



7.2.1 TEMPORARY ACCOMMODATION

Purpose

The purpose of this policy is to outline the circumstances under which the Shire of Manjimup is prepared to approve proponents and/or their builders to temporarily reside on their building site during construction of their dwelling in accordance with Section 11(2)(a) of the *Caravan Parks and Camping Grounds Regulations 1997*.

Objectives

The objectives of this Policy are to:

- To assist proponents in the building of their dwellings where for reasons including the remoteness of the site, provision of security of the asset or the proximity of workers will assist in the in rapid completion of the dwelling;
- To ensure use of temporary accommodation is commensurate with building and health standards; and
- Ensure that where approved, the activity does not adversely impact on the amenity of the area or the environment.

Policy Application

This policy applies to all land located outside of gazetted townsites within the General Agriculture, Priority Agriculture, Rural Small Holdings Zone, Rural Conservation Zone, Bushland Protection Zone and Rural-Residential Zone under the Shire of Manjimup's Local Planning Scheme No 4 (the Scheme).

Policy Measures

That the Chief Executive Officer be authorised to approve applications for the use of an outbuilding or caravan as temporary accommodation on land located outside of gazetted townsites, where the accommodation is on-site during construction of a dwelling on that land and in compliance with the following conditions:

1. Approval shall not be granted under this policy on land zoned Residential or Town Centre under Local Planning Scheme No 4 or with a gazetted townsite;
2. Approval of Planning, Health and Building of the outbuilding has been granted prior to the temporary accommodation approval being granted.

Use of Caravan

3. Providing the proponent owns or has legal right to occupy the land and is to camp in a caravan on the land while a building permit issued to that person in respect of the land is in force - approval may be granted for a period no longer than twelve (12) consecutive months.
4. Should the building not be completed within that twelve (12) months and the proponent wishes to continue camping in a caravan - approval must be sought from the Minister of Local Government under section 11 of the *Caravan Parks and Camping Grounds Regulations 1997*

Use of Caravan and Outbuilding

5. That adequate living arrangements and sanitary provisions are provided in accordance with the Health Act 1911 (as amended) and the Building Code of Australia. An inspection is to be conducted by Council officers prior to the granting of temporary accommodation.

Inspections

6. Prior to occupation of any temporary accommodation approved under this policy, the premises shall be inspected and approved by Council's Environmental Health and Building Officers. It should be noted that fees apply to mandatory Inspections in accordance with the Shire of Manjimup's adopted schedule of fees and charges.

Bushfire Prone Land

7. The use of temporary accommodation will not be supported in locations where the Bushfire Attack Level Assessment identified a Bushfire Attack Level of greater than Bal-low.

General Conditions

8. Use of temporary accommodation is to only be occupied by persons directly engaged in the building of the dwelling.
9. The temporary accommodation approval is valid for a period of 12 months. At the expiry of the 12-month period a further 12-month approval for temporary accommodation in a caravan or outbuilding may be granted and in the case of a caravan may be supported by the Chief Executive Officer subject to:
 - a) The condition of the temporary accommodation or its surrounds has not given rise to complaints to Council;
 - b) Satisfactory progress has been made toward completion of the dwelling.
10. If the temporary accommodation approval expires after the initial two approvals (2 years) the temporary accommodation approval is not to be renewed.
11. Any facilities installed in association with temporary accommodation must be removed at the expiry of the temporary accommodation approval unless otherwise approved by the Chief Executive Officer. Facilities may remain if they are approved by Council.
12. A copy of Council's Policy relating to temporary accommodation is to be forwarded to the applicant with the relevant correspondence once the approval has been granted.

ADOPTED - 05 May 2022
EFFECTIVE - 05 May 2022
NEXT DUE FOR REVIEW - May 2026

The Administration of this Policy is by the Development and Regulation Division.