



### CARAVAN PARKS AND CAMPING GROUND REGULATIONS – REGULATION 11

A person may camp on a lot for 5 nights (in a 28 day period) without needing Shire approval, if they have a legal right to be on a particular lot. For a period of up to 24 months the Shire of Waroona can issue a temporary accommodation permit, allowing camping on a lot, either during extenuating circumstances or during the construction of a dwelling. These guidelines recognise that many modern caravans or tiny homes are now equipped with ablution and clothes washing facilities and on van sullage storage. The Shire will approve on lot camping for up to 24 months with suitable ablution and effluent storage facilities, however effluent disposal on lots is strictly forbidden in such circumstances.

A temporary accommodation approval for up to 24 months will only be granted in the following circumstances: -

- A building permit has been issued for a dwelling on site
- Extenuating circumstances requiring temporary accommodation;
- A temporary accommodation application form is completed and submitted together with applicable fees; and
- A statutory declaration for temporary accommodation is completed and submitted.

### LEGISLATION

This Guideline is in line with, and includes, provisions of the Building Code of Australia, Caravan Parks and Camping Ground Act 1995, the health (Miscellaneous Provisions) Act 1911 and the Shire of Waroona's Town Planning Scheme No 4.

### WHAT IS TEMPORARY ACCOMODATION?

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

- a) A caravan, camper, campervan, tiny home or similar that contains or has associated facilities to meet the health standards of these guidelines; or

### APPLICATION FORMS

The applicant must own or have a legal right to occupy the land and is to complete the following forms and submit to the Shire together with the applicable fee:

- Completed "Application for Temporary Accommodation" form, including information as requested in the application;
- Completed and submitted "Statutory Declaration – Application to Camp on a Rural Lot"

### CONDITIONS

- Approval can be for a period of up to 24 months where suitable arrangements for the discharge or removal of effluent have been approved by the Shire of Waroona.
- Approval can be for a period of up to 24 months where suitable arrangements have been made for the discharge of effluent and a building permit has been issued for a dwelling on the lot. The Shire may consider an extension however this will only be granted if there are extenuating circumstances and substantial progress has been made on the dwelling construction.
- No discharge of effluent will be permitted on a lot other than into an approved wastewater system. It should be noted that some lots within the Shire of Waroona specifically prohibit the discharge of nutrients in wastewater other than into nutrient retentive systems.

- Approval will only be considered on land zoned:
  - Rural (1, 2, 3A, 3B, 4, 5, 6, 7, 8)
  - Rural residential
  - Rural smallholdings
  - or other similar rural zones.
- Setbacks for temporary accommodation are the same as prescribed for buildings within that zoning, as determined by the Town Planning Scheme.
- Arrangements are to be made for garbage disposal and be approved by the Shire of Waroona.
- The following minimum facilities are to be in place prior to camping on the land and are conditional upon any approval:
  - An effluent storage/disposal system is to be approved by the Shire of Waroona. and the system is to be connected to all fixtures producing wastewater on the lot.
  - Provision of suitable ablutions including toilet, hand wash basin, sink, shower and laundry trough / washing machine.
  - Ablution facilities must be connected to an adequate supply of potable water.
  - Cooking facilities as approved by the Shire of Waroona.
  - Reticulated power supply unless otherwise approved (to prevent noise from generators).
  - Facilities are to be screened using a caravan, shed, or other means so as not to be visible to neighbours or users of nearby roads. Note: A building permit may be required for any structures forming part of the temporary accommodation arrangements. The Shire in granting temporary accommodation approval is not granting approval for, or condoning, a shed to be used as a dwelling.
  - When building a dwelling an effluent disposal system is to be installed and a "Permit to Use" issued. ('Application to Construct or Install an Apparatus for the Treatment of Sewerage' is required to be submitted prior to installation), and the system is to be connected to all wastewater produced, within 3 months of the temporary approval having been issued.

## COMPLIANCE ISSUES

- For a 24-month approval, expiration or cancellation of the building permit for the dwelling will void the applicable Temporary Accommodation approval.
- 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.