan Parks and Camping Ground Regulations 1997*.
- Applicants must be registered as an Owner Builder with the Department of Mines Industry Regulation and Safety.
- Approval will **NOT** be considered where an Owner has contracted a Registered Builder to construct the Owners residence.
- In exceptional circumstances the Executive Manager is delegated the authority to vary conditions of approval.
- Approval will be given for a period of up to 12 months.
- Approval will only be considered in the following zones:
 - Residential R2.5;
 - Rural Residential;
 - Rural smallholding; and
 - Rural.

MINIMUM FACILITIES

The following minimum facilities are to be completed before occupation and they are conditional upon any approval:

- An effluent disposal system to be installed and “Permit to Use” issued.
- Provision of suitable ablutions including flushable toilet or approved chemical toilet, hand basin, shower, and laundry facilities.
- Toilet and ablution facilities must be connected to an adequate supply of potable water and all waste water disposed to an approved effluent disposal system.
- Adequate power supply of minimum 240V (or approved alternative).
- Setbacks for temporary accommodation are the same as prescribed for buildings within that zoning, as determined by the Local Planning Scheme.

COMPLIANCE REQUIREMENTS

- Expiration or cancellation of the building permit for the dwelling will void the Temporary Accommodation approval.
- The Shire may revoke any Temporary Accommodation approval should it be determined that the approval is not being carried out within the provisions of this policy or any other relevant legislation that falls within the jurisdiction of the Local Government.
- The Shire reserves the right to revoke the approval based on any complaints received that in the option of the Shire, unduly affects the amenity of the area, or on any other grounds that the Shire deems necessary to protect health, safety, and wellbeing.