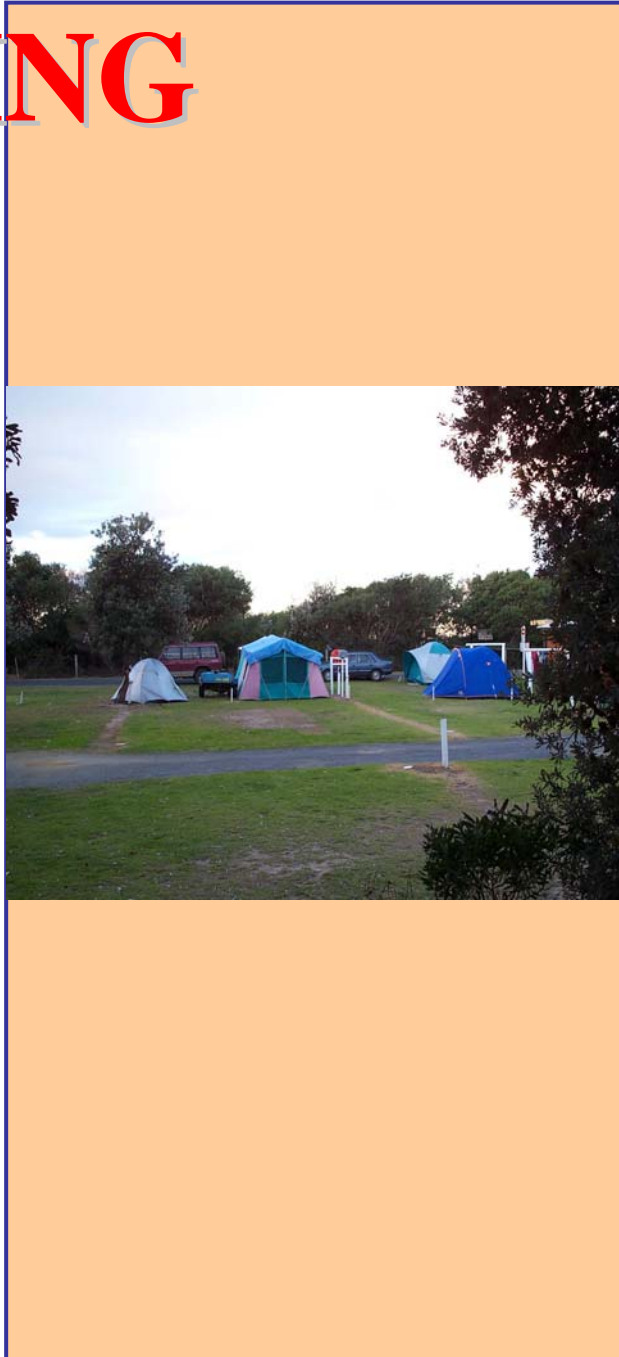


BEGA VALLEY SHIRE COUNCIL

PRIMITIVE CAMPING



Development Control Plan No.12



I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.12 – Primitive Camping and was made pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and approved by Council at its meeting on the 12 November 2002.

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DAVID JESSON
General Manager

Record of Amendments

Name of Amendment	Date Approved by Council	Date Plan Came into Force
Original Plan	10 June 1997	20 June 1997
Update of references included in the plan	12 November 2002	15 November 2002

DEVELOPMENT CONTROL PLAN NO.12

PRIMITIVE CAMPING.

PART A

1. INTRODUCTION

The purpose of this plan is to regulate and guide primitive camping in Bega Valley Shire.

This plan defines primitive camping and defines the scale and certain siting requirements for primitive camping grounds.

2. NAME OF THE PLAN

This plan is Development Control Plan No.12 – Primitive Camping.

3. AIMS OF THE PLAN

The aims of this plan are:

- a. to encourage responsible primitive camping on private lands
- b. to ensure that primitive camping is carried out in an environmentally sensitive manner
- c. to ensure fair competition between other forms of camping grounds and primitive camping grounds
- d. to ensure that due consideration is given to amenity of surrounding property owners.

4. LAND TO WHICH THIS PLAN APPLIES

This plan applies to all land within Bega Valley Shire where primitive camping is permissible with Council consent. The zones to which this plan applies are 1(a), 6(c), 7(d) and 7(f1). By definition Primitive Camping grounds are not considered permissible in urban zones.

5. RELATIONSHIP TO OTHER PLANS AND POLICIES

- a. This plan should be read in conjunction with the Bega Valley Local Environmental Plan 2002 and all other Codes and Policies adopted by Council relating to the development of land in the Shire of Bega Valley
- b. Where there is an inconsistency between this plan and other Council policies and codes, then this plan prevails.

- c. Variations to the standards applied in this plan may be considered where such inconsistencies are justified in relation to the aims and objectives of this plan.

6. DEPARTURES FROM THIS PLAN

Where a proposed development does not fully comply with the controls contained in this plan, a written submission must be included with the development application identifying the non complying matters and stating reasons why a variation should be given. Council may support such variations if it is satisfied that they are in accordance with the aims and objectives of this plan.

7. DEFINITIONS

In this plan:

"Primitive Camping Ground" means a camping ground that is unaffected or little affected by civilising influences and:-

- a. presents little evidence of its existence when not in use (ie. the site returns to a look of rural or open bushland when not in use)
- b. is not occupied for extended periods
- c. when occupied, presents a low key appearance of a scattered bush/rural camp of small scale.

"urban zone" means any zone in the Bega Valley Local Environmental Plan 2002 commencing with the numbers 2,3 or 4.

PART B - PROVISIONS FOR PRIMITIVE CAMPING GROUNDS

1. DENSITY

i Sites for Caravans, Tents and Campervans

A maximum of five (5) sites are permissible per property holding.

One site is considered to be one caravan or campervan or one four person tent or greater. Two small tents (ie 2 person tents) are considered as one site.

ii Persons

The maximum number of persons at any one time per camping ground must not exceed thirty (30).

2. MINIMUM LOT SIZE

The minimum lot size on which a primitive camping ground is permissible is ten (10) hectares of land in one or more of zones 1(a), 1(c), 7(d) or 7(f1).

3. SITE LOCATION

i Permissible Zones

Primitive camping grounds are only permissible in 1(a), 1(c), 7(d) and 7(f1) zones under Bega Valley Local Environmental Plan 2002. Applications for approval in 7(d) and 7(f1) should be accompanied by detailed environmental assessment in regard to the special environmental objectives of those zones.

ii Remoteness

Primitive camping ground sites must be not less than 5 kilometres from the nearest urban zone. This distance is to be measured in straight line from the nearest urban zone boundary to the nearest camp site.

iii Proximity to National Parks

No part of a primitive camping ground shall be developed within 250 metres of a National Park or Nature Reserve.

4. APPROVALS

Development consent and Local Government Act approval is required with an annual inspection fee to be change and **approval** to be issued on a **five (5)** yearly basis.

5. PERMANENT STRUCTURES

Permanent structures are limited to the following:

- One (1) small ablutions block containing no more than one (1) shower and one (1) WC connected to an approved septic system
- One (1) shelter/cooking shed of floor area not exceeding 100m²
- One (1) potable water storage tank
- One (1) wood burning fireplace per approved camp site.

6. POWER

No reticulated power is permitted in the camping ground. Use of generators will require Council approval as part of the application.

7. LENGTH OF STAY

The entire primitive camping area must be vacant for not less than thirty (30) weeks in any calendar year. (A log book of occupancy will be a requirement of any approval).

8. ACCESS

Road access must be to conventional vehicle standard unless alternative measures are approved. Access must meet any required safety and erosion control requirements of Council.

9. ENVIRONMENT AND AMENITY CONSIDERATIONS

- No part of the primitive camping area shall be developed within 250m of an existing dwelling house not sited on the subject property.
- No part of the primitive camping ground is to be developed within 150m of mean high water mark or 150m of the bank of any permanent stream.
- No part of any permanent structure on the primitive camping ground is to be visible from a public area (three years will be given for the establishment of screen planting - this may be subject to a bond to Council).
- Any proposed primitive camping area in a zone of moderate or high bushfire danger will be required to operate to an approved bushfire management plan.