SHIRE OF IRWIN
DONGARA-PORT DENISON
A BRILLIANT BLEND

CARAVANS AND TINY HOMES FOR TEMPORARY ACCOMMODATION

Local Planning Policy

October 2024



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CONTENTS

1 CITATION

2 POLICY INTENT

3 BACKGROUND

4 POLICY OBJECTIVES

5 POLICY MEASURES

5.1 General
5.2 Location
5.3 Safety, Health and Services
5.4 Application Information
5.5 Consultation

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Policy Status

Revision No.	*Date*	*Comment*
0	22 October 2024	Draft for public consultation – Council Item No. ID02-10/24.

1 CITATION

This is a local planning policy prepared under Schedule 2, Part 2 of the deemed provisions as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the Shire of Irwin Local Planning Scheme No. 5. This policy may be cited as the *CARAVANS AND TINY HOMES FOR TEMPORARY ACCOMMODATION* local planning policy.

2 POLICY INTENT

The intent of this policy is to provide guidance on the exercise of discretion when dealing with the design, planning and assessment of applications for, or related to the use of caravans (which includes a motor home or similar) or tiny homes on wheels for temporary accommodation purposes.

This policy does not apply to caravan parks. The policy does not relate to permanently fixed, smaller sized dwellings on foundations (tiny houses) which are treated as a building.

3 BACKGROUND

Under the *Caravan Parks and Camping Grounds Regulations 1997* a local government can consider applications to camp on private land for up to 24 consecutive months. Usually a caravan or tiny home on wheels is the easiest form of temporary accommodation to place on the land.

Tiny homes on wheels (THOW's) are classified as caravans under the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997*.

4 POLICY OBJECTIVES

The objectives of this policy are:

a. To provide guidance in dealing with applications made under regulation 11A of the *Caravan Parks and Camping Grounds Regulations 1997.*

b. To provide for and regulate the use of caravans and THOW's for temporary accommodation purposes.

c. To ensure that this type of temporary accommodation will be compatible with its setting, which includes:

    i. The amenity of the locality;

    ii. The desired future character of its setting; and

    iii. Its relationship to development on adjoining land or on other land in the locality.

d. To ensure acceptable health standards (and planning / building standards if applicable) are achieved.

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e. To specify areas and circumstances where longer term occupation of caravans or THOW's may be appropriate.

5 POLICY MEASURES

5.1 General

5.1.1 There is a general presumption that THOW's are a more appropriate form of accommodation for longer term occupation, as opposed to a conventional caravan where shorter periods are considered more appropriate.

5.1.2 It is not intended that caravans or THOW's be located on private lots permanently but instead allow for their use as temporary accommodation, albeit for longer periods of time.

5.1.3 No more than one caravan or THOW's will be approved on a single lot.

5.1.4 Tents or similar camping arrangements will not be supported.

5.2 Location

5.2.1 Applications will only be considered in areas where a single house (or some form of accommodation land use) can be approved by the local government under the Scheme.

5.2.2 The placement of a caravan or THOW's should comply with all relevant Scheme and R-Code provisions (e.g. setbacks, site cover etc.).

5.2.3 Where there is an established dwelling on the lot, the caravan or THOW's must be parked to the rear of the residence and screened from view of the street and from adjoining properties.

5.2.4 If on a vacant lot, then the placement of a caravan or THOW's should be as inconspicuous as possible taking into consideration the manner in which the property is viewed from the street or from adjoining land.

5.2.5 The local government will only consider applications for longer term accommodation (maximum 24 months) in accordance with the following:

	Zone	Caravan / Motorhome	Tiny Home on Wheels
1	Rural and Rural Smallholdings	yes	yes
2	Rural Residential	yes	yes
3	Residential R2.5 and lower	yes	yes
4	Special Residential, Residential R5 and higher (vacant)	NO	yes
5	Residential R5 and higher (existing dwelling on the lot)	yes	yes
6	Other Zones or Reserves	on a case-by-case basis	

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5.3 Safety, Health and Services

5.3.1 Before giving approval the local government must be satisfied that the land is a suitable place for camping.

5.3.2 A caravan or THOW's must be connected to reticulated water and sewer if available to the lot, and where not available connected to an appropriate effluent disposal system with access to a potable water supply.

5.3.3 If the lot is within the local government waste serviceable area, then a 240 litre mobile garbage bin must be provided.

5.3.4 A caravan or THOW's should be located outside of a bushfire prone area and on land not susceptible to flooding.

5.3.5 The owner/occupier of a caravan or THOW's is to ensure that it has wheels attached to it and is maintained in such a condition that it is able to be moved under its own power or being towed within 24 hours. It must remain registered and road worthy.

5.3.6 Caravans must have internal ensuites with toilets and showers, along with a fridge/freezer and suitable hot water system for cooking and cleaning.

5.3.7 THOW's must be self-contained with its own kitchen, bathroom, clothes washing and toilet facilities.

5.4 Application Information

Written applications will need to be accompanied by the following:

a. A detailed site plan showing the location of the caravan or THOW's including any external areas to be used (e.g. areas for clothes drying).

b. Photographs that clearly illustrate the in-situ condition and appearance of the caravan or THOW's.

c. A precise timeframe sought for the approval.

e. Details of all the services to be provided (water, power, effluent and waste disposal).

f. An application fee of $147.

5.5 Consultation

The local government may choose to advertise an application should there be any concerns over the suitability of the land or any potential impact on the amenity of the locality.

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6 DEFINITIONS

The terms used in this policy complement those contained in the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of Irwin Local Planning Scheme No. 6. The following additional definitions apply within this policy.

Tiny Home on Wheels (THOW's) means a self-contained dwelling built on a wheeled trailer base that is designed to be towed (and not moved under its own power). It must be under 2.5m wide, 4.3m high, 12.5m long and no more than 4.5 tonnes. Please note the definition of a THOW's does not relate to permanently fixed smaller sized homes on foundations.

In the context of this policy a retrofitted bus, van or truck, wagon, retrofitted sea container, caravan, tent, yurt, non-retrofitted vehicle, transportable 'donga' or park home is not a THOW's.

Self-contained (although not defined in the R-Codes), it is clearly evident that this is in relation to independent living. Therefore, to be self-contained a THOW's must have (as minimum) its own kitchen, bathroom, clothes washing and toilet facilities.

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