

# Local Planning Policy

Caravan Park, Camping Grounds, Park  
Home Park and Retirement Villages

Prepared by Planning and Sustainability Services  
May 2018

## Objectives

The objectives of the Policy are –

1. to facilitate the provision of Caravan Parks and Camping Grounds providing accommodation for tourists in a manner such that -
  - there is an adequate opportunity for such accommodation in the Shire;
  - such facilities are located in a manner to complement existing and planned tourist/recreation facilities in the Shire;
  - environmental, social and physical planning principles are complied with.
2. to facilitate the provision of parks for permanent living in a manner such that -
  - adequate opportunity is provided for those seeking this type of housing;
  - residents have access to a high standard of facilities and services normally expected by urban residents;
  - environmental, social and physical planning principles are complied with; and
3. to recognise the role of, and to supplement the Caravan Parks and Camping Grounds Act (1995), Caravan Parks and Camping Grounds Regulations (1997), and Retirement Village Regulations (1992).

## Definitions

'Park(s)' referred to in this Policy includes Caravan Parks, Camping Grounds, Park Home Parks and Retirement Villages.

## Policy Statement

In considering applications for Parks, Council should have regard to the following matters -

### Environmental Considerations

1. Parks should not have an adverse impact upon –
  - Areas of locally significant native vegetation as determined by Council;
  - National Parks and Wildlife Conservation Reserves;
  - Foreshore Reserves and land reserved under Council's care, control and management;
  - Sites of Heritage significance as listed under Council's Places of Heritage and Landscape Value or the Municipal Heritage Inventory;
  - The 200 metre zone of critical influence for wetlands, the boundaries of such zones being delineated on maps contained in the publication 'Wetlands of the Swan Coastal Plain (1996) Volume 2b' produced by the Water & Rivers Commission and the Department of Environmental Protection;
  - Site selection should also take into account any relevant land capability considerations.
2. In accordance with Department of Water, Water Quality Protection Note regarding land use compatibility in public drinking water source areas, Caravan Parks are regarded as generally incompatible in Priority 1 and Priority 2 source protection areas, and regarded as a restricted use in Priority 3 source protection areas (conditional upon connection to deep sewerage except where exemptions apply under the Government Sewerage Policy).
3. Parks will not be permitted within areas determined by the Council to be at risk or potential risk from flooding or water logging. In general, such areas should be regarded as those designated as Floodway protection areas, as shown on the Town Planning Scheme maps, Murray River Flood Study (1984) and Serpentine River Flood Study (1991) produced by the Public Works Department and Water Corp respectively.

4. Proponents of parks should consult with the Department of Water in regard to identification and management of Foreshore areas and include consideration of biophysical aspects such as vegetation, erosion, topography, soil type and flood plain issues. Irrigation or servicing using groundwater resources also requires consultation with the Department of Water on availability and licensing requirements.

#### Impact on the Immediate Locality

5. Council will determine the need to assess the potential impact of traffic generated by the development of a new park, or extension to an existing park. Traffic generated by the development should not result in an adverse impact on the local road system and other nearby property owners.
6. The development of a park site should occur in such a manner as to protect the amenity of adjacent properties from any excessive noise and light intrusion generated by the activities within the park.

#### Social and Community Considerations

7. Park operators providing long stay sites should ensure the provision of access to adequate community facilities and services, ie local shops, educational institutions, recreational/open space facilities, children's services and community hall/meeting rooms.
8. Parks providing short stay sites should be placed in close proximity to existing and planned tourist and recreation/open space sites, key tourist attractions or areas of cultural, historical or landscape significance. The provision of access to local shops and public transport should also be a consideration.
9. Applicants may satisfy the policy measures set out in 3.7 and 3.8 by providing on-site facilities and/or transport to such facilities. Such provisions will be negotiated with applicants and secured as a condition of planning approval. These conditions will only apply until such facilities become accessible within close proximity.

#### Local Planning Strategies

10. When considering applications for Parks, Council will have regard to the intent of the policies in the Local Planning Strategies.
11. In particular, Council will have regard to the impact of Parks on the 'Rural' zone and the natural waterways and other wetlands. As such, Parks will be considered 'sensitive uses' and Clause 6.1 of Town Planning Scheme No 4 will apply in considering applications for Parks.

#### Mix of Long Stay and Short Stay Sites in Parks

12. Council will ensure that Caravan Parks located in areas of high tourist amenity (as determined by Council) provide and maintain an adequate amount of short stay sites. Existing Caravan Parks should retain short stay sites and proposed Caravan Parks should maximise the number of short stay sites, with a minimum 20% of the total sites for short stay purposes.
13. Council acknowledges the need for long stay sites in Caravan Parks in order to ensure their viability. Council will evaluate the mix between long stay and short stay sites proposed for Parks at the time of application, in accordance with site and surrounding land use characteristics and other clauses contained in this Policy, and where necessary in consultation with Caravan Industry operators and the Western Australian Tourism Commission.

#### Site Design Considerations

##### 14. Landscape Buffer Area

Parks should be developed in such a manner as to minimise adverse visual impact on the surrounding environment. As such, Parks located adjacent to Rural land should have a landscape buffer area along all external boundaries of the site and should measure 15 metres width along any road frontage and 7.5 metres adjoining any other boundary.

Parks located in Urban areas should have a landscape buffer area of 6 metres width along any road frontage and 3 metres adjoining any other property, with revegetation measures utilising native species favoured.

Depending on the design and utility of the buffer areas, the 10% recreation space as required for by the Caravan Parks and Camping Grounds Regulations (1997) may include landscape buffer areas.

15. Street Layout

Council will prefer a connective road pattern in order to ensure pedestrian permeability and manoeuvrability of caravans and waste removal vehicles in parks.

16. Ancillary Shop

Shops provided on site should be ancillary to the Caravan Park and/or Park Home Park use and should be designed, located and operated to meet the needs of residents. Such an ancillary shop shall not have a floor area greater than 100m<sup>2</sup> per 400 park.

17. Sewer

Effluent disposal should be provided in accordance with Government's Country Sewerage Policy and Statement of Planning Policy No 2 for the Peel-Harvey Coastal Plain Catchment (Clause 6.1). Service providers should be consulted regarding the availability of services in determining suitable sites for parks.

18. Courtyard Space

Each long stay site should have a courtyard area within reasonable access from an indoor living area and of usable dimensions and area.

19. Clothing Drying Areas

Each long stay site should have an adequate area set aside for clothes drying, located away from view from any communal and public places.

20. Bulk Garbage Storage

Provision on site should be made for either on-site or bulk storage of waste. A plan for removal of waste should be submitted to Council.

21. Retirement Villages

Council will generally not support the creation of 'single ownership' Retirement Village proposals under lease for life tenancy agreements but will give favourable consideration to Strata Titled developments that are designed and built to a high standard presentation in accordance with the Retirement Village Act 1992.

Council would also prefer individual retirement units or villas to be slab on ground/brick construction as against prefabricated demountable occupancy units.



22. The strata titling of Caravan Parks is not permitted under the Caravan Parks and Camping Grounds Act 1995, and the Strata Titles Act 1985. This is to avoid the potential for strata lot owners to develop individual sites in a way which is contrary to the purpose and intent of caravan parks for commercial occupation.

## Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM - 26/7/2001	OCM01/367 – 29/11/2001	Amended
2	OCM08/243 – 27/11/2008	OCM09/103 – 25/6/2009	Adopted

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