

CHAPTER 2.7 CARAVAN PARKS

1.0 INTRODUCTION

Caravan Parks are a permissible land use within the RE1 Public Recreation, RE2 Private Recreation and SP 3 Tourist zones, under the WLEP 2013.

Council seeks to promote short-term caravan parks (tourist parks) in suitable locations to encourage opportunities for the travelling public to enjoy the attractions of the Wyong Shire and so that local businesses can enjoy the significant boost to the local economy which tourism provides.

The creation of new, or the expansion of existing non-tourist caravan parks (residential parks) within Wyong Shire will generally not be favoured or supported by Council as a matter of adopted policy. This is predominantly due to Council being placed under significant pressure to convert existing tourist parks in scenic locations and to create new developments specifically catering for permanent occupation, usually in isolated areas with inadequate access to transport, services and facilities. However, applications will be assessed on their merits, in particular where it can be demonstrated that the development will provide for and maintain "affordable housing" for residents.

1.1 Definitions

The WLEP 2013 includes the following land use definition:

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

The following terms have the same meaning as within the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005:

long-term site means a dwelling site that is specified in the approval for a caravan park as being a long-term site.

relocatable home means:

- a manufactured home; or
- any other moveable dwelling (whether or not self-contained) that comprises one or more major sections, including any associated structure that forms part of the dwelling;

but does not include a tent, caravan or campervan or any moveable dwelling that is capable of being registered under the Road Transport (Vehicle Registration) Act 1997.

short-term site means a dwelling site on which a moveable dwelling that is ordinarily used for holiday purposes may be installed and that is specified in the approval for a caravan park as being a short-term site.

The following terms have the same meaning as in the Local Government Act, 1993:

manufactured home means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling:

- that comprises one or more major sections; and

- that is not a registrable vehicle within the meaning of the Road Transport (Vehicle Registration) Act 1997;

and includes any associated structures that form part of the dwelling.

manufactured home estate means land on which manufactured homes are, or are to be, erected.

moveable dwelling means:

- any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation; or
- a manufactured home; or
- any conveyance, structure or thing of a class or description prescribed by the regulations (under the Local Government Act 1993) for the purposes of this definition.

The following additional terms are referenced in this Chapter:

long term caravan park (Residential Park) means a park where more than one-third of sites in a caravan park are licensed to serve long term residents.

short term caravan park (Tourist Park) means a park where one-third or less of sites in a caravan park are licensed to serve long term residents.

1.2 Relationship to other Chapters and Policies

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.11 – Parking and Access
- Chapter 3.3 – Floodplain Management
- Chapter 3.5 – Coastal Hazards
- Chapter 3.6 – Tree and Vegetation Management
- Chapter 3.10 – Wetlands Management
- Council's Civil Works – Design Guideline and Construction Specification

2.0 LOCATION PRINCIPLES

2.1 Preservation of Opportunities for Tourism

OBJECTIVES

- To promote short-term caravan parks (tourist parks) in suitable locations
- To promote the location of prime sites within caravan parks for tourist occupation

REQUIREMENTS

- a Short-term caravan parks (tourist parks) should be located to take advantage of the natural attributes of the Shire.
- b Any caravan park with frontage to a river, lake or ocean foreshore, or frontage to public reserve adjoining that foreshore, is to have a minimum of 50% of sites available for tourist occupation (short-term sites). These sites are to be located adjacent to that foreshore, or the public reserve adjoining that foreshore.

2.2 Location Parameters for Long Term Caravan Parks

OBJECTIVE

- To identify locations where long term caravan parks (residential parks) may be considered

REQUIREMENT

Long Term Caravan Parks are generally discouraged on lands in the following areas:

- a within the Coastal Hazard Planning Area;
- b RE2 Private Recreation zones and SP3 Tourist zones where the site boundaries are greater than 500 metres from existing urban zoned areas;
- c where the site boundaries are within 500 metres of lake and ocean mean high water mark;
- d within areas of environmental and/or regional significance including water catchment areas;
- e within Urban Release Areas identified within the Wyong Shire Settlement Strategy;
- f on flood prone land; and
- g within bushfire prone areas.

2.3 Applications to Increase the Proportion of Long Term Sites in Existing Caravan Parks, or for New Long Term Residential Parks

OBJECTIVES

- To identify locations where short term caravan parks (tourist parks) and long term caravan parks (residential parks) may be considered
- To identify Council's requirements relating to the development or expansion of long term sites within existing caravan parks
- To identify Council's general opposition to the creation or expansion of non-tourist caravan parks (residential parks) within the Shire, excepting where they can be demonstrated to provide for "affordable housing"

REQUIREMENT

In considering whether to consent to the use of more than half of the sites within a caravan park for long term occupation, Council shall have regard to:

- a impact on servicing strategies, notably water and sewerage;
- b social impact;
- c impact on community recreation areas, community facilities and services;
- d creation of increased traffic flow in and around the caravan park;
- e amenity of the site and surrounding lands;
- f access to public transport; and
- g issues covered in Section 3.0 of this Chapter.

3.0 DEVELOPMENT APPLICATIONS

OBJECTIVE

- To clarify the requirements for development applications for caravan parks

REQUIREMENTS

- a Development consent is required for any new caravan park.
- b Development consent is required in order to convert a short-term site to a long-term site, or a long-term site to a short-term site.
- c Where an applicant proposes to convert an existing caravan park, and/or sites with short term sites to long term occupation, an analysis of the park's occupation rates and trends is to be submitted with the Development Application, addressing the previous 5 year period.
- d Development Applications for the creation of new non-tourist caravan parks or the expansion of existing non-tourist caravan parks will be assessed on their merits. Where it can be demonstrated that the development will provide for "affordable housing", this will be seen by Council as a matter of particular merit. Documentation should address details as to the methods by which affordability is to be achieved and maintained for the future residents.
- e All Development Applications should be prepared by a consultant with skills in site planning, traffic management, landscape and architectural design and housing development layout. It should be noted that any such application needs to be supported by a Social Impact Assessment Report (addressing the issues detailed below) and the impact of the proposal on the broader locality and the levels of service currently available.
- f The Social Impact Assessment Report to be submitted with the Development Application must consider whether:
 - i because of its location or character, the land concerned is suitable for use as a caravan park for tourists or for long term residence;
 - ii there is adequate provision for tourist accommodation in the locality, and whether existing or potential tourist accommodation will be displaced by the use of the sites for long term residence sites;
 - iii there is low cost housing or land available for low cost housing in the locality; and
 - iv necessary community and recreation facilities, medical and support services are available within the caravan park or in the locality, whether these facilities and services are reasonably accessible to the potential occupants of the caravan park, and whether the level of service to existing residents of the locality will be detrimentally impacted by the additional population proposed.

3.1 Developer Contributions

OBJECTIVE

- To clarify the requirement for development contributions applicable to caravan parks

REQUIREMENT

Caravan Parks attract contribution charges, whether the sites are used for short-term or long-term occupation. These charges are essential as they are a means of providing amenities and infrastructure such as water and sewerage, open space and community facilities, which are necessary as a consequence of additional development in the Wyong Shire. Please refer to the Contributions Plan for your specific area to determine contribution rates.

3.2 Variations to Requirements

Council may vary the provisions of this Chapter where it can be established that the proposal will not prejudice the supply of sites for short term residents, is of innovative design, supplies "affordable housing" and complies with the provisions outlined in State Environmental Planning Policy 21 – *Caravan Parks* and Department of Planning Fact Sheet *"Approval and Operation of Caravan Parks, Camping Grounds and Manufactured Home Estates, July 2010"* (Refer to www.planning.nsw.gov.au)