

Compliance report: Division 3 Caravan parks and camping grounds Subdivision 1 Land and site requirements

- A caravan park must not have an area of less than one hectare or, if a lesser area is prescribed by a relevant environmental planning instrument, that lesser area.

The park has an area of 2.67Ha. There is no minimum size for a camping ground.

Of the total land area of a caravan park or camping ground:

- at least 10 per cent, or (b) such lesser proportion (but not less than 6 per cent) as the approval for the caravan park or camping ground may allow, must be reserved for recreation or other communal activities.
- In deciding whether to allow a lesser proportion, the council must have regard to the type and range of amenities to be provided and to such other matters as it considers relevant.

The park has a generous pool area, camp kitchen and outdoor areas and opens to the village green area as well as to the coastal walkway along the river which is estimated to be greater than 10% of the caravan park site. There is also an open park land to the west (Ford Park)

Size of dwelling sites and camp sites

A long-term site must have an area of at least 80 square metres. A short-term site must have an area of at least 65 square metres. A camp site must have an area of at least: (a) 40 square metres, in the case of a camp site for which a separate parking space is provided within 30 metres of the camp site, or (b) 50 square metres, in any other case.

The sites are generous vary in size and each site exceeds 90m²

Site identification (1) A dwelling site or camp site must be numbered or identified and its site boundaries clearly delineated. (2) The site identification must be conspicuous.

This will be a requirement of the approval to operate

Setbacks of community buildings

(1) A community building must not be located closer than 10 metres to the boundary of a caravan park or camping ground, or to the boundary of a dwelling site or camp site, unless the approval for the caravan park or camping ground so allows.

The layout of the park and internal roads allows for sufficient setbacks to community buildings. There are three sites to the west of the western located central camp kitchen that are the closest sites to a community building (~9.5m). The sites are large and sufficient separation from the building is available and there is an internal road between these areas.

(2) The approval for a caravan park or camping ground must not allow a lesser distance than 10 metres unless the council is satisfied that the community building has been or will be properly screened, fenced, enclosed or otherwise treated.

Generally complies – central camp kitchen is an enclosed building.

(3) A community building must not in any case be located closer than 3 metres to the boundary of a caravan park or camping ground or 5 metres to the boundary of a dwelling site or camp site.

Complies

Setbacks of dwelling sites and camp sites from road frontages

(1) A dwelling site or camp site must not be located closer than 10 metres to a public road or 3 metres to any other boundary of the caravan park or camping ground unless the approval for the caravan park or camping ground so allows.

(2) The approval for a caravan park or camping ground must not allow a lesser distance unless the council is satisfied that the dwelling site or camp site has been or will be properly screened, fenced, enclosed or otherwise treated.

The caravan park has a perimeter fence and fenced along the Harbour Street frontage. Vegetative screening will also be provided.

Use of buffer zones

Nothing in this Regulation prevents land within a buffer zone arising from the setbacks required by this Division from being used:

- (a) for community amenities, access roads, car parking spaces, footpaths or landscaping, or
- (b) for any similar purpose allowed by the approval for the caravan park or camping ground.

Separation distances

(1) A moveable dwelling must not be installed closer to any other moveable dwelling than: (a) 3 metres, if it is situated on a long-term site, or (b) 2.5 metres, if it is situated on a short-term site or camp site.

No moveable dwellings are proposed

(2) This clause does not prohibit the installation of semi-detached relocatable homes on adjoining dwelling sites so long as they are separated by construction conforming to the fire safety and sound insulation provisions relating to class 1 buildings contained in Section 3.7.1 and 3.8.6 of Volume Two of the Building Code of Australia.

(3) This clause does not prohibit the installation of semi-detached relocatable homes on adjoining dwelling sites so long as they are separated by construction conforming to the fire safety and sound insulation provisions relating to class 1 buildings contained in Section 3.7.1 and 3.8.6 of Volume Two of the Building Code of Australia.

Roads

Entrance and exit roads

(1) A road that forms an entrance to or exit from a caravan park or camping ground must be at least 7 metres wide.

(2) In the case of a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5 metres.

(3) The arrangement for the width of an entrance or exit road to taper into or meet the width of the sealed portion of the access roads leading to the entrance or exit must be as specified in the approval for the caravan park or camping ground.

Complies

Forecourt

A caravan park must have a forecourt, measuring at least 4 metres by 20 metres, to accommodate incoming vehicles.

Forecourt is 10 x 25m

Width of roads

(1) The width of an access road must be:

(a) at least 6 metres for a two-way access road, and

(b) at least 4 metres for a one-way access road.

Complies

The direction of travel for a one-way access road must be indicated by means of conspicuous signs. 95 Speed limits. The speed limit applicable to an access road: (a) must not exceed 15 kilometres per hour, and (b) must be indicated by means of conspicuous signs.

Will be a requirement before approval to operate

Resident parking

(1) A caravan park or camping ground must contain at least one resident parking space for each dwelling site or camp site. Each site has an available parking space

(2) The parking space for a dwelling site or camp site may be on-site (that is, forming part of the site) or off-site (that is, not forming part of the site).

(5) Each off-site parking space is to have, at minimum, dimensions of:

(a) 5.4 metres by 2.5 metres, in the case of angle parking, and

(b) 6.1 metres by 2.5 metres, in any other case.

Complies

Visitor parking (1) A caravan park or camping ground must contain no fewer visitor parking spaces than the following:

(a) one visitor parking space for each 10 (and any remaining fraction of 10) long-term sites in the caravan park or camping ground, The managers residence has two parking spaces. The Port Authority wharf has 2 spaces reserved.

(b) one visitor parking space for each 20 (and any remaining fraction of 20) short-term sites in the caravan park or camping ground,

(c) one visitor parking space for each 40 (and any remaining fraction of 40) camp sites in the caravan park or camping ground. (2) The minimum number of visitor parking spaces to be provided is 4

134/20 = 6.7 or 7 spaces are required. 9 visitor spaces are provided (including 3 disabled parking spaces) and there are 2 spaces provided for the Port Authority wharf.

Each parking space is to have, at minimum, dimensions of:

(a) 5.4 metres by 2.5 metres, in the case of angle parking, and

(b) 6.1 metres by 2.5 metres, in any other case.

Visitor parking spaces must be clearly identified as such.

Visitor parking for people with disabilities

- (1) A caravan park or camping ground must contain at least one visitor parking space for people with disabilities.
- (2) A caravan park or camping ground that contains more than 100 sites must contain at least one visitor parking space for people with disabilities for each 100 sites or fraction of 100 sites.
- (3) Such parking is to be provided in accordance with AS/NZS 2890.1:2004 Parking facilities—Off street parking.
- (4) Visitor parking spaces for people with disabilities must be clearly identified as such.
- (5) Visitor parking spaces provided under this clause may be counted for the purposes of clause 97

Complies

Road surfaces

All access roads, including all passing and parking bays, must have an all-weather sealed or other surface finish specified in the approval for the caravan park or camping ground, and must be adapted to the topography to allow for adequate drainage and to eliminate excessive grades.

Complies

Lighting All access roads must be adequately lit between sunset and sunrise.

Complies

Utilities: **The site will be adequately serviced for water, electricity, telecommunications & sewerage**

Number of showers and toilets to be provided

- (1) A caravan park or camping ground with fewer than 200 dwelling sites must be provided with facilities specified in the Table to this clause according to the number of dwelling sites in the caravan park or camping ground.
- (2) A caravan park or camping ground with 200 dwelling sites or more must be provided with those facilities as specified in the approval for the caravan park or camping ground.
- (3) In considering the facilities to be provided in accordance with subclause (2), the council must have regard to the rate of increment of quantities set out in the Table to this clause.
- (4) For the purposes of this clause:
 - (a) a requirement for a shower may be met by the provision of a bathtub, and
 - (b) a requirement for a urinal may be met by the provision of an individual unit or by each 600 millimetre width of a larger facility.

Table

Sites	Water closets		Urinals	Showers		Handbasins	
	Female	Male		Female	Male	Female	Male
1–25	3	2	1	2	2	2	2
26–50	5	3	2	3	3	3	3
51–75	6	4	2	4	4	3	3
76–100	7	4	2	5	5	4	4
101–125	8	5	3	6	6	4	4
126–150	9	6	3	7	7	5	5
151–175	10	6	4	8	8	5	5
176–199	11	7	4	9	9	6	6

There are 134 sites and the requirements of the table are exceeded. Male facilities: 8 WCs 6 Urinals, 8 showers, 6 handbasins. Female facilities: 12 WCs, 8 showers, 6 handbasins. 2 Accessible toilets and showers & 2 Family facilities with a toilet and shower

Table 108 Facilities for people with disabilities

(1) A caravan park or camping ground must be provided with shower, toilet and associated facilities, designed in accordance with AS 1428.1— 2001, Design for access and mobility Part 1: General requirements for access—New building work, as in force on 1 September 2005.

Complies

(2) A caravan park or camping ground with fewer than 100 dwelling sites must be provided with:

- (a) one of each facility for each sex, or
- (b) one of each facility for use by both sexes.

Complies

All showers and handbasins required must be supplied with hot and cold running water.

(2) A mirror must be provided: (a) for each handbasin provided, or

(b) if 2 or more handbasins are provided together, for each pair of handbasins.

(3) Means for sanitary napkin disposal must be provided in each communal facility that contains water closets for female use and, in a facility containing 10 or more water closets, must be provided at the rate of one for each 10 (or remaining fraction of 10) water closets.

Complies

Construction of shower blocks and toilet blocks

(1) Except as otherwise provided by the approval for the caravan park or camping ground, the shower and toilet facilities provided for a caravan park or camping ground must be housed in a shower block or toilet block:

- (a) that is constructed of brick or concrete masonry block, and
- (b) that has a non-slip floor of tile or other impervious material adequately drained to outlets, and
- (c) that has smooth, hard, durable and water-resistant interior finishes, and
- (d) that has shower recesses with tile or other impervious finishes to a height of at least 1.8 metres, and
- (e) that has tile or other impervious skirtings around water closet cubicle walls, and
- (f) that has tile or other impervious finish around wash basins, and
- (g) that has adequate lighting (both inside and outside) and adequate ventilation at all times, and
- (h) that has all its walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition at all times.

Complies. NB Council has applied for an exemption form the requirement to construct the amenities out of materials other than brick or concrete masonry block

Subject to clause 108 (2) and (3), if male and female shower or toilet facilities are located in the same building, that building must be divided for separate use by each sex.

Water closets must be provided in individual cubicles having a minimum floor area of 1.1 square metres and a minimum width of 0.8 metre. 111 Proximity of dwelling sites to shower blocks and toilet blocks

(1) A long-term site must not be situated more than 75 metres (measured in a straight line) from a shower block or toilet block.

(2) A short-term site or camp site must not be situated more than 100 metres (measured in a straight line) from a shower block or toilet block.

(3) This clause does not apply in respect of dwelling sites reserved for use by self-contained moveable dwellings and dwelling sites provided with ensuite facilities.

Laundry facilities

The laundry facilities proposed meet the requirements of the Regulation and will be required to be demonstrated prior to the issue of an approval to operate.