

Council Policy – Temporary Accommodation

Responsible Directorate	Development Services
Responsible Business Unit/s	Health, Building and Community Safety
Responsible Officer	Manager Health Building and Community Safety
Affected Business Units	Statutory Planning and Compliance

Objective

The objective of this Policy is to provide direction in relation to the conditions for the establishment of temporary accommodation during the construction of a permanent residence.

Scope

This Policy applies to

- All land within the Shire of Serpentine Jarrahdale (the Shire).
- Any development which has received approval for a single dwelling on a lot zoned Rural Residential, Rural Small Holdings, Rural and Environmental Conservation under the Local Planning Scheme.
- Any other lot over 4000m² in size.

Policy

Temporary accommodation may be approved by officers authorised to do so under the Shire's Delegation of Authority.

Conditions:

Temporary accommodation applications will only be considered:

1. The only form of temporary accommodation to be approved will be within a caravan.
2. On land over 4000m² in size.
3. Accompanied by a building application for a permanent dwelling.
4. With a statutory declaration acknowledging that approval will not exceed 24 months with the temporary accommodation to be vacated at the time or sooner, on completion of the dwelling, or if the Shire's permission to occupy the temporary accommodation is withdrawn.
5. With a schedule of work for the erection of the permanent dwelling.
6. With a letter from the lending institution confirming that finance is available for the construction of the dwelling.
7. Toilet, shower and laundry must be provided with an adequate effluent disposal system arrangement to the satisfaction of the Shire's Environmental Health Officer. Use of the temporary accommodation will not be commenced until facilities are inspected by an Environmental Health Officer.
8. Temporary accommodation will be approved for a period of up to 24months.

9. Payment of the application fee as set by Council each year.

Applications are to be made on the application form and be submitted together with the Statutory Declaration.

Definitions

Nil

Related Documents

- Council Plan 2023-2033

Legislation / Local Law Requirements

- *Local Government Act 1995*
- *Caravan Parks and Camping Grounds Act 1995*

Amendment Record

Relevant Delegations		Delegation 2.1 Appoint Authorised Persons for the purposes of carrying out the powers and duties of an Authorised Person under Caravan Parks and Camping Grounds Act 1995 Regulations 1997 and Amendment Regulations 2024.	
		Date	Resolution Number
Council Adoption			
Version	Date	Resolution Number	Amendment Details
2	24 May 2004	SM047/05/04	
3	29 September 2015	OCM187/09/15	
4	18 December 2017	OCM179/12/17	
5	17 March 2025	OCM068/03/25	Formatted to new policy template. Updated to aligned with the Caravan Parks and Camping Grounds Amendment Regulations 2024.