

PLANNING INFORMATION SHEET

• USING YOUR PROPERTY FOR A HIPCAMP / WIKICAMP etc) •

Many landowners make their land available through platforms such as Hipcamp or Wikicamps for caravan stays and camping. This is generally a low-impact use of the land; however, it does require the landowner to obtain relevant approvals from the Shire of Harvey.

What is it and what are the requirements?

Providing land through platforms such as Hipcamp and Wikicamps for caravan stays and camping is considered to be either a 'caravan park' or a 'nature-based park', depending on the property location. These require development approval under the Shire of Harvey's Local Planning Scheme and require a Licence under the Caravan Parks and Camping Grounds Regulations 1997.

A 'caravan park' is defined as follows and can be considered in the Residential, Tourism and Rural zones:

"an area of land on which caravans, or caravans and camps, are situated for habitation".

A 'nature-based park' is defined as follows and can be considered in the Tourism, Environmental Conservation, Priority Agriculture and Rural zones:

"a facility in an area that —

- is not in close proximity to an area that is built up with structures used for business, industry or dwelling-houses at intervals of less than 100m for a distance of 500m or more; and*
- has been predominantly formed by nature; and*
- has limited or controlled artificial light and noise intrusion".*

Application Requirements

An Application for Development Approval is required to be submitted with the following:

- Application fee.
- Copy of Certificate of Title.
- Site plan indicating:
 - Location and purpose of existing buildings on the site in relation to the property boundaries.
 - Location of vehicle access.
 - Location and number of caravan and/or camp sites.
 - Location and details of any facilities for the caravan and/or camp sites.
 - Location and details of any proposed signage.

Application Requirements cont.

- Management Plan detailing:
 - How waste is to be managed and disposed.
 - How potential offsite impacts will be managed.
 - Maximum number of caravans and/or persons.
 - Facilities or services provided (potable water, power, recreation, etc).
- If the property is located within a designated Bushfire Prone Area and has a BAL rating above LOW:
 - Bushfire Management Plan that assesses the proposal against, and demonstrates compliance with, State Planning Policy 3.7 – Bushfire ([State Planning Policy 3.7 Bushfire](#)) and Planning for Bushfire Guidelines ([planning-for-bushfire-guidelines---for-the-implementation-of-state-planning-policy-3-7-bushfire.pdf](#)).

Application Fees

Applications for any approval required does attract an application fee, as stipulated in the Shire of Harvey's Fees and Charges Schedule.

Other Approvals

If Development Approval is obtained, an application for a Licence under the Caravan Parks and Camping Grounds Regulations 1997 is required to be submitted to the Shire's Environmental Health Business Unit.

- A camp site may be required to provide ablution facilities and/or a chemical dump point to manage onsite wastewater. The Caravan Parks and Camping Grounds Regulations 1997 generally requires a centrally located toilet facility (1 toilet for every 10 bays).
- If the site is located within a 'sewerage sensitive area', ablution facilities are subject to the requirements of the Government Sewerage Policy.
- Any dump point should be design and managed to the requirements of the Department of Health.

If any structures are proposed to be constructed, an application for a Building Permit under the *Building Act 2011*, will be required.

Further Information

Further information can be obtained by contacting the Shire of Harvey's Planning Services.