
Policy Owner: Health Services
Contact Person: Coordinator Health Services
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OBJECTIVE

This guideline establishes the City's position for a consistent approach to the assessment and approval of applications for temporary camping on private land with local government approval under the *Caravan Parks and Camping Grounds Regulations 1997*.

SCOPE

This guideline applies to all applications for temporary camping within the district. The purpose of this guideline is to:

1. Provide guidance as to the circumstances in which temporary camping approval may be granted.
2. Identify conditions that may apply to an approval to ensure temporary camping will not create a hazard to safety or health.

BACKGROUND

The *Caravan Parks and Camping Grounds Regulations 1997* regulates camping activities.

The Regulations allow a person who owns or has legal right to occupy the land to camp on the land for up to 5 nights without obtaining approval from the Local Government.

For over 5 nights, written approval may be granted by the Local Government if such approval will not result in the land being camped on for longer than 24 consecutive months subject to the following conditions:

- (a) that any caravan or camp in which the person is camping on the land is maintained in such a condition that it is not a hazard to safety or health;*
- (b) that the land is maintained in such a condition that it is suitable for camping, particularly in relation to —*
 - (i) safety and health; and*
 - (ii) access to services;*
- (c) any other conditions specified by the local government in the approval.*

An applicant may apply in writing to the Minister, within 35 days of the relevant decision, for approval to camp on the land that is either the subject of the application or approval.

Property owners may submit a Development Application and a Building Permit Application for approval to construct and permanently reside in ancillary accommodation (eg. studio, granny flat, tiny home, sea container etc.) on their land. This is not temporary camping under the *Caravan Parks and Camping Grounds Regulations 1997*.

After receiving Development Approval and Building Approval to construct ancillary accommodation, property owners may reside in their completed and compliant ancillary accommodation during the construction of a residential dwelling on their land. This is not temporary camping under the *Caravan Parks and Camping Grounds Regulations 1997*. Property owners may keep approved ancillary accommodation on their land, or remove it, after their residential dwelling has been constructed.

GUIDELINE

Applications for temporary camping will be assessed on a case-by-case basis.

1. Approval for temporary camping may be granted to a property owner to enable their family members to temporarily camp on their property, subject to conditions.
2. Temporary camping may be approved in a registered and roadworthy caravan or a registered and roadworthy vehicle that contains permanent toilet, shower and cooking facilities, subject to conditions.
3. Temporary camping may be approved on land that contains a dwelling, subject to conditions.
4. Temporary camping may not be approved on vacant land that is zoned 'Residential'.
5. Temporary camping may not be approved on vacant land that is zoned 'Residential' while a building licence for a dwelling is in effect, due to safety and health concerns posed by the activity of camping on a construction site that is constrained in size.
6. Temporary accommodation may be approved on vacant land that is zoned Rural, Rural Resource, Rural Residential and Landscape Enhancement under the City of Wanneroo's District Planning Scheme No 2. while a building licence for a dwelling is in effect, subject to conditions.

Conditions for temporary camping on land that contains a dwelling

1. Temporary camping is only approved for family members of the property owner.
2. Temporary camping is only approved in a registered and roadworthy caravan or a registered and roadworthy vehicle that contains permanent toilet, shower and cooking facilities.
3. The maximum approval time for temporary camping is **3 months** within a 12-month period.
4. The property owner shall reside in the dwelling on the property when temporary camping is occurring.

5. The caravan or vehicle shall be connected to a potable water supply.
6. The property owner shall provide access to enable occupiers of the caravan or vehicle to empty the blackwater waste cartridge into a toilet, the sewer or an approved Apparatus for the Treatment of Sewage on the property, in a manner that does not create a hazard to safety or health.
7. Greywater shall be emptied into the sewer, a wastewater disposal system or disposed of onsite in a manner that does not create a hazard to safety or health.
8. A smoke alarm, fire blanket and dry powder extinguisher shall be installed in the caravan or vehicle.
9. The caravan or vehicle shall be located on a hardstand within the property boundaries and shall comply with setbacks required under the City's District Planning Scheme No.2.
10. Electrical power from generators is not permitted.
11. Compliance with the Environmental Protection (Noise) Regulations 1997 is required.
12. The City may revoke any temporary camping approval should it be determined the approval is not being carried out in accordance with this guideline, the conditions of approval or any other relevant legislation.
13. The City may revoke any temporary camping approval if a hazard to safety or health is being created.

Conditions for temporary accommodation on vacant land while a building licence for a dwelling is in effect

1. Temporary accommodation is only approved for the property owner and immediate family members for a period of **12 months** during the construction of a single dwelling on land that is zoned Rural, Rural Resource, Rural Residential and Landscape Enhancement under the City of Wanneroo's District Planning Scheme No 2. The approval period may be extended if the construction of the dwelling is progressing and approaching completion.
2. A Development Application, if applicable, and a Building Permit Application has been lodged with the City's Approval Services and approvals have been issued.
3. Construction of the proposed dwelling has been completed to at least ground floor slab level.
4. A Permit to Use an Apparatus for the Treatment of Sewage has been issued or approval to lawfully connect to sewer has been obtained from the Water Corporation.
5. Temporary accommodation may take the form of:
 - a) A registered and roadworthy caravan or a registered and roadworthy vehicle that contains permanent toilet, shower and cooking facilities; or

- b) A caravan and a Class 10 shed containing toilet, bathroom and cooking facilities.
6. Any caravan, vehicle and all other facilities are to be placed within the building envelope, where applicable.
7. A potable water supply is available.
8. A smoke alarm, fire blanket and dry powder extinguisher shall be installed in the temporary accommodation.
9. Occupancy of the temporary accommodation will be subject to the applicant maintaining satisfactory progress with the construction of the permanent residence, which may be monitored by the City as necessary from the date of occupancy of the temporary accommodation.
10. Sufficient arrangements will be entered into for the purpose of rubbish collection.
11. Electrical power from generators is not permitted.
12. Compliance with the Environmental Protection (Noise) Regulations 1997 is required.
13. The City may revoke any temporary accommodation approval should it be determined the approval is not being carried out in accordance with this guideline, the conditions of approval or any other relevant legislation.
14. The City may revoke any temporary accommodation approval if a hazard to safety or health is being created.

IMPLEMENTATION

Health Services shall implement this guideline.

DEFINITIONS

In this guideline, unless the context requires otherwise, all definitions are to have the same meaning as that given in the *Caravan Parks and Camping Grounds Regulations 1997*.

APPLICATION PROCESS

Applications may be submitted to Health Services for assessment by completing the City of Wanneroo's *Application for Temporary Camping* form. Application forms can be obtained from the City's website.

LEGISLATION

Caravan Parks and Camping Grounds Regulations 1997

11A. Camping on private land with local government approval

- (1) *A person may apply in writing to a local government for approval to camp on land the person owns or has a legal right to occupy if the land is in the local government's district.*
- (2) *The local government may approve the person camping on the land for a period specified in the approval not exceeding 24 consecutive months.*
- (3) *The approval is subject to the following conditions —*
 - (a) *that any caravan or camp in which the person is camping on the land is maintained in such a condition that it is not a hazard to safety or health;*
 - (b) *that the land is maintained in such a condition that it is suitable for camping, particularly in relation to —*
 - (i) *safety and health; and*
 - (ii) *access to services;*
 - (c) *any other conditions specified by the local government in the approval.*
- (4) *The local government is taken to have refused the application if the local government does not give the approval within 63 days of the application.*
- (5) *The local government may revoke an approval given by the local government, by written notice to the holder of the approval, if the local government is satisfied that a condition of the approval has been breached.*
- (6) *Before revoking the approval, the local government must —*
 - (a) *give written notice to the holder of the local government's intention to revoke the approval unless, within 35 days after the notice is given, the holder shows cause why the approval should not be revoked; and*
 - (b) *consider any written response to the notice received from the holder during that period.*

REFERENCES

Caravan Parks and Camping Grounds Regulations 1997