



City of Albany

**Policy**

# **Local Planning Policy 3.1: Caravan Park and Tourist Development Uses in the Rural or Priority Agriculture Zones**

<b>Document Approval</b>			
<b>Document Development Officer:</b>		<b>Document Owner:</b>	
Manager Planning and Building		Executive Director Infrastructure, Development and Environment	
<b>Document Control</b>			
<b>File Number - Document Type:</b>	CM.STD.7 – Policy		
<b>Document Reference Number:</b>	<a href="#">NP23171569</a>		
<b>Status of Document:</b>	<b>Council decision:</b> Draft		
<b>Quality Assurance:</b>	Executive Management Team		
<b>Distribution:</b>	Public Document		
<b>Document Revision History</b>			
<b>Version</b>	<b>Author</b>	<b>Version Description</b>	<b>Date Completed</b>
0.1	Planning Officer	Draft for consideration by Council to advertise.	dd/mm/20yy
1.0	Manager Planning and Building	<i>Adopted by Council on dd/mm/20yy Report Item DISXXX.</i>	dd/mm/20yy

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## Objectives

1. Encourage small-scale low impact tourism accommodation uses in rural areas, that are compatible with existing agricultural uses, enhances the rural tourism experience on existing farmland, creates additional opportunities to diversify agricultural activities and provides economic benefits to rural and regional communities.
2. To ensure that proposed incidental caravan park or tourist development uses are in appropriate locations, and compatible with the objectives of the applicable zone in accordance with City of Albany Local Planning Scheme No. 2 (LPS2).
3. Guide the implementation of land use and development provisions outlined under LPS2, that enable the ability to consider incidental Caravan Park (Nature Based Park) or Tourist Development land use proposals in the Rural and Priority Agriculture zones.
4. To provide further guidance on information required and the assessment of development applications for incidental caravan park or tourist development uses in the Rural or Priority Agriculture zone accordance with LPS2.
5. To ensure approved incidental caravan park or tourist development uses are appropriately managed and mitigate adverse impacts on neighbouring properties and the locality.

## Scope

### Inclusions

6. The policy is applicable to incidental Caravan Park and/or Tourist Development proposals on land within the Rural or Priority Agriculture zones, for the purposes of providing small scale low impact tourist accommodation.

### Exclusions

7. Caravan Park or Tourist Development proposals on land in other zones to those outlined in Inclusions above, are not covered by this policy.
8. The following land uses are not covered by this policy:
  - Other forms of tourist accommodation such as hosted and unhosted short-term accommodation uses including Holiday House or Holiday Accommodation, Bed & Breakfast, Park Home Park, Hotel or Motel.
  - Other forms of short-term accommodation facilities provided on rural land that are not for the purposes of tourist accommodation, such as Workforce Accommodation
  - Incidental land uses that are not permitted in the Rural or Priority Agriculture zones, that may otherwise be associated with a Tourist Development or Caravan Park land use.

## Policy Statement

9. Proposals for incidental Caravan Park and/or Tourist Development land uses within the Rural or Priority Agriculture zone shall demonstrate:
  - That the proposed development will be incidental to the principal use of the land for agricultural purposes; and
  - That the proposal satisfactorily meets the definition of low impact tourist development and:
    - is located within an area of high tourism value; or
    - forms part of an agritourism experience offered at the subject site; or
    - is in proximity to a nearby tourist attraction.

## Land use compatibility

10. Applications for incidental Caravan Park use should generally meet the definition for 'nature based park' as outlined under the *Caravan Parks and Camping Grounds Regulations 1997*.
11. Caravan Park and Tourist Development are sensitive land uses and therefore proposals located on land zoned Rural or Priority Agriculture will be required to demonstrate:
  - Compatibility with existing predominant agricultural uses, ensuring the primacy of existing or expected agricultural uses is maintained, limiting any adverse effect on rural production activities on the subject land or nearby land, and mitigates conflict between the existing and proposed uses; and
  - That the land is suitable for the use, including scale, siting and design of the proposal, and that relevant environmental considerations and vulnerability to natural hazards (such as bushfire, flood or erosion) have been adequately addressed.

## Siting, design and operation

12. Applications are required to demonstrate that the proposed development:
  - Will result in the retention and enhancement of existing vegetation on the land;
  - Will not adversely affect the visual character of the property and surrounds;
  - Is located so as to avoid ridge lines, escarpments or visually exposed sites and situated where screening vegetation or landform can be utilised;
  - Is designed to minimise impacts on vegetation, waterway, wetlands, soil quality and existing land uses;
  - Siting to ensure minimal visual and other adverse impacts on environmentally sensitive areas, landscapes or places of cultural or historic significance.
  - 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.
13. In accordance with and in addition to the requirements under Schedules 5 and 6 of LPS2 and as per clauses 11-13 above, applications for Caravan Park or Tourist Development uses in the Rural and Priority Agriculture zones are to meet the following:
  - Setback a minimum 50 metres from neighbouring property boundaries; and
  - Provision of screening vegetation to public roads and neighbouring property(s); and
  - The subject lot being equal to or greater than 5 ha; and
  - Cabins or chalets shall have a maximum of two bedrooms; and
  - Maximum limits for accommodation units and/or caravan/camping bays:

Lot size	Total No. of accommodation permitted	Accommodation type (Total permitted per type)	
		Cabins/chalet units <i>(Refer Schedule 5 of LPS2)</i>	Caravan/camping bays
>5-10 ha	5	5	4
>10-20 ha	8	8	8
>20 ha	15	8	10

14. Further to be above, applications are to demonstrate that all other applicable requirements of LPS2, state planning policy or relevant legislation have been addressed, including but not limited to:
  - *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and associated Guidelines, including submission of required supporting documentation.
  - Environmental considerations such as:
    - Management of sewerage / on-site effluent disposal (where required)
    - Development on land subject to flooding; and
    - Minimum setbacks from water resources
  - Development and land use requirements where located within a Special Control Area
15. Materials and finishes of all proposed buildings and/or structures including cabins/chalets, shall be in keeping with the existing development on site and the rural amenity of the area. The use of natural materials and/or neutral colours and finishes is preferred, and the use of reflective building materials limited to circumstances where it is not able to be viewed from public roads or dwellings on adjoining properties.
16. In accordance with and in addition to the requirements outlined under Schedule 6 of LPS2, an incidental Caravan Park use are to provide the following facilities on-site at a minimum:
  - Toilet and shower facilities that are environmentally responsible;
  - Provision of suitable ablutions for handwashing and dishwashing;
  - Potable water.
17. Further to clause 16 above, where the facilities are not proposed to be provided on-site, a management plan will be required to outline how occupants will be advised of the requirement to provide the amenities as part of their self-contained portable camping arrangement.
18. There are no specific requirements outlined under this policy for provision of dedicated recreational facilities or amenities as part of an incidental Caravan Park or Tourist Development proposal on land zoned Rural or Priority Agriculture. Applications that include dedicated recreational facilities and amenities (including associated buildings or structures) such as camp kitchens, BBQ shelters or shade structures associated with a proposed incidental Caravan Park and/or Tourist Development will be considered on a case-by-case basis, and will need to demonstrate that the development on its merits meets all other considerations and requirements outlined above.
19. Additional infrastructure or works to support the proposed development, such as the provision of formalised vehicle and trailer parking, sealed road access within and to the site will be identified on a case-by-case basis, based on the nature and scale of the development proposed, in accordance with the considerations and requirements above and informed by any relevant matters outlined under other applicable legislation including the *Caravan Parks and Camping Grounds Act 1995* and *Caravan Parks and Camping Grounds Regulations 1997*.
20. Provision of additional on-site accommodation, such as a Caretaker's Dwelling or on-site manager's accommodation, will not be supported as part of an application for an incidental Caravan Park and/or Tourist Development proposal, where it is to be provided solely for the purpose of managing the tourist accommodation proposal.

## Management Plan

21. A management plan submitted as part of an application and shall outline the following:
- Confirmation of the amenities (potable water and toilets etc) that are proposed to be provided or not provided, and details of how these will be communicated to visitors, especially where not provided;
  - Traffic management, including vehicle access and proposed parking to support the development.
  - Waste management
  - Effluent and wastewater management
  - Vegetation screening
  - Site planning;
  - Environmental impact and sustainability;
  - Waste management;
  - Traffic management; and
  - Risk management, including reference to required supporting documentation in relation to bushfire.
22. The City of Albany has the discretion to apply additional management measures to be addressed by the plan, in order to adequately address and mitigate any concerns.

## Development application requirements

23. To address matters outlined above, development applications for Caravan Parks and/or Tourist Development are to include the following plans and information:
- Scaled plans including the following:
    - Site plan showing the proposed location of the development, existing development (buildings and/or structures), vehicle access to the proposed development, distances between proposed and existing uses
    - Layout plan of the proposed development, including location of proposed caravan bays and/or chalets/cabins, and any associated infrastructure
    - Elevation and floor plans of proposed buildings or structures, including chalets/cabins and amenities or facilities
  - Covering letter, outlining details of the proposed development, including:
    - Total number of accommodation units/bays
    - Approximate number of guests at full capacity
    - Summary outlining how the proposed development meets the requirements outlined above
  - A management plan for the operation of the development, in accordance with the above
  - Supporting bushfire documentation in accordance with SPP3.7 as outlined above.
24. Additional supporting information may be required to be provided to support the proposal, including but not limited to:
- Site and soil evaluation

## Legislative and Strategic Context

25. The policy operates within the following framework of legislation.
- *Planning and Development Act 2005*
  - *Planning and Development (Local Planning Schemes) Regulations 2015*
  - *Caravan Parks and Camping Grounds Act 1995*
  - *Caravan Parks and Camping Grounds Regulations 1997*
  - *Planning Policy 3.7 Planning in Bushfire Prone Areas*
  - *City of Albany Local Planning Scheme No.1*

## Review Position and Date

26. This policy was adopted on **XXXXXX**. This policy should be reviewed every two years, or earlier if required.

## Associated Documents

27. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy:
- Albany Local Planning Strategy 2019
  - State Planning Policy 2.5 Rural Planning
  - State Planning Policy 2.6 State Coastal Planning
  - State Planning Policy 2.9 Water Resources,
  - State Planning Policy 3.4 Natural Hazards and Disasters
  - State Planning Policy 4.1 Industrial Interface
  - Government Sewage Policy (as amended)
  - Department of Health's Guidelines for the Separation of Agricultural and Residential Land Uses
  - Department of Planning, Lands and Heritage Rural Planning Guidelines V3 (Dec 2016)
  - DPLH Tourism Planning Guidelines (2014)
  - DPLH Visual Landscape Planning in Western Australia Manual (2007)

## Definitions

**agritourism** on-farm tourism experience offered at the subject property that may include, farm tours and/or demonstrations, farm to fork cooking classes, pick your own produce, educational experiences, historical or cultural experiences, or on-farm cafes or restaurants.

**cabin** means a dwelling forming part of a tourist development or caravan park that is —

- (a) an individual unit other than a chalet; and
- (b) designed to provide short-term accommodation for guests

**camping ground** means an area of land on which camps, but not caravans, are situated for habitation but does not include any land prescribed for the purposes of this definition;

**caravan park** as defined in the *Caravan Parks and Camping Grounds Act 1995*, means an area of land on which caravans, or caravans and camps, are situated for habitation

**chalet** means a dwelling forming part of a tourist development or caravan park that is —

- (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) designed to provide short-term accommodation for guests



**low impact tourist development** is development predominantly of a tourist nature that has been designed in such a manner that it does not detract from the rural and natural amenity of the locality.

**nature based park** as defined under the *Caravan Parks and Camping Grounds Regulations 1996*, means 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.

**short-term accommodation** means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12-month period;

**tourist attraction** include sites and places that people visit for pleasure and interest, usually whilst on holiday, and that may provide a unique cultural experience. For example national parks, beaches, urban or wilderness trails, places of historic interest or significance, botanical gardens, arts and culture facilities (museums, galleries), recreation or sporting facilities, food and wine regions, annual events or festivals, or places of cultural significance where tours or experiences are offered to visitors on country by traditional custodians.

**tourist development** means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide —

- (a) short-term accommodation for guests; and
- (b) onsite facilities for the use of guests; and
- (c) facilities for the management of the development.