

4.1.4 CAMPING OTHER THAN AT A CARAVAN PARK OR CAMPING GROUND

1. Purpose

To provide a clear, fair and consistent framework for the assessment and approval of applications for camping or temporary accommodation on land other than a caravan park or camping ground, in accordance with section 11 of the *Caravan Parks and Camping Grounds Regulations 1997*.

2. Policy Objectives

This policy aims to:

- ensure compliance with legislative requirements;
- protect public health, safety and amenity;
- manage impacts on neighbouring properties and the environment;
- provide flexibility where appropriate, particularly in regional and remote contexts; and
- support short-term or temporary accommodation needs without creating de facto permanent dwellings.

3. Scope of Policy

A person may stay in temporary accommodation on a property for up to 5 nights per 28-day consecutive period without Shire approval. A person staying in temporary accommodation on a property for more than 5 nights per 28 days consecutive period requires Shire approval.

This policy applies to:

- camping or accommodation in caravans, campervans, motorhomes, tents, buses, or similar structures;
- on private land or local government-managed land;
- outside of a licensed caravan park or camping ground.

This policy does not apply to:

- caravan parks or camping grounds;
- reserves not managed by the Shire of Kent;
- emergency or disaster relief accommodation authorised separately by Council or State agencies.

The temporary accommodation cannot be used as holiday rental or for tourism purposes.

4. Definitions

Camping means the occupation of land by a person using a caravan, campervan, motorhome, tent or similar structure for accommodation purposes.

Temporary Accommodation means accommodation that is short-term in nature and does not constitute permanent residential use.

Applicant means the landowner or a person authorised in writing by the landowner.

Habitable State means in a good state of repair with no major maintenance concerns that would render it unsafe to reside within

5. Policy Statement

Camping other than at a caravan park or camping ground for more than five (5) nights requires written approval of the local government or the Minister.

Council may permit camping other than at a caravan park or camping ground only where written approval has been granted under Regulation 11 of the *Caravan Parks and Camping Grounds Regulations 1997* and where the proposal satisfies the assessment criteria outlined in this Policy.

Approval is discretionary, time-limited, site-specific, and may be issued subject to conditions.

Approval does not confer planning or building approval for permanent residential use.

6. Application Requirement

Any person wishing to camp or reside temporarily on land other than a caravan park or camping ground must submit an Application for Approval to Camp to the Shire prior to occupation.

Each application will be assessed on its individual merits.

A non-refundable fee of \$200 per application will apply, to be paid by the applicant to the Shire of Kent at the time of submission.

7. Assessment Criteria

Applications will be assessed having regard to, but not limited to, the following:

- Location and Zoning;
- Duration of Stay;
- Health and Safety;
- Environmental and Amenity Impacts;
- Bushfire Considerations.

8. Conditions of Approval

8a Amenity

Any external fixtures, utilities and facilities such as aerials, satellite dishes, clothes lines or other external fixtures are to be situated so they are not visually obtrusive and where possible located out of view from the primary street or any public area.

Temporary accommodation is to be maintained, as not to cause a nuisance or become injurious or dangerous to the health of the occupants and the neighbouring properties.

8b Number of People and Camps

The permit to camp is issued to the individual/s wishing to reside in a temporary accommodation camp therefore any additional camps aren't permitted under the permit.

The number of people to be considered will be based on the availability and number of amenities to support the camp.

8c Condition

The temporary accommodation will need to be maintained in a habitable state with access to approved water, wastewater disposal and rubbish disposal at all times.

The mobility of the temporary accommodation is to be maintained to ensure it can be moved under its own power or be towed within 24 hours of any services being disconnected.

8d Toilets and Showers

All temporary accommodation arrangements are to have access to an adequate number of toilets and showers for the number of people proposed to reside.

If the proposal is for temporary accommodation on a lot with an inhabited dwelling, consideration needs to be given to the number of bedrooms and ablutions within the dwelling, and the additional loading placed on them if the temporary accommodation intends to utilise them.

8e Waste Management

All rubbish and recycling are to be managed as to not create a nuisance, odorous or become a breeding area or attractant to vermin.

No wastewater from temporary accommodation shall be discharged onto the ground surface.

Council may impose other conditions including, but not limited to:

- maximum duration of stay;
- restrictions on structures, clearing, or earthworks;
- fire management measures;
- prohibition on permanent connections to services.

Failure to comply with conditions may result in cancellation of approval.

9. Duration of Approval

Approvals will be granted for a specified period only and do not imply ongoing or future approval.

The Shire can approve one temporary accommodation application for up to 24 months per allotment. An applicant may reapply after 24 months to renew their application.

Under the *Caravan Parks and Camping Grounds Regulations 1997*, only one temporary accommodation will be approved per lot, if you are intending to have friends or family stay in another caravan, you will need to seek approval from the Shire for up to 3 months and from the Minister for greater than 3 months.

11. Compliance and Enforcement

Temporary Accommodation is governed by the *Caravan Parks and Camping Grounds Regulations 1997*. Penalties for failure to comply are set within the legislation and will be enforced by authorised officers.

If you cease to use the permit, the local government must be notified in writing by the permit holder.

As per the *Caravan Parks and Camping Grounds Regulations 1997*, r11A (5) the local government can revoke a permit if a condition of the approval has been breached.

Written notice will be given to the permit holder notifying the intention of the Shire to revoke the approval within 35 days after the notice is given unless the holder shows cause as to why the approval should not be revoked.

The Shire will consider any written response as to why the permit should not be cancelled during this time period. A response and final decision will be provided in writing.

12. Variation to this policy

This policy may be cancelled or varied from time to time. The Local Government's employees will be notified of any variation to this policy by the normal correspondence method.

Document Control

Policy Number	4.1.4
Policy Version	1
Creation Date	18 March 2026
Last Review Date	N/A
Next Review Due	This policy will be reviewed annually or more often where circumstances require.
Legislation:	<i>Caravan Parks and Camping Grounds Regulations 1997 (Regulation 11); Health (Miscellaneous Provisions) Act 1911; Planning and Development Act 2005; the Building Act 2011 and Building Regulations 2012;</i>
Related Documents:	Shire of Kent Town Planning Scheme No 3; any applicable Bushfire Planning, Environmental Health, or Local Laws.