



## **6.1.20 CAMP GROUNDS FOR SEASONAL (BACKPACKER) WORKERS**

### Purpose

The purpose of this policy is to encourage the establishment of seasonal camping grounds on private land, being for workers associated with horticultural/viticulture industry (i.e. Fruit Picking) undertaken on that land.

### Objectives

The objectives of this policy are to:

- a) Promote and support the establishment of seasonal camp grounds that operate solely to meet the need of the transient/backpacker workforce, ensuring a consistent approach is taken when considering applications;
- b) Provide clarity and direction with regard to the Shire of Manjimup's requirements and standards for such seasonal camp grounds.

### Interpretation

For the purpose of this policy, all terms and references shall have the same meaning as given by the provisions of the Local Planning Scheme No 4 (the Scheme), the Caravan Park and Camping Grounds Act 1995 and the Caravan Park and Camping Grounds Regulations 1997.

### Application of Policy

This policy applies to situations where landowners are seeking to provide informal camping for seasonal workers (transient/backpackers) employed on the land, where the land is located within the Priority Agriculture, General Agriculture and Rural Conservation Zones.

The policy does not apply to the Rural Small Holding or Rural Residential Zones due to the smaller size of horticultural operations and the increased potential for land use conflict.

### Permissibility

As specified by Local Planning Scheme No 4, the use of land for a campground (Camping Area) may be approved at the discretion of Council within the General Agriculture and Rural Conservation Zones. Neither a Camping Area nor Caravan Park are permitted within the Priority Agriculture Zone.

### Policy Provisions

The Shire of Manjimup supports the landowners within the Priority Agriculture, General Agriculture and Rural Conservation Zones providing on-site accommodation for seasonal workers. Within these zones, permission for a camping ground may be granted on the following grounds:

1. Permit to Camp

Pursuant to clause 11(2) of the Caravan Park and Camping Grounds Regulations 1997, approval may be granted to camp on land for a period of up to 3 months.

The Shire of Manjimup is prepared to approve the provision of informal camping for not more than 10 persons where the land is located within the Priority Agriculture Zone, General Agriculture Zone and Rural Conservation Zone.

Prior to granting a permit to camp for a period of longer than 3 days, the Shire shall be satisfied that suitable access is available to a toilet, shower and food preparation facilities. Such facilities may already be available on site (i.e. within a packing shed).

2. Temporary Camp Ground

With a "Camping Area" being a permissible use in the General Agriculture Zone and Rural Conservation Zone, the Shire of Manjimup is prepared to grant a Temporary License for a Camping ground catering for up to 20 people within these zones.

Prior to granting a Temporary Camping Ground License, the Shire shall be satisfied that:

- A minimum of two toilet and two shower facilities (either unisex or one each for male and female) are available on site;
- A food preparation area is available;
- A suitable potable water source is located within 90m of the camping area; and
- A Manager/caretaker will be located on site.

Camping Grounds approved under this option shall not be required to provide sealed roads, car parking or the provision of power and water to the camping sites. Whilst recreational facilities will not be mandatory, it is recommended that as a minimum a communal shelter and/or barbeque facility is provided.

Temporary Camping Ground licenses must be renewed annually in accordance with the Caravan Park and Camping Grounds Act 1995 and the associated regulations.

\*Note: A Temporary Camping Ground license will not be issued for land located within the Priority Agriculture Zone as a Camping Area is not permitted under the current provisions of Local Planning Scheme No 4.

3. Permanent Camping Ground for Seasonal Workers

Where approval is sought to provide for seasonal camping on a permanent basis, or where the applicant is seeking to cater for more than 20 persons on-site, the applicant shall be required to apply for the Shires Planning Consent to a Seasonal Camping Ground (Camping Area) in accordance with the provisions of the Shires Local Planning Scheme No 4.

It should be noted that the current provisions of Local Planning Scheme No 4 do not allow the Shire to consider a permanent Camping Ground/Area within the Priority Agriculture Zone.

**SHIRE OF MANJIMUP**  
**6. LOCAL PLANNING POLICIES**  
**6.1.20 Camp grounds for Seasonal/Backpacker workers**

Prior to approving an application for planning consent to a permanent Seasonal Workers Camping Ground, the Shire shall be satisfied that:

- a) The applicant shall demonstrate that the number of camping sites are consistent with the level of seasonal workers required on the property;
- b) Ablutions will be provided at a rate of not less than 1 toilet and 1 shower per 10 people to be accommodated on site;
- c) The provision of an undercover area for recreational activities and food preparation;
- d) Provision of internal formed roads (unsealed) to facilitate access to the campsites.

Applicants are advised that prior to the issue of a Camping Ground License pursuant to the Caravan Park and Camping Grounds Act 1995, remaining standards identified within the Caravan Park and Camping Ground Regulations must be lodged with the Minister for Local Government.

Where the Shire of Manjimup has issued planning consent to a Seasonal Workers Camping Ground complies with points a) to d) above, the Shire will be prepared to support an application to the Minister seeking a relaxation of the following standards:

- (i) the requirement for internal roads to be of sealed construction;
- (ii) additional requirements for recreational space and facilities;
- (iii) the requirement to provide laundry facilities;
- (iv) the number of toilets/showers provided under the Regulations; and
- (v) the need to provide power or water to approved camping sites.

All applications are to be referred to the adjacent landowners for comment over a minimum 14 day period.

Administration

Where an application for planning approval is consistent with this Policy and any other requirement of the Scheme or relevant local planning policy, planning approval under Part 10 of the Scheme will be granted under delegated authority to the Chief Executive Officer where no objections have been received during advertising.

Where an application for planning approval requires a variation to a provision of this Policy, the variation is to be considered by the local government in accordance with clause 5.5 of the Scheme.

Delegated authority is not to be exercised for the consideration of variations to the Policy or where an objection has been received during advertising.

**ADOPTED 2 March 2017**  
**EFFECTIVE 28 March 2018**  
**NEXT DUE FOR REVIEW March 2020**

**The Administration of this Policy is by the Development and Regulation Division.**