Guide to Camping on Private Property

IMPORTANT LINKS

Local Planning Scheme No. 4

Caravan Parks and Camping Grounds Regulations 1997

Under the Caravan Parks and Camping Grounds Regulations 1997, the Shire can consider applications to occupy a caravan, including tiny homes on wheels, or camp on private land.
The construction of a building or permanent structure on the land is generally subject to planning or building approval and cannot be approved under these regulations.

REASONS FOR USE

Caravans and tiny homes on wheels (THOWS) are used by many people in WA for a variety of reasons including:

- temporary housing following a natural disaster
- for seasonal worker housing
- staying in a caravan or THOW while building or renovating a permanent home
- to support someone ageing-in-place
- for holiday-makers
- other personal circumstances

It is important that caravans and tiny homes on wheels are used in a safe and healthy manner. That's why WA legislation generally restricts the use of caravans to licensed caravan parks, where a certain level of services and utilities must be supplied.

TEMPORARY HOUSING FOR HOLIDAY-MAKERS

Generally, a person may camp on property other than at a caravan park or camping ground for -

- up to 5 nights in any period of 28 consecutive days with the approval of the property owner, or
- more than 5 nights and up to 24 months with the approval of both the property owner and the local government.

With the approval of both the property owner and the local government, the approved period can be extended for a further 24 months.

CAN I CHARGE FOR ALLOWING A PERSON TO CAMP ON MY PROPERTY?

If you take payment for allowing a person to camp on your property, you must gain development approval even if that person is staying for less than 5 nights in any period of 28 consecutive days.
Under the Planning and Development Regulations 2015, if you take payment for allowing a person to camp on your property for more than 48 hours, you are changing the legal use of the land. If you change the use of the land then the full licencing requirements of the Caravan Parks and Camping Grounds Regulations 1997 will also apply.
If you take payment and allow a person to camp on your property for more than 48 hours, you will need to apply to the Shire for development approval and for a caravan park and camping ground licence.

I LIVE IN TOWN & WANT TO OFFER PAID CAMPING DURING MAJOR EVENTS. CAN I APPLY FOR DEVELOPMENT APPROVAL?

At present, the Shire can only consider applications for development approval for properties that are zoned Commercial, Priority Agriculture, Rural or Tourism. Unfortunately most properties within the Nannup townsite, and in our Rural Residential areas, are not currently able to be considered for approval due to their zoning.