

NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.



CHAPTER G28: DESIGN GUIDELINES FOR PERMANENT OCCUPATION OF CARAVAN PARKS



Chapter G28 – Design Guidelines for Permanent Occupancy of Caravan Parks

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Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	23 June 2015	1 July 2015	New
2	3 December 2019	18 December 2019	Amendment

1 Purpose

The purpose of this Chapter is to provide guidelines for the permanent occupancy of [caravan parks](#) to support the provisions of State Environmental Planning Policy No 21 - Caravan Parks (the SEPP), including its implementation.

2 Application

The Chapter applies to land where:

- [Caravan parks](#) are permitted with [consent](#); and
- Land in Shoalhaven where the SEPP applies.

3 Objectives

The [objectives](#) are to:

- i. Ensure that the permanent occupancy of [caravan parks](#) is undertaken in a manner which has due regard to the location and character of an area, particularly where an area is suitable for tourists.
- ii. Ensure that the permanent occupancy of [caravan parks](#) does not adversely affect the provision and supply of tourist accommodation in a locality.
- iii. Ensure that sufficient community support facilities are provided within the [development](#) and/or are within close proximity of the [caravan park](#).
- iv. To protect the interests of residents who live permanently in [caravan parks](#).

4 Controls

Note: These controls should be read in conjunction with the SEPP and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021 (Regulations).

A separate approval is required to operate a [caravan park](#) under the *Local Government Act 1993*. Refer to the [Shoalhaven Local Approvals Policy](#) for more information.

Refer to Chapter G10: Caravan Parks on Flood Prone Land where sites are located on [flood prone land](#).

4.1 Locational requirements

The specific [objectives](#) are to:

- i. To ensure that the location and character of sites are particularly suitable for use as a [caravan park](#) for tourists or for long term residence.

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- ii. To ensure that there is adequate provision for tourist accommodation, particularly in seaside/coastal areas, and to ensure that the permanent occupancy of **caravan parks** does not displace tourist accommodation.
- iii. To ensure that consideration is given to the provision of low cost housing within the locality or land available for low cost housing in that locality.

Performance Criteria	Acceptable Solutions
<p>P1.1 The attraction of the Shoalhaven as a tourism destination is not compromised by the provision of long term occupancy within caravan parks.</p> <p>P1.2 Permanent occupation of caravan parks does not adversely displace existing tourist accommodation.</p>	<p>A1.1 Long-term sites do not exceed 50% of approved sites in a caravan park that:</p> <ul style="list-style-type: none"> • Directly adjoins or is within 400m (direct line) of a beach, river or lake. • Is zoned SP3 Tourist. <p>The remaining 50% of sites are to be retained for tourist accommodation.</p> <p>A1.2 In addition to A1.1, any proposal within a coastal locality or village must not reduce the <u>total</u> number of tourist accommodation sites in the coastal locality or village to less than 50% of the total number of sites available.</p> <div style="background-color: #e0e0e0; padding: 5px; margin: 5px 0;"> <p>Note: A development application must be supported by detailed evidence in this regard.</p> </div> <p>A1.3 New long-term sites are confined to either new caravan parks or located within extensions to existing caravan parks.</p>
<p>P2 Tourist accommodation has adequate access to beaches, rivers and lakes.</p>	<p>A2.1 The proposed long-term sites do not reduce/impact public road access for tourist accommodation to nearby beaches, lakes and rivers.</p>
<p>P3 Adequate services are available for the development.</p>	<p>A3.1 Each long-term site is connected to:</p> <ul style="list-style-type: none"> • Town water (or an alternative water supply to Council's satisfaction); • Sewer (or an alternative sewage disposal system to Council's satisfaction); and • Reticulated electricity.

4.2 Design and siting

The specific **objective** is to:

- i. To ensure that **caravan parks** which accommodate **long-term** (permanent) **sites** are designed to create a sense of identity and provide amenity for residents.

Performance Criteria	Acceptable Solutions
<p>P4 Caravan Parks are designed to:</p> <ul style="list-style-type: none"> • Protect the environment. • Provide suitable opportunities for landscaping. • Provide opportunities for solar access. • Protect the privacy and amenity of residents. • Minimise conflicts between permanent residents and tourists located within the same park. • Reduce the intrusive nature of noise. • Comply with the <i>Local Government Act, 1993</i> and related Regulations. 	<p>A4.1 Creative alternatives to the grid system are utilised for the layout of caravan parks (Figure 1).</p> <p>A4.2 A centrally located active recreation area, separated from moveable dwellings by a park access road, is provided.</p> <p>A4.3 Areas of open space are dispersed equitably throughout the park.</p> <p>A4.4 Residents are permitted to construct privacy screens to enhance the amenity of their homes.</p> <p>A4.5 Long-term sites are located in an area separated from short-term/tourist sites.</p> <p>A4.6 Where permanent residents are to reside within caravan parks, consideration is given to the provision of noise abatement devices such as fences, earth mounds and plantings.</p> <p>A4.7 Child proof fencing is provided around play area(s) for pre-school children.</p> <p>A4.8 Private open space areas adjacent to moveable dwellings are provided which can be suitably fenced to create a safe, supervised play area for toddlers, e.g. fenced patio, verandah with childproof balustrade and gate.</p>
<p>P5 The design and layout of new caravan parks, or extensions to existing caravan parks, minimises traffic speeds and provides a safe environment for children.</p>	<p>A5.1 For new caravan parks, or extensions to existing caravan parks, traffic calming devices, such as speed humps, are incorporated in the design of all internal roads.</p>

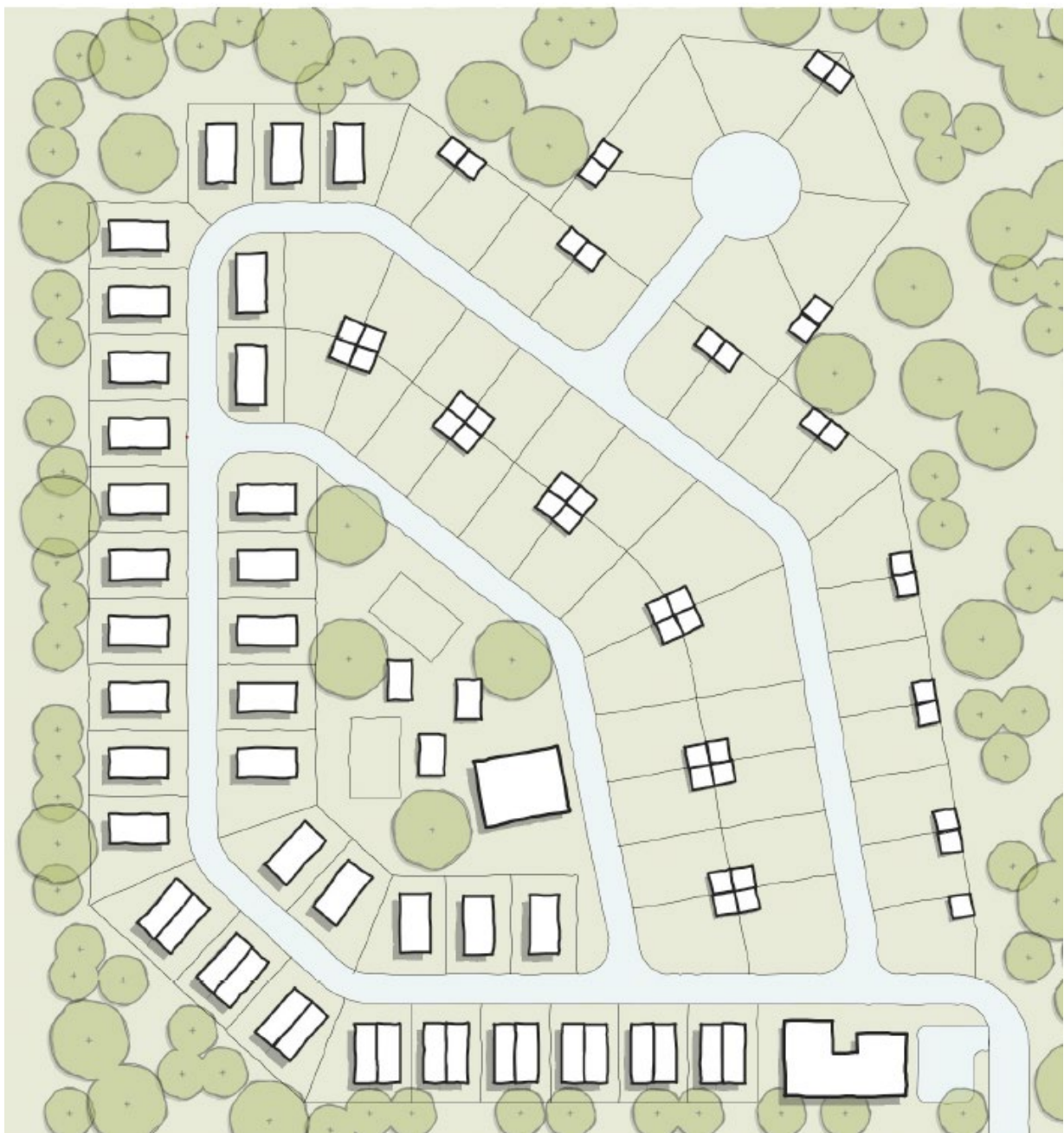


Figure 1: Alternatives to grid-system street patterns

4.3 Community support facilities

The specific **objective** is to:

- i. To ensure that sufficient **community** support facilities are provided with the **development** and/or are within close proximity to the **development** site.

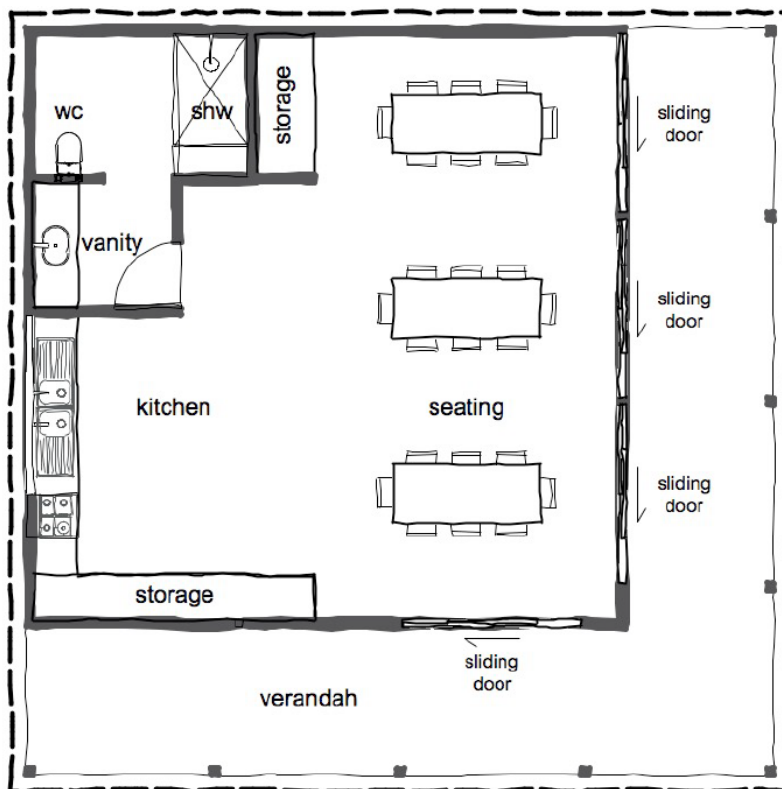
Performance Criteria	Acceptable Solutions
P6 Recreational facilities are provided in a manner which suits the needs of residents.	<p>A6.1 Open space areas within the caravan park are located, designed and equipped for the enjoyment of all residents.</p> <p>A6.2 A well designed and fenced play area with equipment suitable for preschool age children is located in close proximity to laundry and drying facilities. Provision is also made for older children, including both grass and hard surfaces, with scope for appropriate activities.</p>
P7 Social and community facilities are provided for residents to meet their expected needs.	A7.1 Provision is made for a community room or hall for passive and active recreational activities (Figure 2).
P8 Suitable services and amenities , particularly toilet and bathroom facilities, are provided for permanent residents.	<p>A8.1 All new caravan parks, or extensions to existing parks, provide:</p> <ul style="list-style-type: none"> • For the connection of moveable dwellings on long-term sites to reticulated sewerage; or • Individual bathroom/laundry units at the rear of each site; or • A unisex family bathroom for communal use where individual amenity units are not provided. <p>A8.2 In caravan park amenity blocks:</p> <ul style="list-style-type: none"> • At least one child size toilet and hand basin is provided with unlocked exterior access. • At least one toilet cubicle has a full length door.
P9 Residents have access to adequate telephone and postal services to meet their needs.	<p>A9.1 A public telephone, at a height suitable for wheelchair users, is provided in a centrally located and sheltered position.</p> <p>A9.2 Provision is made for long-term sites to be directly connected to telephone services.</p> <p>A9.3 A suitably designed group of mail boxes is provided in accordance with the requirements of Australia Post for the direct delivery of mail to long term residents.</p>

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P10 **Community** support facilities are available within close proximity of the **caravan park**.

A10.1 The following support services are available, or are likely to become available, within a radius of 800m of the **caravan park**:

- Shops or a general store.
- Doctors surgery.
- Chemist.
- Bus stop.



Suggested Layout For Multi-functional Community Room

Inclusions:

- Sink and bench
- Cupboard space
- Windows and doors
- Storage for large objects (chairs, tables)
- Verandah to create informal meeting area

Figure 2: Suggested layout for multi-functional community rooms

5 Advisory Information

5.1 Other legislation or policies you may need to check

Note: This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application

Council Policies & Guidelines

- Contributions Plan

External Policies & Guidelines

- Nil.

Legislation

- Shoalhaven Local Environmental Plan 2014
 - *Local Government Act 1993*
 - State Environmental Planning Policy No 21—Caravan Parks
 - Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021
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