



DRAFT LOCAL PLANNING SCHEME POLICY NO. 51: CARAVAN PARKS & CAMPING GROUNDS

**Adopted on the XXth Month 20XX in accordance with
Schedule 2, Part 2 of the *Planning & Development (Local Planning
Schemes) Regulations 2015***

18 April 2023 - Attachment 9.1.1

1. INTRODUCTION

This Local Planning Policy has been prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and the *Shire of Denmark Town Planning Scheme No. 3* (the Scheme).

The purpose of this policy is to provide guidance for applications for Caravan Parks in the Rural and Tourist zones.

2. OBJECTIVES

This Policy aims to:

- Identify standards for the development of caravan parks and camping grounds in the Rural Zone.
- Enable the approval of small-scale caravan parks and camping grounds in appropriate circumstances.
- Clarify interpretations and facility requirements relating to 'nature-based' parks.

3. DEFINITIONS

Definitions for terms used in this Policy are consistent with the Scheme, the Regulations and the *Caravan Parks and Camping Grounds Regulations 1997*. This includes:

Caravan Park – means an area of land specifically set aside for the parking of caravans and park homes or for the erection of camps on bays or tent sites allocated for that purpose.

Nature Based Park – means a Caravan Park developed in a natural setting as defined in the *Caravan Parks and Camping Grounds Regulations 1997*.

The *Caravan Parks and Camping Grounds Regulations 1997* define a Nature Based Park as a facility in an area that –

- (a) is not in close proximity to an area that is built up with structures used for business, industry or dwelling-houses at intervals of less than 100 m for a distance of 500 m or more; and
- (b) has been predominantly formed by nature; and
- (c) has limited or controlled artificial light and noise intrusion.

4. DEVELOPMENT APPROVAL REQUIREMENTS

Application may be made for approval of a Caravan Park in the Rural Zone (SA) or the Tourist Zone (AA).

A detailed management plan as required by the *Caravan Parks and Camping Grounds Regulations 1997* is to be submitted at the time of applying for planning approval. This is to discuss how the park will be designed and operated, including:

- site planning
- services and amenities
- waste management
- traffic management

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- risk management, including emergency response
- environmental impacts and sustainability
- market segment being targeted
- length of stay of guests
- guest code of conduct
- outline of management responsibilities

If located in a designated bushfire prone area, applications must also be supported by a Bushfire Management Plan and Bushfire Emergency Evacuation Plan as prescribed in the *Guidelines for Planning in Bushfire Prone Areas*.

5. POLICY PROVISIONS

5.1 General Requirements

5.1.1 Caravan parks should be located and developed so as to avoid impacting on landscape values.

This includes avoiding ridge lines, escarpments or visually exposed sites, being situated where screening by vegetation or landform can be utilised, and having buildings developed with a design, materials and colours that minimise visibility from off site.

5.1.2 A caravan park that is proposed to have more than 4 sites must have its primary access from a sealed road.

Where the primary road access to the site is not sealed the Shire may limit the number of sites, approve a proposal subject to road upgrades being completed by the proponent, or require a financial contribution in lieu of works.

5.1.3 A caravan park may not be situated on a vacant property. A caretaker or manager must be resident on the property while the park is being operated.

5.1.4 Within the Rural Zone a minimum 50 metre setback should be maintained from caravan/ camping sites and common infrastructure to all neighbouring property boundaries.

Within the Tourist Zone the standard setback distances apply.

In circumstances where the existing lot size, development or vegetation does not allow for these setback standards to be achieved, variations may be supported where a proposal can demonstrate that it has maximised setback distances, provided sufficient screening and implemented appropriate management measures to address the concerns of neighbouring landowners.

5.1.5 Contact details of the designated park manager are to be provided to adjoining landowners.

5.2 Size/Scale of Caravan Parks

5.2.1 Caravan Parks with up to 4 sites may be supported within the Rural Zone generally.

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- 5.2.2 Caravan Parks with up to 20 sites may be supported within the Rural Zone where a property is also identified 'Tourism Precinct' within the Local Planning Strategy.
- 5.2.3 Caravan Parks with more than 20 sites will only be supported within the Tourist Zone.
- 5.2.4 Where a property within the Rural Zone contains multiple different forms of tourist accommodation and/or non-rural land uses, the Shire will determine the maximum number of accommodation units that are appropriate on the site.

This should aim to preserve the predominant use of the site for rural land uses, except where a property is within a 'Tourism Precinct' identified in the Local Planning Strategy.

- 5.2.5 For caravan parks that are existing at the date of the adoption of this policy the diversification of accommodation types is generally supported subject to the retention of a minimum of 50% of sites remaining for short-stay use by caravans and camping.

5.3 Nature Based Parks

- 5.3.1 While nature based parks should be located in a predominantly natural setting, it is acknowledged that this may include a modified, agricultural landscape in acknowledgement of the need to consider bushfire safety requirements.
- 5.3.2 Nature based parks may not have any buildings or structures located on individual sites, including on-site caravans.
- 5.3.3 Nature based parks are to be provided with the following minimum level of services:

a) Water supply

A centrally located potable water supply is to be made available to service all sites. Where a reticulated water service is not available, this supply is to comprise of rainwater tanks with a minimum capacity of 10,000 litres per caravan/ camping site.

In addition to a potable water supply, a permanent water supply of minimum 10,000 litres is to be provided on site and made available for fire-fighting purposes (accessible by a DFES approved coupling for emergency purposes only and with emergency vehicle access provided within 4 metres of the supply).

b) Rubbish collection

Bins for rubbish collection are to be provided at a minimum rate of 1 waste and 1 recycling bin per 4 caravan/ camping sites.

Details of bin storage areas and rubbish collection arrangements are to be provided within a park management plan.

c) Toilets/ dump point

Toilets are to be provided at a rate of 1 toilet per 10 sites or part thereof, except where a park is proposed to cater to self-contained vehicles only.

Where a park is proposed to cater to self-contained vehicles only, a communal chemical soil waste dump point is to be provided:

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- At a central location on site; or
- At an accessible location on an adjacent property, with access secured through an appropriate legal mechanism; or,
- At a publicly accessible dump point, subject to an annual license agreement and fee being paid to the Shire for the provision of this service.

On-site effluent disposal systems are to be provided to a standard approved by the Department of Health.

5.3.4 A maximum of 4 sites may be supported at a nature based park and the length of stay of guests is limited to 3 nights.

This may be varied where a park provides on-site toilets, showers, handbasins, kitchen, washing up and other facilities at a rate that will appropriately service park guests, in accordance with the *Caravan Parks and Camping Grounds Regulations 1997* and to the satisfaction of the Shire.

Related Policies	<i>Local Planning Policy No. 7: Second Dwellings/ Additional Houses and Chalet Developments on Rural Zoned Lots</i> <i>Local Planning Policy No. 19.5: Holiday Home Policy</i> <i>Local Planning Policy No. 46: Karri Mia Tourist Zone Design Guidelines</i>
Related Procedures and Documents	<i>Shire of Denmark Town Planning Scheme No. 3</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> <i>Caravan Parks and Camping Grounds Regulations 1997</i>
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