

**22.19**

24/02/2011  
C153

**GREEN WEDGE CAMPING AND CARAVAN PARK**

This policy applies to camping and caravan parks on any land outside the urban growth boundary.

**22.19-1**

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**Policy basis**

The Mornington Peninsula Green Wedge is significant for its landscape, environmental and agricultural values. Camping and caravan parks may adversely affect these values and exclude or limit legitimate rural land uses, if not sensitively located and designed.

This policy builds on the State Planning Policy Framework and the Local Planning Policy Framework, in particular:

|                |  |
|----------------|--|
| Clause 11      | Settlement   |
| Clause 12      | Environmental and landscape values                         |
| Clause 15      | Built environment and heritage                             |
| Clause 17.03   | Tourism  |
| Clause 18.01-1 | Land use and transport planning                            |
| Clause 18.02-4 | Management of the road system                              |
| Clause 21.04   | Mornington Peninsula strategic framework plan              |
| Clause 21.06   | Strategic framework and the Peninsula's settlement pattern |
| Clause 21.08   | Foreshores and coastal areas                               |
| Clause 21.09   | Planning for rural areas                                   |
| Clause 22.07   | Commercial and industrial uses in rural areas              |

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**Objectives**

- To regulate the location, scale and design of camping and caravan parks so they do not have a significant adverse effect on the landscape, agricultural or environmental values of the green wedge area or the settlement pattern of the Peninsula.
- To maintain the distinct character and separation of townships, the integrity of an urban growth boundary and the landscape values of the green wedge urban interface.
- To provide for tourist accommodation that will enrich outdoor recreation and tourism activities in the green wedge areas of the Peninsula.
- To provide holiday accommodation, including a low-cost option, for tourists and visitors to green wedge areas.
- To encourage significant new outdoor recreation facilities by supporting them with integrated on-site camping and caravan parks.
- To ensure that location, siting and design of camping and caravan parks protects the amenity of park users from adverse impacts of neighbouring rural land uses.

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**Policy**

It is policy:

- To ensure that a camping and caravan park in the green wedge does not significantly adversely affect the biodiversity, agricultural productivity, landscape, rural amenity or other environmental values of the area.
- To ensure that an application includes a site analysis and design response, including a landscape character assessment.
- To ensure that a camping and caravan park includes all of the following:
  - The containment of all camping and caravan park buildings and accommodation sites within a single area of the land.

- The clustering of all accommodation sites, whether or not they have individual facilities, around communal laundry, ablution, kitchen and recreation hubs that are reasonably accessible for all park users.
- Substantial landscaping to form an attractive rural setting that is consistent with the character of the local area and not reliant upon the amenity of the surrounding land.
- A mix of accommodation site types and visitor facilities that responds to the reasonable visitation expectations of nearby green wedge tourist and outdoor recreation attractions.
- Provision of a range of affordable tourist accommodation options that includes:
  - Powered vacant sites
  - Unpowered vacant sites
  - Sites for caravans or motor homes
  - Cabins or lodge accommodation
- Vehicular access to the land via a sealed road network and internal access roads that cater for vehicles that are towing caravans or trailers.
- To locate a camping and caravan park amongst compatible land uses preferably with pedestrian access to on-site or off-site recreational facilities.
- To site a camping and caravan park on a lot of at least 40 hectares. This does not apply to a lot in Green Wedge Zone Schedule 4; such lot must be at least 80 hectares.
- To maintain the distinct character and separation of townships, the integrity of an urban growth boundary and the landscape values of the green wedge urban interface by locating a camping and caravan park at least 2 km from an urban growth boundary.
- That the following standards should be met for any camping and caravan park:
  - The total number of accommodation sites should be 100 sites or less.
  - The percentage of accommodation sites for cabins, movable dwellings, permanent on-site caravans, or the like, should be 15% or less of the total number of accommodation sites.
  - The average gross floor area of all cabins, movable dwellings, permanent on-site caravans, or the like, should be 60 square metres or less.

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#### **Decision guidelines**

Before deciding on an application the responsible authority must consider as appropriate:

- The extent to which the proposal would contribute to tourism on the Mornington Peninsula.
- The need for measures to protect native vegetation and fauna.
- The visitor capacity of nearby tourist attractions as articulated in relevant management plans.

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#### **Transitional provisions**

The requirements of the planning scheme as in force immediately before 19 November 2009 continues to apply to a permit application made before that date to the extent that, but for this clause, Clauses 35.04 or 57.01 would apply to such an application.

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#### **Expiry**

This policy does not apply after 30 September 2011.

*For the avoidance of doubt, the provisions of this policy do not take precedence over the requirements of the Residential Tenancies Act 1997 and regulations there under as amended from time to time.*