

9.3 C-9STRA3 – Temporary Accommodation

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as *Local Planning Policy 9.3 Temporary Accommodation*.

2.0 Introduction

This Policy provides direction and guidance on the use of properties without a class 1a residential dwelling for temporary accommodation pursuant to Regulation 11 of the *Caravan Parks and Camping Grounds Regulations 1997*. This Policy is applicable for land zoned Residential, Rural Residential, Regional Centre, Industrial, Special Development Area 1 (Beachridge Estate) and Special Use Rural Development (Jurien Bay Heights Estate) under the *Shire of Dandaragan Local Planning Scheme No.7*.

This Policy intends to support alternative affordable housing and construction timeframe options to address housing shortages in the Shire.

3.0 Definitions

“Class 1a building” means a single dwelling being a detached house; or one of a group of attached dwellings being a town house, row house or the like.

“Extraordinary circumstances” means a situation unexpected, unusual, and beyond the control of a person.

“Habitable area” means a space used for normal domestic activities.

“Temporary accommodation” means a self-contained structure which includes:

- a habitable caravan including a motorhome or tiny house on wheels;
- a portable habitable structure not exceeding 80m² in area, such as an expandable shipping container house or modular transportable accommodation building (commonly referred to as a ‘donga’); and
- an outbuilding having a habitable area not exceeding 80m².

“Tenant” means persons granted approval by the subject property owner and the Shire of Dandaragan to occupy a caravan or camp on private land for 24 months.

“Townsite” means an urban centre that has been approved by the Minister for Lands, under the *Land Administration Act 1997*.

4.0 Objectives

- To provide for the use of self-contained structures for temporary accommodation.
- To support the role temporary accommodation plays in remedying national housing shortages.

- To provide for the health and safety of tenants of temporary accommodation.
- To establish acceptable standards for temporary accommodation to avoid off-site impacts and maintain the desired amenity of the Residential, Rural Residential, Industrial, Special Development Area 1 and Special Use Rural Development zones.

5.0 Applications Subject to this Policy

This Policy applies to properties without a class 1 building which are zoned Residential, Rural Residential, Industrial, Special Development Area 1 and Special Use Rural Development under the *Shire of Dandaragan Local Planning Scheme No.7* and are proposed to be used for temporary accommodation.

5.1 Exclusions

This Policy does not apply to following form of temporary accommodation:

“**Weekender**” means a property other than a caravan park or camping ground that a person camps on with consent of the landowner for no more than 5 nights in any period of 28 consecutive days in accordance with Regulation 11(1)(a) of the *Caravan Parks and Camping Grounds Regulations 1997*.

6.0 Application Requirements

An application for temporary accommodation use of a property without an established residential dwelling must be accompanied with the following information:

- Temporary accommodation application form;
- Site, floor and elevation plans of the self-contained structure and/or detailed photographs; and
- Details confirming water, power and wastewater disposal connections/systems to the satisfaction of the Shire.

7.0 Policy Statement

7.1 Service requirements

Temporary accommodation shall be provided with the following minimum services and facilities to the satisfaction of the Shire:

- a drinking water supply;
- a power supply;
- general waste disposal measures;
- an effluent disposal system; and
- a laundry, shower/bath, hand basin, water closet and a kitchen sink.

7.2 Term of approval

Temporary accommodation approval will be issued for a duration of 12-months at a time. Prior to the expiry of the 12-month approval a subsequent temporary accommodation application may be made to seek approval for a further 12-month period. Ongoing renewals in excessive of a cumulative 24-months will generally not be supported unless there are extraordinary circumstances to the satisfaction of the Shire.

7.3 Within townsites

For properties located within a townsite temporary accommodation will only be approved for the use of a habitable caravan including a motorhome or tiny house on wheels where a 'BA4 Building Permit' has been issued for the construction of a residential dwelling on the subject property.

The use of a portable habitable structure not exceeding 80m² in area for temporary accommodation within a townsite, but not within Beachridge Estate Jurien Bay can be approved without the requirement to have 'BA4 Building Permit' issued for the construction of a residential dwelling on the subject property.

7.4 Outside townsites / Industrial zoned

For properties located outside a townsite and/or zoned Industrial, all forms of temporary accommodation as defined by this Policy are permissible.

7.5 Temporary accommodation within an outbuilding

As defined by this Policy temporary accommodation within an outbuilding is limited to a maximum habitable area of 80m². At cessation of the temporary accommodation approval the habitable area within the subject outbuilding is to be decommissioned to the satisfaction of the Shire unless otherwise converted to class 1a building under the *National Construction Code*.

8.0 Shire Register of Temporary Accommodation

The Shire will maintain a register of approved temporary accommodation which will include the property address and the approved tenants.