

Environmental Health Services

Temporary Accommodation Guidelines

Environmental Health approval is required to occupy Temporary Accommodation in the Shire of Murray. Approval will only be granted in the following circumstances:-

- Application forms are completed and submitted together with applicable fees;
- Approval to construct a permanent dwelling on the site has been approved, and
- Approval will only be granted for a period of up to 12 months. The Shire may consider an application to extend the approval period of up to a further 12 months, but extensions will only be granted if substantial progress has been made on the construction of the dwelling.

Legislation

This Guideline was produced with reference to the Building Code of Australia, Caravan Parks and Camping Ground Act 1995, the Health (Miscellaneous Provisions) Act 1911 and the Shire of Murray's Town Planning Scheme No 4.

What is Temporary Accommodation?

The only forms of Temporary Accommodation that will be considered for approval shall be:

- a) A **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 (to be housed inside or behind a shed);
- b) A **Class 10 Building (shed)** for which a building permit has been issued AND an approval to occupy the Class 10 Building (shed) as Temporary Accommodation is issued under section 144 of the Health Act 1911 for a period up to 12 months for the purpose of facilitating the construction of a dwelling.

Application Forms

The applicant is to complete the attached form and submit to the Shire together with the applicable fee:

- Completed "Application For Temporary Accommodation During Construction of a Dwelling" form, including information as requested in the application;
- Application Fee (as per Council's Fees and Charges)

Conditions for approval

- Applicants must own or have a legal right to occupy and build on the land.

- Approval will be for a period of up to 12 months. The Shire may consider an application to extend the approval period of up to a further 12 months, but extensions will only be granted if substantial progress has been made on the dwelling construction.
- Approval will only be considered on land zoned:
 - Rural
 - Special Rural
 - Farmlet
 - Hills Landscape Protection
 - Or other similar rural-residential zones
- The following minimum facilities are to be completed before occupation and are conditional upon any approval:
 - An effluent disposal system is to be installed and a “Permit to Use” issued. (An ‘Application to Construct or Install an Apparatus for the Treatment of Sewerage’ is required to be submitted prior to installation.)
 - Provision of suitable ablutions including flushing toilet, hand basin, shower or bath, and washing machine or trough.
 - Toilet and ablution facilities must be connected to an adequate supply of potable water and all waste water disposed of to an approved effluent disposal system.
 - Kitchen and reticulated power supply (to prevent noise nuisance from generators).
- Setbacks for temporary accommodation are the same as prescribed for buildings within that zoning, as determined by the Town Planning Scheme.

Compliance issues

- Temporary Accommodation fixtures are to be removed within 6 months of practical completion of the dwelling or when the Temporary Accommodation approval becomes invalid. This involves the removal or downsizing to kitchenette of the kitchen, removal of laundry including capping of plumbing, and removal of toilet(s) and shower(s) unless written justification is provided as to why the toilet(s) and/or shower(s) are required.
- Expiration or cancellation of the building permit for the dwelling will void the applicable Temporary Accommodation approval.
- No extension of approval will be considered if building of the dwelling has not substantially commenced.
- 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 Guideline or any other relevant legislation.
- The Shire reserves the right to revoke the approval based on any complaints received that in the Shire’s opinion, unduly affect amenity, or on any other grounds that the Shire deems necessary to protect health, safety and wellbeing of people.

Application for Temporary Accommodation during construction of a dwelling

This application is for a request to reside in Temporary Accommodation whilst undertaking the construction of a dwelling in the Shire of Murray.

Applicant Details

Name:

Property Address:

Postal Address:

Telephone: Mobile:

Email:

Temporary Accommodation Details

1. Property Address:

2. Proposed date of occupation:

3. Number of persons residing on site:

4. Toilet Facilities Flushable Handbasin near toilet

5. Bathroom Facilities Shower Bath

6 Laundry Facilities Wash Trough Washing Machine

7. Dwelling Building Permit Approval No:

8. Effluent Disposal System

- Type of effluent disposal system:
- Date of Approval to Construct System:
- Date of Permit to Use System:

9. Potable Water Source:

- Scheme Water
- Rain Water Tank Capacity _____(Litres)
- Other (provide details) _____

10. Reticulated power supply Yes No

11. Kitchen Kitchen sink Cooking appliance

12. Site Plan (two copies required) showing:-

- Location and setback distances for all development (eg: dwelling, outbuildings, effluent disposal)
- Location of natural features (contours, waters courses)

13. Floor Plan (two copies required) showing

- Location of kitchen, bathroom, toilet and laundry facilities

Please read and sign the following declaration

I hereby certify that I have read and will comply with the provisions of the Shire of Murray Temporary Accommodation Guidelines.

I hereby certify that I have completed the 'Temporary Accommodation during the Construction of a Dwelling' application, and attached all requested plans and that the information I am submitting in this application is accurate and true.

Attached is a cheque / cash to the amount of \$ _____ to cover the application fee. (Alternatively, payment can be made by direct debit by ringing the Shire's customer service staff on telephone 9531 7777)

For current fees please refer to the Shire of Murray's Fees & Charges at www.murray.wa.gov.au

Applicant Name:

Signature:

Date: