

LOCAL PLANNING POLICY

POLICY NO:	LPP.3
POLICY SUBJECT:	Caravan Park and Camping Grounds
ADOPTION DATE:	15 January 2009
LAST REVIEW:	13 May 2010

STATEMENT OF INTENT

This policy provides guidelines for the development of Caravan Parks and Camping Grounds within the Shire of Toodyay.

OBJECTIVES

- To ensure that Caravan Parks and Camping Grounds within the Shire of Toodyay are developed and maintained with adequate provision of short-stay accommodation.
- To provide Council, staff, the local community and developers with clear information on the requirements for the development of Caravan Parks and Camping Grounds within the Shire of Toodyay.
- To ensure that Caravan Parks and Camping Grounds are developed in accordance with the Shire of Toodyay Local Planning Scheme No. 4 and Caravan Park and Camping Grounds legislation.
- To encourage development of Caravan Parks and Camping Grounds in a manner which is compatible with existing land uses and which does not have a detrimental impact on social, physical or environmental planning principles or the amenity of the locality.

DEFINITIONS

“caravan park” means an area of land on which caravans, or caravans and camps, are situated for habitation.

“caravan” means a vehicle that is fitted designed for habitation, and unless the contrary intention appears, includes an annexe.

“camp” means any portable shed or hut, tent, tent fly, awning, blind or other portable thing used as or capable of being used for habitation and includes a vehicle of a prescribed type or in prescribed circumstances.

“facility” means a caravan park or camping ground.

“long stay site” means a site at a caravan park which is to be occupied consecutively by the one person or group of persons for any period of time.

“park home” means a vehicle of a prescribed class or description that is fitted or designed for habitation.

“residential building” means an accommodation unit, other than a caravan, camp, park home or manager’s residence, that may not be occupied by the one person, or group of persons, for an aggregate period of more than six (6) months in any consecutive period of twelve (12) months.

“short stay site” means a site at a caravan park which is to be occupied consecutively by the one person or one group of persons, for no longer than 3 consecutive months.

“site” means an area in a facility –

- (a) marked, or intended, for the use of one caravan or camp; or
- (b) for which the registered proprietor holds a title in fee simple under the Strata Titles Act 1985.

POLICY STATEMENT

1.0 LOCATION AND SITE SELECTION

- 1.1 A facility is to be located in accordance with the Shire of Toodyay Local Planning Scheme No. 4 and Shire of Toodyay Local Planning Strategy.
- 1.2 A facility comprising primarily short-stay sites is encouraged to be located with good access to tourist attractions or areas of cultural, historical or landscape significance.
- 1.3 A facility comprising long-stay sites (in accordance with Part 2.10) is encouraged to be located with good access to shops, schools, recreation areas and other community facilities.
- 1.4 A facility located within a rural and natural landscape should not negatively impact on the visual outlook from scenic vantage points, public lookouts and tourist routes. Ridges and exposed headlands are not to be developed.
- 1.5 A facility should not be developed on a steep sloping site so as to minimise drainage and bushfire issues. Cut and fill of sites should be kept to a maximum of 1000mm.
- 1.6 A Bushfire Management Plan may be required as part of a development application for a new, or an extension to an existing, facility.
- 1.7 An extension to an existing, or development of new facility will not be permitted in flood prone or waterlogged areas and not within the 100 year Flood Plain Level. Clearing of vegetation is to be kept to a minimum in accordance with an approved Bushfire Management Plan and Department of Environment and Conservation clearing legislation.
- 1.8 A structure plan and a land capability study may be required as part of a development application for a new, or an extension to an existing, facility.

2.0 DEVELOPMENT CRITERIA

- 2.1 A facility is to be developed in accordance with the Caravan Park and Camping Grounds Act 1995 and Caravan Park and Camping Grounds Regulations 1997.

- 2.2 Vegetation and/or landscaping buffers are to be used to integrate a facility with adjoining sites. Dependent on site location, regard is to be given to utilising such buffers to reduce visual and noise impact on surrounding properties.
- 2.3 All fencing on street frontage boundaries is to be of a composite construction (comprising a minimum of two different materials eg. brick, timber or colorbond sheeting) in compliance with Shire of Toodyay Local Laws relating to Fencing.
- 2.4 A Landscaping Plan is to be submitted as part of an application for a new facility. The plan is to include internal areas and verge treatments that are to be designed to soften the built environment and visual impact of fencing on the streetscape.
- 2.5 If a proposed site for a facility is located adjacent to a reserve for public purposes, then a Management Plan of the reserve is to be submitted incorporating environmental sustainability and pedestrian access issues.
- 2.6 Proposed entry points into a facility are to have regard for access of long vehicles. If deemed appropriate by the Shire of Toodyay, upon consideration of road usage and safety, installation of a turning lane within the road reserve may be required at the cost of the developer.
- 2.7 The development of a Caravan Park and Camping Ground is to occur in such a manner as to protect the amenity of adjacent properties from any light spill generated from within the facility.
- 2.8 All park homes on short stay and long stay sites are encouraged to be of a complementary external appearance and design. New park homes should be uniform and complement, protect and enhance the aesthetic appeal of existing development. Regard is to be given to colours, roof pitches and architectural features.
- 2.9 All residential buildings are to be of a uniform, complementary external appearance and design. Residential buildings may be of matching slab on ground construction or new transportable buildings of same design. Regard is to be given to colours, roof pitches and architectural features. Note: Residential buildings are to be approved at the discretion of Council, in accordance with the Caravan Park and Camping Ground Regulations 1997.
- 2.10 The following development criteria are to be adhered to in all Caravan Parks and Camping Grounds within the Shire of Toodyay in order to meet tourist accommodation needs:
 - (a) Residential buildings within a facility are not to exceed 25% of all possible accommodation available to patrons (ie inclusive of sites and residential buildings).
 - (b) At least 33% of the total number of sites within a facility are to be short stay sites.

Reviewed Council Meeting 21 May 2009
Reviewed Council Meeting 13 May 2010

