

Application to reside in temporary accommodation

Health Services Guideline

Camping and caravan use is regulated by the *Caravan Parks and Camping Grounds Act 1995* and subsidiary legislation. This guideline clarifies the use of temporary accommodation in the form of camping on private property and not within a licensed caravan park.

Is approval required to live in a caravan on my own property?

The Caravan and Camping Grounds Regulations 1997 allow a person who owns or has the legal right to occupy land to camp on the land for up to five nights in any 28-day period without obtaining approval from the City.

For periods exceeding five nights, written approval must be obtained from the City before the caravan or camp is occupied.

How do I get approval from the City of Swan?

To obtain approval, a person must submit the City's application to reside in temporary accommodation **form**, along with the required supporting documentation and pay the associated fee. The applicant must be the person who will reside in the temporary accommodation.

What type of temporary accommodation will be approved?

The City will only approve temporary accommodation in the form of:

- i. A caravan
- ii. A tiny home on wheels (THOW)
- iii. A camping activity in a temporary structure that is easily movable, such as a:
 - Camper van or camper trailer
 - Suitably converted vehicle, such as a bus or similar.

The vehicle must be maintained in a roadworthy and functional condition. A valid vehicle registration must be included with the application and must remain valid for the duration of the approval.

Temporary accommodation in the form of a rooftop-mounted tent on a vehicle will not be allowed, as it exceeds the one-storey height limit.

What type of temporary accommodation will not be approved?

The City will not approve more than one temporary accommodation per property.

Temporary accommodation (camping) within a shed is not permitted, as it does not meet the residential standards of the *Building Act 2011*. However, a caravan approved for this purpose may be located within a shed. Facilities such as laundry and other ablution amenities may be located within the shed to accompany a caravan, provided they are connected to an approved wastewater disposal system.

The City will not approve a transportable home (granny flat) or skid-mounted structures as temporary accommodation. These types of dwellings may be approved separately through a Development Application and associated Building Licence. For more information about this separate process, contact the City on **(08) 9267 9267**.

How long will approval be granted for?

The maximum time of approval is limited to 12 consecutive months, with the ability to reapply for one further 12-month period. This aligns with planning requirements and the temporary use exemption provisions under Local Planning Scheme No.17. Approval will not be granted for a total exceeding 24 months, as this would not be considered temporary in nature.

Other important information

- The temporary accommodation must be connected to either a sewer or an approved onsite effluent disposal system. Any plumbing works must be undertaken by a licensed plumber. Confirmation may be required to be submitted to the City
- The temporary accommodation must be connected to a source of electricity from Western Power. Any electrical works must be undertaken by a licensed electrician
- A suitable source of potable water is to be provided on-site, either scheme water or a water tank with a minimum capacity of 38,000 litres
- Temporary accommodation must have its own separate waste collection service
- Temporary accommodation that is on wheels (the vehicle) must be located on a suitable hardstand so that no vegetation can grow underneath
- The temporary accommodation and surrounding land must be maintained in a condition that is not a hazard to safety or health, and access to services must be maintained
- Within bushfire-prone areas, the application for temporary accommodation must address the bushfire risk. Applicants must complete the bushfire acknowledgement section in the application form and submit a Bushfire Management Plan
- Noise emissions associated with the temporary accommodation activities must comply with the assigned levels under the Environmental Protection (Noise) Regulations 1997
- The City reserves the right to revoke approval based on any complaints received that, in the opinion of the City, unduly affect people's amenity, or on any other grounds that the City deems necessary to protect people's health, safety and wellbeing
- Temporary accommodation must not be used for short-term rental accommodation.

Further information

For any queries regarding the above, please contact Health Services on **(08) 9267 9153**.