

TORQUAY CARAVAN PARK INCORPORATED PLAN JUNE 2009 (AM Jan 2012)

1.0 Application

This incorporated plan applies to The Torquay Caravan Park, 35 Bell Street, Torquay, identified in the Surf Coast Planning Scheme as HO122

2.0 Statement of significance

What is significant?

The Torquay Caravan Park.

Why is it significant?

The Torquay Caravan Park is of local significance for its historical, aesthetic and social values. The caravan park is associated with the earliest forms of coastal recreation, heralding the beginning of Torquay as a popular Victorian tourist resort from the 1880s. The visual qualities are identified in the many exotic and native trees (predominantly pine, gum and tea trees), series of curvilinear roadways and pathways, and in the grassed open areas used as camping sites.

3.0 Elements of particular significance

The following elements within the Torquay Caravan Park are of particular significance:

- The series of curvilinear roadways finished in asphalt and having grassed or graveled verges,
- The many gum trees, tea trees and senescent pine trees with open grassed areas between,
- The early gabled timber bathing box.

4.0 No planning permit required

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the Torquay Caravan Park subject to the Heritage Overlay:

- Conservation and repairs to roadways, pathways, fences, drainage and irrigation systems. Any changes to roadways, pathways and fences should be of only a minor nature (such as slight widening, but not include major realignments or major re-routing of road and path systems).
- Installation of underground services that don't significantly change ground surface conditions.
- Tree pruning for general maintenance and tree health.
- Replacement of existing cabins where the replacement cabins are single storey, of non-reflective construction and not greater than 45 square metres in floor area.