

Name of Policy:	Caravan Park for Long Term Residence		
Policy Code:			
Adoption by Council	26 July 2017	Minute No.	164/17
Last Review Date:	26 July 2017		
Review Timeframe:	4 Years		
Next Scheduled Review Date:	July 2021		
Related Legislation:	Environmental Planning and Assessment Act 1979 Local Government Act 1993 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 State Environmental Planning Policy No 21—Caravan Parks		
Associated Policies/Documents:	Nil		
Responsible Department:	Development Assessment		

Policy Objective

The objective of this policy is to identify locations where Caravan Parks for Long Term Residence may be considered.

Policy Statement

Legislation relating to caravan parks was established at a time when caravan parks were principally used as tourist facilities. MidCoast Council recognises that caravan parks can provide for longer term residential accommodation however places that are appropriate for tourist purposes are not always an ideal location for permanent residents.

Persons who reside long term in Caravan Parks include those who are unable to access other forms of housing either in the private, public or community housing sectors, people who do not wish to tie themselves to one form of residency and people who do so for lifestyle reasons. Manufactured housing within caravan parks is becoming increasingly popular for seniors and retirees.

Persons who reside long term in caravan parks often have greater need for access to services and facilities including shops, bank, community services and doctors. It is also recognised that the residents of long-term caravan parks are from a diverse demographic, requiring access to a broad range of facilities and services. It is therefore important that Caravan Parks for Long Term Residence be suitably located in areas which provide appropriate access to community facilities and services.

This policy sets out the location criteria for where Caravan Parks for Long Term Residence will be considered suitable.

Strategic Plan Link

The policy is consistent with the strategic plans of MidCoast Council.

Policy Content

Caravan Parks for Long Term Residence will be permitted:

- a) On land that is zoned or reserved under an environmental planning instrument for urban use, where Caravan Parks are identified as development permissible with consent;
- b) On land within a Rural or Environmental zone where the land is adjacent to or adjoining land zoned for urban use and where Caravan Parks are identified as development permissible with consent;
- c) Where the development will be connected to a reticulated water and sewerage system;
- d) Where Council is satisfied that residents of the Caravan Park will have access to
 - i) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
 - ii) community services and recreation facilities, and
 - iii) the practice of a general medical practitioner, and
 - iv) educational facilities.

The facilities and services referred to above are to be located at a distance of not more than 400 metres from the site of the caravan park or there is a public transport service available to the residents who will occupy the caravan park:

- that is located at a distance of not more than 200 metres from the site of the proposed development, and
- that will take those residents to a place that is located at a distance of not more than 200 metres from the facilities and services, and
- that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),

Caravan Parks for Long Term Residence will be not be permitted:

- a) On land that is zoned for recreational use;
- b) On land which is affected to an unacceptable level by an offensive or hazardous industry or any form of pollution.
- c) On land which is identified in an environmental planning instrument, by words which are cognate with or a description consistent with any one or more of the following:
 - extractive resources,
 - services corridors,

- airport/industry buffer area,
- habitat corridor,
- containing significant remnant vegetation,

Definitions

For the purposes of this policy the following definitions apply:

“Caravan Park” means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, placed or erected.

“Caravan Park for Long Term Residence” means a park where more than 25% of sites in a caravan park are licensed as long-term sites.

“Dwelling site” means an area of land within the caravan park on which a moveable dwelling may be installed and that is designated as a dwelling site by the approval for the caravan park.

“Long-term site” means a dwelling site that is occupied by the same resident for a period of 150 days or more in any 12 month period, and is specified in the approval for a caravan park as being a long-term site.

“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

References and Related Documents

- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005
- State Environmental Planning Policy No 21—Caravan Parks
- State Environmental Planning Policy No 36—Manufactured Home Estates
- NSW Department of Planning - Improving the Regulation of Manufactured Homes, Caravan Parks, Manufactured Home Estates & Camping Grounds Discussion Paper - November 2015

Responsible Officer

Manager- Development Assessment