

# OCCUPANCY OF MOVEABLE DWELLINGS



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## INTRODUCTION

This information sheet has been designed as a guide to inform of the requirements under the Caravan Parks and Camping Grounds Act 1995 (and Regulations 1997) and the process for applying for temporary occupancy of a moveable dwelling.

### Definition(s):

“Movable Dwelling” is defined under the City of Karratha Town Planning Scheme No 8 as:

“A caravan defined under the *Road Traffic Act 1974* (as amended), park home or other dwelling constructed and maintained on its own chassis and wheels and capable of mobility at all times, although it may be stabilized by jacks, provided with skirtings or designed and constructed to permit independent occupancy for dwelling purposes.”

## TEMPORARY ACCOMMODATION

The provisions of the *Caravan Parks and Camping Grounds Act 1995* and *Regulations 1997* permits Council to approve occupancies of moveable dwellings sited on areas which are not registered caravan and camping grounds for up to a maximum stay of 3 months or up to 12 months subject to a building license for a dwelling being issued for the property in question.

Council has adopted to approve such applications on residential, urban development and commercial town centre zones only, this includes residential land and town centre commercial lots however does not include industrial or special use zoned properties such as sporting clubs.

The occupancy of moveable dwellings on lands zoned other than residential, urban development and commercial town centre zones except otherwise approved by the *Caravan Parks and Camping Grounds Act 1995* will not be considered.

## CONDITIONS

Council can approve occupancies up to 3 months if no building license applies, and up to a maximum of 12 months where a building licence for a dwelling has been issued for property.

An application form is to be completed and an application fee is payable.

## FREQUENTLY ASKED QUESTIONS

**Does this permit me to occupy a skid-mounted transportable or non-habitable structure such as a converted shed on the property?**

No. This pertains only to moveable dwellings such as caravans, campervans and the like. Occupation of skid-mounted transportable buildings and shed structures are not permitted.

### **Can I occupy a park home on the property?**

No. As specified in the *Caravan Parks and Camping Grounds Act 1995* and *Regulations 1997* park homes are not permitted unless they are located in a caravan and camping facility.

### **My motorhome has an inbuilt storage tank for liquid waste, is this acceptable for use?**

The use of storage tanks is acceptable however there must be a connection to sewer on the property to dispose of the liquid waste regardless.

### **If my moveable dwelling is used between 1 October and 30 April, what are adequate cyclone tie downs and anchor points?**

The applicant is to determine what is adequate given the cyclone category of the region and is encouraged to seek advice from a qualified structural engineer. Moveable dwellings are generally built to vehicular standards, and these may not be constructed to withstand cyclonic wind forces. The City of Karratha will not determine the adequacy of cyclonic tie downs on behalf of the applicant.

### **Can I apply for approval to site multiple moveable dwellings on a site?**

Under certain circumstances with larger building developments applications for multiple moveable dwellings may be considered. With such applications additional conditions may be required to ensure that an adequate level of health and amenity are maintained.

### **Can I apply to camp for periods greater than 3 months where a building licence has not been issued for the property or for greater than 12 months where a dwelling building licence has been issued?**

Council can approve occupancies of up to 3 months where no dwelling building licence has been issued or up to 12 months where one has. Approval from the Minister for Local Government and Regional Development must be sought for occupancy periods greater than these.

### **Are there penalties for noncompliance or if I occupy a moveable dwelling without approval?**

Within the *Caravan Parks and Camping Grounds Act 1995* there are fines and infringements for non-compliance.

### **If someone complains about my occupation of a moveable dwelling, what will the process be?**

Complaints will be investigated, and council officers will endeavor to assist to resolve any non-compliant situation where possible. Should the occupancy of the moveable dwelling continue to be non-compliant with the legislative requirements, the approval to occupy may be terminated.

## **ADDITIONAL INFORMATION**

If you would like additional information on occupancy of moveable dwellings, please contact:

City of Karratha, Environmental Health

Ph: (08) 9186 8555

E-mail: [enquiries@karratha.wa.gov.au](mailto:enquiries@karratha.wa.gov.au)

Website: [www.karratha.wa.gov.au](http://www.karratha.wa.gov.au)

## **DISCLAIMER**

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