

Tourist Parks (Caravan Parks and Camping Grounds) within the Gympie Region

Gympie Regional Council Planning Scheme 2013

This fact sheet provides an overview of what is considered to be a Tourist Park, where they are encouraged and whether a development approval is required to be obtained within the Gympie Regional Council area.

What is a “Tourist Park”?

A ‘Tourist Park’ is defined in the Gympie Regional Council Planning Scheme as:

“Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.

The use may include, where ancillary, a manager’s residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.”

Examples of Tourist parks include camping grounds, caravan parks and holiday cabins.

Do I need a development approval?

Gympie Regional Council has identified a number of development standards for tourist parks. If these standards are met a planning application is not required (i.e. accepted development subject to requirements).

Generally, if the tourist park contains no more than a total of eight (8) caravans, tents, cabins or similar structures a planning application is not required where all the following code requirements are met:

- the site is a minimum of 10 hectares in area
- the maximum gross floor area of any cabin is 30m²
- duration of stay is a maximum of four (4) weeks in any three (3) month period per person and maximum of 48 visitors on site at any one time

- cabins and other structures are constructed from non-reflective building materials
- cabins and other structures have a maximum building height not exceeding one (1) storey or 5.0m above ground level
- the tourist park, and all ancillary uses, is located a minimum 50m from any property boundary and has no direct line of sight to dwellings on adjoining land
- vehicle access is limited to existing entry and exit points
- the development has access to a Council maintained or State-controlled Road
- a central refuse area is provided that is screened and avoid adverse impacts on neighbours and occupants
- lighting and on-site activity has no impact on adjoining property and complies with the relevant standards
- development is located outside an area identified on any relevant natural hazard overlay (eg. bushfire or flooding, biodiversity) in the Planning Scheme
- on site amenities are to be provided and any on-site treatment and disposal system is to comply with the *Plumbing and Drainage Act 2018*
- infrastructure, services and utilities are located and aligned to avoid disturbance of ecologically significant areas, minimise earthworks and avoid crossing waterways or wetlands
- works do not involve any physical alteration to a watercourse or floodway including vegetation clearing nor no net increase in filling.

In Summary:

Property is located in the Rural Zone	
Up to a total of eight (8) caravans, tents, cabins or similar structures AND complying with the code requirements identified above.	Accepted development subject to requirements i.e. no development approval required.
Up to a total of eight (8) caravans, tents, cabins or similar structures AND NOT complying with the code requirements identified above.	Code assessable development application to be submitted to and approved by Council.
More than eight (8) caravans, tents, cabins or similar structures.	Impact assessable development application to be submitted to and approved by Council (to be publicly notified).
Property is not located in the Rural Zone	
Any number of caravans, tents, cabins or similar structures.	Impact assessable development application to be submitted to and approved by Council (to be publicly notified).

How can I comply with on-site wastewater management in accordance with the *Plumbing and Drainage Act 2018*?

Compliance can be achieved by meeting the performance requirements of the Queensland Plumbing and Wastewater Code, On-site Wastewater Management Systems. This provides the criteria required for the management of on-site wastewater.

What is an overlay?

To check if your property is subject to an overlay (ie natural hazard, conservation significant or biodiversity protection) please visit [Our Current Planning Scheme – Gympie Regional Council](#)

Need further information?

To find out the zoning of your property please visit [Gympie Regional Council online maps](#)

To find a copy of the Planning Scheme, visit [Our Current Planning Scheme – Gympie Regional Council](#)

If you are unsure if your proposed business can meet the tourist park requirements, or if a development application needs to be submitted for assessment, contact Council's Development Assessment Team:

Email: planning@gympie.qld.gov.au

Phone: 5481 0454

If a development application needs to be submitted to Council, the Development Assessment Team can also provide you with information regarding the assessment process.

To discuss requirements under the *Plumbing and Drainage Act 2018* please contact Council's Plumbing and Drainage team:

Email: plumbing@gympie.qld.gov.au

Phone: 5481 0456