

# Camping Management Strategy

## Small Park

July 2020

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## INTRODUCTION

This strategy has been prepared by Clarence Valley Council to provide a clear management framework for recreational vehicle (RV) camping at Small Park, Ulmarra.

The land comprising Lot 1 DP1155085 is vested to and managed by Clarence Valley Council for the purpose of public recreation. The reserve area is approximately 40,500 m<sup>2</sup>.

RV camping is consistent with the objectives of the Small Park's zoning as public recreation under the *Clarence Valley Local Environment Plan 2011*. RV camping is also consistent with the goals outlined in the *Ulmarra Bypass Community Economic Development Plan 2018* and *Ulmarra Riverside and Village Precinct Plan 2019* to revitalise the township of Ulmarra after the completion of the Woolgoolga to Ballina Pacific Highway Upgrade in 2020 which will bypass Ulmarra.

## SCOPE

This camping management strategy is for RV camping on Small Park only (outlined in the Small Park RV Camping Area Community Map - Appendix 1).

RV's (Recreational Vehicles) are defined as:

*... a motor **vehicle** or trailer which includes living quarters designed for accommodation.*

*Types of **RVs** include **motorhomes**, **campervans**, **caravans** (also known as **travel trailers** and **camper trailers**), **fifth-wheel trailers**, **popup campers** and **truck campers**.*

(source: [https://en.wikipedia.org/wiki/Recreational\\_vehicle](https://en.wikipedia.org/wiki/Recreational_vehicle)) (18 January 2020)

Other forms of camping (tents, bivouacs, etc.) will be directed to other more appropriate facilities in the Clarence Valley area.

## PURPOSE

The aims of this Strategy are:

1. To minimise any unacceptable impacts of RV camping on multi-use recreational values and surrounding environs of Small Park
2. To ensure that RV camping at Small Park meets statutory requirements and industry best practices.
3. To ensure that due consideration is given to the amenity of adjoining residents
4. To ensure the activity is conducted in an economically viable basis
5. To maximise the safety of RV campers and other recreational users; and
6. To provide the basis for a positive and enjoyable **RV camping** experiences.

## STATUTORY FRAMEWORK

### **Environmental Planning and Assessment Act 1979**

The *Environmental Planning and Assessment Act 1979* (EP&A Act) sets out the planning and development assessment system by which the relevant regulatory authority (Federal, State or Local) manages our environment and use of resources. It is the main law regulating land use in NSW.

The EP&A Act requires most development to undertake an environmental impact statement (EIS) detailing the impacts to both natural and human environments, which should be taken into consideration by the regulatory authority.

### **State Environmental Planning Policy No. 21**

The Caravan Parks (SEPP 21) requires that “development for the purposes of a caravan park may be carried out only with the development consent of the [local government] council”. Note that the definition of ‘caravan park’ includes a camping ground.

## **Local Government Act 1993**

Clarence Valley Council controls a range of activities by approval under Section 68 of the *Local Government Act 1993*. The operation of camping grounds is subject to an *operational approval* issued under the Act in accordance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005*.

## **Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005**

The *Local Government (Caravan Parks, Camping Grounds and Moveable Dwelling) Regulation 1995* regulates the approval to operate caravan parks, camping grounds and manufactured home estates, and sets out the requirements for the design, construction and installation of moveable dwellings and associated structures. Moveable dwellings include mobile homes, tents and caravans.

RV camping at Small Park falls within the scope of “primitive camping ground” under the Regulation.

The term “primitive camping” is not defined in the Regulation however Clause 132 sets out the conditions that apply to a “primitive camping ground”. The following are relevant to RV camping at Small Park:

- (1) Where the approval designates one or more camp sites within that ground, then the maximum number of designated camp sites is not to exceed a mean average of 2 per hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground).
- (2) The following conditions apply:
  - (a) where the approval to operate designates one or more camp sites - camping is not permitted other than on those designated camp sites,
  - (b) a caravan, annexe or campervan must not be installed closer than 6 metres to any other caravan, annexe, campervan or tent,
  - (c) a tent must not be installed closer than 6 metres to any caravan, annexe or campervan or closer than 3 metres to any other tent,

- (d) the camping ground must be provided with a water supply, toilet and refuse disposal facilities,
- (e) unoccupied caravans, campervans and tents are not to remain in the camping ground for more than 24 hours,
- (f) where a fee is charged, a register of occupiers must be kept that contains entries concerning the following;
  - (i) the persons name and address
  - (ii) the dates of arrival and departure
  - (iii) identification of the site occupied
  - (iv) the registration number of the caravan or campervan
  - (v) the size of the group (if any) with whom the person listed in the register camped,
- (g) such fire fighting facilities as may be specified in the approval are to be provided at the camping ground.

Consequently, under the Regulation Small Park may not have more than 8 sites as an approved 'primitive camping ground' (ie. Average of 2 per hectare).

## **Companion Animals Act 1998**

Section 13 of the Act outlines the responsibilities while dog is in a public place. The following are relevant to having domestic animals at Small Park.

- (1) A dog that is in a public place must be under the effective control of some competent person by means of an adequate chain, cord or leash that is attached to the dog and that is being held by (or secured to) the person.
- (2) If this section is contravened—
  - (a) the owner of the dog, or
  - (b) if the owner is not present at the time of the offence and another person who is of or above the age of 16 years is in charge of the dog at that time—that other person, is guilty of an offence.

Maximum penalty—

- (a) 10 penalty units except in the case of a dangerous, menacing or restricted dog, or
- (b) 100 penalty units in the case of a dangerous, menacing or restricted dog.

- (3) Any person (including an authorised officer) can seize a dog that is in a public place in contravention of this section. If the owner of the dog is present, the dog cannot be seized except by an authorised officer and only then if the contravention continues after the owner has been told of the contravention. A reference in this subsection to the owner of the dog includes a reference to the person who is for the time being in charge of the dog.

**Note:** Putting the dog on a leash prevents the dog being seized but it does not excuse the contravention and does not stop action being taken for the contravention.

- (4) A dog is not considered to be under the effective control of a person if the person has more than 4 dogs under his or her control.
- (5) This section does not apply to—
- (a) a dog accompanied by some competent person in an area declared to be an off-leash area by a declaration under this section (but only if the total number of dogs that the person is accompanied by or has control of does not exceed 4), or
  - (b) a dog engaged in the droving, tending or working of stock, or
  - (c) a dog being exhibited for show purposes, or
  - (d) a dog participating in an obedience class, trial or exhibition, or
  - (e) a police dog, or
    - (e1) a corrective services dog, or
  - (f) a dog secured in a cage or vehicle or tethered to a fixed object or structure.

**Note.** Just because a dog is not on a lead in an off-leash area, or is secured in a cage or vehicle or is tethered to a fixed object or structure, does not mean that an offence under section 16 is not committed if the dog rushes at, attacks, bites, harasses or chases any person or animal, whether or not any injury is caused.

- (6) A local authority can by order declare a public place to be an off-leash area. Such a declaration can be limited so as to apply during a particular period or periods of the day or to different periods of different days. However, there must at all times be at least one public place in the area of a local authority that is an off-leash area.

# RV CAMPING ON SMALL PARK

## RV CAMPING AREA

The extent of the designated RV camping area is shown on the attached **Small Park RV Camping Area Community Map** (Appendix 1).

## CAMPGROUND PLAN

The Community Map and other relevant public information relating to RV camping will be clearly displayed near the entrance to Small Park.

A maximum of eight (8) sites only are available at any one time within the area designated as the RV camping area when operational. Individual sites are determined on the basis that they will be occupied by one RV.

All sites include a trailer space.

An RV may not be closer than 6 metres to any other RV (Clause 132 – Reg).

A clear buffer is to be maintained between RV camping sites and any adjoining vegetation at all times. Guy ropes and pegs may be located within the buffer area but should not encroach into vegetated areas. No guy ropes or other camping equipment may be tied to vegetation, fencing or other recreational infrastructure.

## AMENITIES

Amenities to support RV camping within Small Park include:

- Public amenities are located adjacent to the designated RV camping area
- Town water
- Garbage bin/s

Appropriate signage will inform users of requirements relating to the use of rubbish receptacles and the closest dump point to the camping ground.



## **EMERGENCY MANAGEMENT/EVACUATION**

In the event of an emergency, Council's local disaster plan will be enacted. RV campers and other users will be required to comply with directions of authorised emergency service officers and/or appointed management representative.

In the event of fire, flood or other incident requiring evacuation, the assembly point (unless directed elsewhere) will be the centre of the main arena/oval located behind the RV camping area.

In the foreseeable event of flooding/inundation of the RV camping area, Small Park will be closed to RV camping and RV campers will be directed to seek refuge in other flood free areas of the Clarence Valley or a flood free destination of their choice.

There is one primary access and one secondary access to Small Park. In the case that the primary access is blocked in an emergency the secondary access will be unlocked to enable egress to/from the site. Unless closed due to an event, other use or an emergency the primary access point, entry gates and internal access road are to remain accessible, at all times.

## **AVAILABILITY**

**RV camping** at Small Park is available all year round, with the exception during events that may require all of the designated RV camping area.

During events a sign notifying of RV closure will be installed at the Small Park access gates.

## **BOOKING AND SITE REGISTRATION**

Clarence Valley Council will appoint an incorporated group to manage RV numbers and fee collection at Small Park. Bookings for RV camping will not be taken with vacant sites available on a "first come/first served" basis.

## **SITE FEES**

Site fees will be reviewed annually by Clarence Valley Council as part of its Operational Budget and will reflect comparable commercial rates in line with Government policy on competitive neutrality.

Site fees will be listed in Council's Annual Fees and Charges spreadsheet.

Until other arrangements are available, site fees will be collected daily during RV camping periods at Small Park by an authorised person.

## **REFUNDS**

No refunds will be given for wet or inclement weather, instruction to leave site due to failure to comply with the code of conduct.

## **PUBLIC INFORMATION**

Appropriate signage will inform RV campers and other users of Small Park of the provisions in this Strategy where necessary.

## **CONDUCT**

All camping at Small Park is to be conducted in accordance with the established Campers Code of Conduct for Small Park.

All RV campers are requested to ensure that their activities do not unreasonably impact on the amenity of local residents and the quiet use and enjoyment of the park by other visitors.

In order to facilitate implementation of the Code of Conduct campers will be asked to sign a copy at the time of registration.

## **MONITORING OF RV CAMPING ACTIVITIES**

A Council appointed incorporated group and / or its representative will monitor the usage of the RV camping area providing feedback to Council on an ongoing basis to enable review of this Strategy as necessary.

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## Appendix 1: Small Park RV Camping Area Community Map



## RV CAMPERS CODE OF CONDUCT

Small Park is set aside for the use and enjoyment of locals and visitors to the Clarence Valley.

All RV campers are asked to comply with the Code of Conduct to ensure the peaceful amenity of Small Park is preserved for all to enjoy.

### ACCESS

- Please access the RV camping area via the formed roadway provided.

### CAMPING SITES

- Please camp within the designated RV camping area. Select your site at least 6m away from any other RV camping area user

### DOMESTIC ANIMALS

- Pets must be on a leash and under the control of the owner at all times in accordance with Section 13 of the *Companion Animals Act 1998*.

### DUMP POINT

- There is no dump point provided at Small Park. The closest Council controlled dump point is located at Maclean Showground.
- Do not use existing toilet facilities or stormwater drains to dump contents of RV toilet facilities.

### FIRES & GAS BURNERS

- **NO OPEN FIRES** are allowed within Small Park.

You can use a gas barbeque under the following conditions:

- It is under the direct control of a responsible adult, who is present at all times while it is operating;
- No combustible material is allowed within two metres at any time it is operating; and
- There is an immediate and continuous supply of water nearby.

### FLORA & FAUNA

- Do not damage vegetation or attach guy ropes or equipment to trees.

## **NOISE**

- RV campers are requested to respect the peace and amenity of all recreational users and local residents.
- Please keep noisy activities, including the use of radios or loud music, to a minimum particularly after 10.00 pm.

## **PARKING**

- Please do not obstruct access to Small Park or hinder access along internal roads.

## **POWER**

- There are No powered RV camping sites on the Small Park.
- Portable electric generators may be used by RV campers with prior approval.
- Other portable power sources, such as battery or solar power, may be used provided that all equipment (leads, wires, etc) is contained within the close vicinity of the RV camping vehicle.

## **RUBBISH**

- Please use receptacles provided.
- Try to minimise waste by limiting disposable packaging.

## **TOILETS**

- Please use toilets provided.

## **WATER**

- Town water may be used by RV campers provided that all equipment (hoses etc) are contained within the close vicinity of the RV camping vehicle and are in good working order to avoid wastage.
- Permanent water restrictions are in place in the Clarence Valley Council local government area, RV campers are requested to use water wisely taking only what is needed

## **UNATTENDED CAMPING**

- All RV camping sites must be attended with absences to not exceed 24 hours.

**I have read and agree to abide by the provisions in this Code of Conduct.**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_