

CARAVAN PARKS (INCLUDING “HIPCAMPS”) Frequently Asked Questions (FAQ)

This FAQ is intended to provide general information and guidance to common questions regarding Caravan Parks (including “Hipcamps”).

Planning Framework and Legislation

For detailed information, please refer links to the key planning framework and legislation.

- [Planning and Development \(Local Planning Schemes\) Regulations 2015](#)
- [City of Busselton Local Planning Scheme No. 21](#)
- [State Planning Policy 3.7 Bushfire](#)
- [Local Planning Policy 2.1 Car Parking](#)
- [Local Planning Policy 2.4 Rural Tourist Accommodation](#)
- [Local Planning Policy 4.2 Bushfire](#)
- [Local Planning Policy 4.4 Percent for Art](#)
- [Local Planning Policy 4.12 Advertisements and Advertising Signs](#)

What is a Caravan Park?

The term “Caravan Park” is defined under Schedule 1: Interpretations of the *City of Busselton Local Planning Scheme No. 21* (Scheme) as follows:

“Caravan Park” means premises that are a caravan park as defined in the Caravan Parks and Camping Grounds Act 1995 section 5(1).

Under the *Caravan Park and Camping Grounds Act 1995*, “Caravan Park means an area of land on which caravans, or caravans and camps, are situated for habitation.”

Is a “Hipcamp” considered a Caravan Park?

Yes. Hipcamp Australia is an online booking platform where landowners offer accommodation on private land. These arrangements are on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period. Accommodation options include tent sites, caravan sites, RV spots, and more.

The activities associated with Hipcamp would fall under the land use classification “Caravan Park”.

Why does Hipcamp need to be classified under a land use?

Under the planning framework, when determining land use classification, the specific activities that comprise the land use are of primary importance. Proper classification ensures that the activity is compatible with surrounding land uses, meets environmental and community standards, and complies with legal and regulatory requirements. This process facilitates approval processes, manages land use conflicts, and promotes sustainable and organised development within the planning system.

All Communications to:

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Can I apply for a Caravan Park on my land?

Maybe. It depends on the zoning of the land, and the land use permissibility provided in the Scheme.

How do I find the zoning of my land?

Please refer to the City's [Online Property Maps](#) to search general property information.

If you need assistance navigating the Online Property Maps, please refer to the [How to Guide - Online Property Maps \(Search General Property Information\)](#).

How do I find the land use permissibility?

Refer to the Scheme for land use definitions and permissibility in the various zones.

- Land use terms are provided in **Schedule 1 – Interpretations**.
- Land use permissibility for the various zones is provided in **Table 1 – Zoning Table**.
- Refer to cl 3.3.2 for the cross-reference symbols used in the Zoning Table.

For example, under Table 1 – Zoning Table “Caravan Park” is an ‘A’ use in the ‘Rural’ zone, meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the Deemed Provisions.

Will a Caravan Park (including Hipcamp) require development (planning) approval?

Yes. Where a Caravan Park can be considered in the zone, an application for development (planning) approval will always be required.

What are the bushfire requirements?

Where the land is within an area designated as bushfire prone on the [Map of Bushfire Prone Areas](#), additional supporting information will be required.

[State Planning Policy 3.7 Bushfire](#) in conjunction with the [Planning for Bushfire Guidelines](#) provides the foundation for land use planning to address bushfire management in Western Australia.

The intent of the SPP 3.7 Bushfire is to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.

Under the bushfire framework, the development of a Caravan Park would be considered a “Vulnerable Land Use”, which is defined as follows:

“Vulnerable land use” a land use which:

- *is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges; and/or*
- *due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and/or*
- *involves visitors who are unfamiliar with the surroundings.*

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The preparation of a bushfire management plan (BMP) will be required, which addresses **Bushfire Protection Criteria 8: Development – Vulnerable tourism land uses and day uses** of the Guidelines. A BMP is a living document that sets out short-medium and long-term risk management strategies for the life of the development. In addition, an accompanying Bushfire Emergency Plan (BEP) plan will be required for vulnerable land uses.

A BMP and BEP are required to be prepared by the following:

- Level 3 – Bushfire Planning Practitioner

A list of accredited practitioners is available on the [FPAA BPAD Accredited Practitioner Register](#).

What are other considerations for a Caravan Park?

Depending on the scale and location of the proposed development, other considerations include but are not limited to, environmental factors, proximity to other uses (eg agricultural uses), wastewater disposal, water supply, on-site management, number of sites / people, vehicle access location/s, lighting, traffic impact assessment, noise management plan and signage.

What information, fees and forms are required to lodge a development application?

Please refer to the following links on the City's website for more information :

- [Planning Checklists](#).
- [How-to Guide – Application for Development Approval](#).
- [Planning Fees and Charges](#).

How are development applications assessed?

In considering an application for development approval, the local government is to have due regard to the matters to be considered under the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions) and apply the principles of orderly and proper planning.

Please be advised that under the Western Australian planning framework, the local government cannot pre-determine a development (planning) application. Each application must be assessed on its merits in accordance with the Deemed Provisions and other relevant local or state planning policies.

This means that a decision, or a preliminary indication of a determination, cannot be provided until such time that a complete development application has been formally submitted, and a full assessment undertaken against the relevant planning framework.

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What is the role of the local government?

The role of the local government is to serve as an information provider and decision-maker. As the authority responsible for making decisions, we are unable to consult on proposed development to maintain impartiality and avoid any potential conflict of interest between the applicant's responsibilities and our role.

Other legislations

Please note that this FAQ relates only to the planning framework. Additional approvals or requirements may apply under other legislation, including the *Building Regulations 2015* and health-related legislation such as the *Caravan Parks and Camping Grounds Act 1995*.

Applicants are strongly encouraged to contact the City and discuss their proposal with the relevant teams before preparing or lodging a development application to ensure all applicable requirements are identified and addressed.

Further Assistance

If you need further help, contact Planning at (08) 9781 1731 or lodge an enquiry request online:

<https://www.busselton.wa.gov.au/council/report-an-issue-or-request-assistance>

***** Disclaimer *****

This FAQ sheet is intended for general information purposes only and should not be relied upon as a comprehensive source of guidance. For accurate and official information, please consult the relevant planning framework, Local Laws and applicable legislation. The City of Busselton accepts no liability for any errors, omissions, or reliance on the information contained herein.

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