

Did you know?

Having campers or caravans pay to stay on your property falls under the same rules as all other caravan parks and camping grounds.



NEED MORE INFORMATION?

Head to denmark.wa.gov.au

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- enquiries@denmark.wa.gov.au
- (08) 9848 0300
- 953 South Coast Highway
(9am-4pm Mon-Fri)

Current at 20 July 2023



CAMPING BUSINESSES



Do I need approval to have campers or caravans pay to stay on my property?

Yes. This includes:

- Planning approval under the 'Caravan Park' land use classification
- Granting of a licence to operate a Caravan Park or Camping Ground
- Building permits for any structures

This includes camping supported by online booking platforms, club or association memberships, and paid farm stays. This does not include short term unpaid stays by family and friends.



What are the standard requirements for camping businesses and caravan parks?

A caravan park or camping ground can only be approved on a property in the Rural or Tourist zones.

Standard requirements in the Shire's *Local Planning Policy 51: Caravan Parks & Camping Grounds* include:

- Property owner must reside on site
- Minimum 50m setback from lot boundaries
- Maximum of 4 caravan/camping sites on a property within the Rural Zone OR with access from an unsealed road only
- Maximum of 20 sites on a rural property in a designated Tourism Precinct, or over 20 sites allowed in the Tourist Zone only
- Preparation of a management plan (see policy for details to be included)
- Minimum service levels and maximum length of stay for 'nature based' parks

If your property is within a designated 'bushfire prone area' you will also need to address the *Guidelines for Planning in Bushfire Prone Areas*. Seeking advice from an accredited bushfire consultant early is recommended.

Do I need to provide facilities and services for my guests?

Whether you are a small scale camping business or a large caravan park, you are responsible for providing services for your paying guests.

The minimum requirements for facilities and infrastructure depends on the type and size of your business. These requirements are outlined in detail in the *Caravan Parks and Camping Grounds Regulations 1997*. This includes standards for drinking water, toilets, dump points, rubbish collection, laundry and kitchen facilities, and road access.

If my neighbour wants to start a caravan park or camping ground will I be consulted?

It is best practice to talk to your neighbours as early and as much as possible when making development decisions. Conversation helps to build relationships and to share information.

When we receive an application for a caravan park or camping ground we will invite comment from neighbours, providing the opportunity for relevant issues to be raised and addressed.