

DCP No.
23

Wyong Caravan Parks Development Control Plan

This Development Control Plan (DCP) may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form and any submissions received must be considered by Council before the amended plan is adopted. People using this DCP shall ensure that they have the current copy of the plan, including any amendments. If in doubt, please check with Council's Customer Service Centre.

Adopted as per council resolution Dated:	
Effective:	
Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	General Manager:
	Dated:

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1.0 INTRODUCTION

1.1 Citation

This plan may be cited as Development Control Plan 23 Caravan Parks which may be abbreviated as “DCP 23”.

1.2 Land to which this Plan Applies

This plan applies to all land within Wyong Shire where caravan parks are a permissible land use under the Wyong Local Environmental Plan, 1991, or land which benefits from an existing approval for a caravan park.

This plan adopts the definitions and controls within, and supplements the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation, 2005, which provides the design standards for caravan parks, including those referred to as tourist parks and residential parks.

1.3 Aims of this Plan

This Development Control Plan aims to achieve the following:

- To promote short-term caravan parks (tourist parks) in suitable locations.
- To identify Council’s general opposition to the creation or expansion of non-tourist caravan parks (residential parks), or manufactured home estates within the Shire, excepting where they can be demonstrated to provide for “affordable housing”.
- To identify Council’s requirements relating to the development or expansion of long term sites within existing caravan parks.
- To identify locations where short term caravan parks (tourist parks) and long term caravan parks (residential parks) may be considered.
- To clarify the requirements for development applications and developer contributions for caravan parks.

1.4 Definitions

For the purpose of this Development Control Plan:

“Caravan park” means land used as a site for moveable dwellings, including tents and caravans and other vehicles used for temporary or permanent accommodation or the erection, assembly or placement of cabins for temporary accommodation of tourists.

“Long term caravan park” means a park where more than one-third of sites in a caravan park are licensed to serve long term residents.

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

“Short term caravan park” means a park where one-third or less of sites in a caravan park are licensed to serve long term residents.

“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.

2.0 REQUIREMENTS

The creation of new or the expansion of existing non-tourist caravan parks or manufactured home estates within Wyong Shire will generally not be favoured or supported by Council as a matter of adopted policy. However, applications will be assessed on their merits, where the development is a permissible use within the applicable land use zone. 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.

2.1 Development Applications

- a Development consent is required for any new caravan park or camping ground.
- 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.
- c 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.
- d 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.
- e 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.
- f 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 above and the impact of the proposal on the broader locality.
- g Development Applications must consider whether:
 - Because of its location or character, the land concerned is suitable for use as a caravan park for tourists or for long term residence;
 - 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;

- There is low cost housing or land available for low cost housing in the locality; and
- Necessary community and recreation facilities, medical and support services are available within the caravan park or in the locality, and whether these facilities and services are reasonably accessible to the potential occupants of the caravan park.

2.2 Developer Contributions

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/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.

2.3 Location Parameters

- a Long Term Caravan Parks are generally discouraged in the following areas:
- Open space zones;
 - Scenic protection zones where the site boundaries are greater than 500 metres from existing urban zoned areas;
 - Where the site boundaries are within 500 metres of lake and ocean high water mark;
 - Within areas of environmental and/or regional significance including water catchment areas;
 - On flood prone land;
 - Within Urban Release Areas identified within Council's Residential Development Strategy; and
 - Within bushfire prone areas.

2.4 Applications to Increase Proportion of Long Term Residents

- a 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:
- Impact on servicing strategies, notably water and sewerage;
 - Social impact;
 - Impact on community recreation areas, community facilities and services;
 - Creation of increased traffic flow in and around the caravan park;
 - Amenity of the site and surrounding lands;
 - Access to public transport; and
 - Issues covered in section 2.1 of this Development Control Plan.

3.0 VARIATIONS TO THIS PLAN

Council may vary the provisions of this Control Plan 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 Circular 108– *Guidelines For The Location Of Caravan Parks Accommodating Long-Term Residents*.

L3 LONG TERM CARAVAN PARKS

Department:	Health and Development
Unit:	
Review Details:	
Responsible Officer:	
File:	F2005/01636
Adopted on:	Amended on:

OBJECTIVES

- 1 To identify where long term caravan parks will be permitted.
- 2 To clarify the requirements for development applications and developer contributions.
- 3 To determine whether short term sites in existing caravan parks be permitted to convert to long term sites.

REQUIREMENTS

Development Applications

- 1 Under the provisions of State Environmental Planning Policy No 21 all new caravan parks and conversion of sites from short term to long term in existing parks, except those with existing use rights, require development consent.
- 2 All development applications are required to be prepared by a competent consultant with skills in site planning, traffic management, social impact landscape and architectural design and housing development layout. Details of experience are to be submitted with each application.

Developer Contributions

Appropriate contributions will be sought in respect to the development of new parks, the extension of existing parks, and the conversion of short term sites to long term sites in existing parks in accordance with Council's Development Contribution Plans.

Location Parameters

Long Term Caravan Parks will not be permitted in the following areas:

- 1 open space zones;
- 2 scenic protection and small holding zones greater than 500 metres from existing zoned urban areas;
- 3 within 200 metres of lake and ocean foreshores;
- 4 areas of environmental and/or regional significance including water catchment areas;
- 5 flood prone land; and
- 6 identified urban release areas.

L3 LONG TERM CARAVAN PARKS (contd)

Variations to the Control Plan

Council may vary the conditions of this Policy where it can be established that the proposal will not prejudice the supply of sites for short-term residents, is of innovative design and complies with the provisions of SEPP21 - Caravan Parks.

Size of Long Term Caravan Parks

Council will generally favour long term caravan parks that do not exceed a total of 250 sites. Caravan parks that exceed this requirement will be assessed on their merits.

Applications to increase proportion of Long Term Residents

In considering whether to support a development application for an increase in the number of long term sites on an approved caravan park Council shall have due regard to:

- 1 impact on servicing strategies, notably water and sewerage;
- 2 social impact; and
- 3 impact on community facilities and services.

LEGISLATION: SEPP 21

DEPARTMENT: Health And Development