



POLICY PD10 – CARAVAN PARK

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 Boyup Brook Local Planning Scheme No. 2* (the Scheme).

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

Note: The Caravan Parks and Camping Grounds Act 1995 provides for the regulation of caravanning and camping. In accordance with the Act, caravan park means an area of land on which caravans, or caravans and camps, are situated for habitation. The Caravan Parks and Camping Grounds Regulations 1997 provides for design criteria associated with caravanning and camping. In accordance with the Regulations, 'caravans, or caravans and camps', maybe classified as follows: Caravan park; Camping ground; Caravan park and camping ground; Park home park; Transit park; Nature based park.

2. Objectives

This Policy aims to:

- Identify standards for the development of caravan parks and camping grounds in the Rural and Rural Townsite zones that properly mitigate adverse impacts on the surrounds.
- Enable the approval of small-scale caravan parks and camping grounds in appropriate circumstances.
- Clarify interpretations and exemptions in relation to 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 Application Requirements

An application for approval is required to demonstrate to the satisfaction of the local government that the use/development:

- (a) will be incidental to the principal use of the land or is adjacent or within immediate proximity to a tourist attraction;
- (b) will not have any adverse effect on nearby land;
- (c) will result in the retention and enhancement of existing vegetation on the land;
- (d) will not adversely affect the visual character of the property and surrounds; and
- (e) is of a scale and nature so as to be self-sustaining on the lot or demonstrating the ability to provide servicing without significant modifications to existing infrastructure.

A management plan will need to be submitted showing:

- (a) waste management;
- (b) environmental impacts and sustainability
- (c) risk management and emergency response (e.g. bushfire)
- (d) traffic management.

In addition to the requirement for development approval, all caravan parks and camping grounds are required to apply for a license to operate and meet the servicing, infrastructure and safety requirements of the *Caravan Parks and Camping Grounds Regulations 1997*.

5. Policy Provisions

The development and operation of a Caravan Park use (including duration of stay) shall be in accordance with the *Caravan Parks and Camping Grounds Act 1995* and *Caravan Parks and Camping Grounds Regulations 1997*.

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- 5.2 All caravan parks on private property are to have a caretaker living on-site.
- 5.3 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.

- 5.4 Caravan parks and associated infrastructure should be set back to neighbouring property boundaries, to ensure the lifestyle enjoyed by neighbours is not impacted (e.g. noise, visual and privacy).
- 5.5 Contact details of the designated park manager/caretaker and an approved guest.
- 5.6 Caravan parks, including 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 capacity capable of accommodating guests (minimum capacity of 10,000 litres per caravan park).

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:

- At a central location on site; or
- At an accessible location on an adjacent property, with access

secured through an appropriate legal mechanism from the land owner.

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

d) Access

A caravan park that is proposed to have more than 4 sites must have its primary access from a sealed road. Where primary road access to the site is not sealed, approval may be subject to a financial contribution for maintenance in accordance with the fees and charges.

6. Exemptions

- 6.1 Applications for a nature based park with a maximum of 4 sites and a limitation on the length of stay may apply for an exemption from the above minimum level of services.
- 6.2 Exemptions are subject to the provision of reasonable justification of why limited services cannot be provided, including an environmental impact and sustainability plan.

Document Control		
Previous Policy Reference	New	
Related Legislation		
Related Documents		
Initial Adoption Resolution		
Amendment Record		
Amendment Record		

End