



## Guide for Primitive Camping Grounds

Pursuant to the provisions of Tenterfield Local Environmental Plan 2013 the development is defined as;

***camping ground*** means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

“Camping ground” is a permissible use with Council consent on land which is zoned RU1 Primary Production, subject to the lodgement of a Development Application with Council prior to commencing the development.

The provisions of Subdivision 9 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 also apply. An excerpt from the Regulation is attached which sets out the criteria for *primitive camping grounds*. Please note that Council requires all primitive camping grounds to be provided with toilet facilities, including accessible facilities in accordance with AS 1428.1-2009, shower facilities may be provided, however are not mandatory.

Prior to undertaking any works in association with establishing a camping ground, it is necessary to obtain the required development consent and construction certificate from Council by way of lodging a Development Application (DA) and Construction Certificate (CC) for assessment.

The DA component is the planning approval for the development and considers such matters, including, but not limited to; traffic, bushfire, waste management, environmental impact and noise. The DA is often lodged first, to determine the viability of a proposal and to confirm Council’s requirements, which would be listed as ‘conditions of consent’ if a consent is issued.

The CC component is the approval process for assessing the structural details (plans/specifications) of any proposed buildings (e.g. amenities building) to ensure compliance with the current version of the National Construction Code.

If the DA and CC are approved you will need to apply for an Approval to Operate the campground under the Local Government Act (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.

On-site sewage management (OSSM)– Where a site does not have access to reticulated sewer, the development will necessitate the installation of a site specific system for the on-site management of sewage – this will require the lodgement of an application under Section 68 of the Local Government Act for the installation of an On-Site Sewage Management System with Council. This application is to be accompanied by a report from a suitably qualified consultant, who is a specialist in this area to assess and design an appropriate system based on the scale of the development and on the site constraints present i.e. soil types and setback distances to dams, surface waters, buildings and property boundaries etc.

The level and scale of information required will be dependent on the maximum numbers of persons to be accommodated. The greater the number of occupants the greater the number of facilities required, size of effluent disposal system and developer contributions.

As a minimum, the following information should be lodged with the DA which is lodged electronically via the NSW Planning Portal <https://www.service.nsw.gov.au/transaction/apply-online-for-a-development-application-da> ;

- Application for Development;
- Plans;
  - a) site plan (showing the overall site, location of existing structures, location of proposed structures and campgrounds, distances to boundaries and watercourses/dams and access to and from the site) – plans are to be drawn to scale; and
  - b) Amenities plan – details of the floor layout and elevations – drawn to scale
- Onsite sewage management report –providing details of the proposed system, its capacity and compliance with relevant standards (AS 1547-2012 On-Site Domestic Wastewater Management)
- Statement of Environmental Effects – this is a document which outlines the exact nature of the proposal, including, but not limited to; hours of operation, maximum number of persons on site, management details (ie. How bookings are taken, how the site is managed)
- Bushfire Assessment – if the land is mapped as Bushfire Prone on Council’s Bushfire Prone Land Maps, the proposal is classified as ‘integrated development’ requiring the issue of a Bushfire Safety Authority from the NSW Rural Fire Service. The RFS website has information in relation to this form of development, which is referred to as a ‘special fire protection purpose’ under Section 6.1; [https://www.rfs.nsw.gov.au/\\_data/assets/pdf\\_file/0005/174272/Planning-for-Bush-Fire-Protection-2019.pdf](https://www.rfs.nsw.gov.au/_data/assets/pdf_file/0005/174272/Planning-for-Bush-Fire-Protection-2019.pdf)
- Owner’s consent

The Construction Certificate application must contain the following information;

- All plans and specifications;
- Structural details generally endorsed by a professional Engineer are required for the design of concrete slabs, footings, frames and components such as bracing and tie-down.

It is also likely that any existing access point from Council’s road network will require upgrading in order to meet Council’s current standards. Details of any works required will be the subject of a Section 138 Permit application made to Council and a subsequent approval issued prior to any works being undertaken. If there is no Rural Address Number (RAN) at the property, a concurrent RAN and Access application can be made to Council. A RAN is critical to ensure emergency services can locate the property in the event of an emergency.

Council staff are available to meet with you once you have reviewed the above information and prepared preliminary documentation. Whilst there are fees associated with the lodgement of the applications, there is no fee for any initial pre-lodgement discussions held with Council staff.

The above information is intended as a guide for Primitive Camp Grounds only and more site specific requirements may be applicable depending on the location and style of the development. Caravan parks and larger scaled camping grounds fall outside the scope of this guideline, and trigger additional legislative requirements. Should you wish to discuss a proposed Caravan Park or Camping Ground, please contact Council’s Planning & Regulation Department on (02) 6736 6002.

### Further enquires:

Tenterfield Shire Council  
 Planning and Regulation  
 247 Rouse Street (PO Box 214)  
 TENTERFIELD NSW 2372  
  
 Ph: 02 6736 6002

LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2005 - REG 131

Subdivision 9 Primitive camping grounds

- (1) The maximum number of designated camp sites in a primitive camping ground must not exceed an average of 2 for each hectare in the camping ground.
- (2) If the approval to operate a primitive camping ground does not designate camp sites, a council may impose a condition on the approval that the installation of tents, caravans, campervans and annexes is not permitted in specified areas of the primitive camping ground—
  - (a) for the health and safety of occupiers of the camping ground, or
  - (b) to ensure consistency with the principles of ecologically sustainable development, or
  - (c) for another purpose.
- (3) The following conditions apply to a primitive camping ground—
  - (a) if at least 1 camp site is designated—camping is not permitted within the primitive camping ground other than on the designated camp site or sites,
  - (b) if no camp sites are designated—the maximum number of caravans, campervans and tents permitted to use the camping ground at the same time must not exceed an average of 2 for each hectare in the camping ground,
  - (c) a caravan, annexe or campervan must not be permitted to be installed within 6 metres of another caravan, annexe, campervan or tent,
  - (d) a tent must not be permitted to be installed within 6 metres of a caravan, campervan or an annexe or within 3 metres of another tent,
  - (e) the camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,
  - (f) unoccupied caravans, campervans and tents are not permitted to remain in the camping ground for more than 24 hours,
  - (g) if a fee is charged for camping—a register must—
    - (i) be kept in accordance with section 121, and
    - (ii) must specify the size of the group accompanying the registered person,
  - (h) fire fighting facilities required by the approval must be provided at the primitive camping ground.
- (4) Subdivisions 1–8 do not apply to a primitive camping ground.
- (5) The general manager of the council for the area in which a primitive camping ground is located may modify the conditions applying to the camping ground if the general manager is reasonably satisfied that it is necessary to accommodate displaced persons.
- (6) In subsection (3)(b), 2 or more tents occupied by no more than 12 persons camping together must be counted as 1 tent.
- (7) In this section—

**average** means the average calculated over the total area of the primitive camping ground.