

### 9.3.12 Relocatable home park and tourist park code

#### 9.3.12.1 Application

This code applies to accepted development subject to requirements and assessable development:-

- (a) being a material change of use for a relocatable home park or tourist park (being a caravan park); and
- (b) identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### 9.3.12.2 Purpose and overall outcomes

- (1) The purpose of the Relocatable home park and tourist park code is to ensure relocatable home parks and tourist parks are appropriately located and are designed in a manner which meets the needs of residents and visitors and protects the amenity of surrounding premises.
- (2) The purpose of the Relocatable home park and tourist park code will be achieved through the following overall outcomes:-
  - (a) a relocatable home park and tourist park is well located and offers convenient access to the services and facilities required to support residents' and travellers' needs;
  - (b) a relocatable home park and tourist park provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
  - (c) a relocatable home park and tourist park is of a scale and intensity that is compatible with the preferred character of the local area;
  - (d) a relocatable home park and tourist park does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities;
  - (e) a relocatable home park and tourist park is provided with appropriate infrastructure services.

#### 9.3.12.3 Assessment benchmarks and requirements

**Table 9.3.12.3.1 Assessment benchmarks for assessable development (excluding Self-contained recreational vehicle grounds)**

Performance outcomes		Acceptable outcomes	
<i>Design and layout</i>			
<b>PO1</b>	The design and layout of the relocatable home park or tourist park ensures that residents and guests are provided with a high quality living environment.	<b>AO1</b>	The design and layout of the relocatable home park or tourist park complies with the Acceptable Solutions in the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998</i> , published by the Department of Communication and Information, Local Government, Planning and Sport.  Note—where the provisions of this code (from AO2 onwards) are different to the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998</i> , the provisions of this code prevail.

Performance outcomes		Acceptable outcomes	
<b>Location and site suitability</b>			
<b>PO2</b>	The relocatable home park or tourist park is located so that residents and guests have convenient access to:- (a) tourist attractions; (b) everyday commercial, community and recreation facilities; (c) public transport services.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	The relocatable home park or tourist park (caravan park) is located on a site of an appropriate size and has suitable levels of accessibility.	<b>AO3.1</b>	The site:- (a) is at least 2 hectares in area in the case of a caravan park or at least 4 hectares in area in the case of a relocatable home park (or combined caravan park and relocatable home park); and (b) has a road frontage of at least 20m.
		<b>AO3.2</b>	Roads to which the site has access:- (a) have a minimum reserve width of 20m; (b) in an urban area, are fully constructed with bitumen paving for the full frontage of the site; (c) in a rural area are constructed to an acceptable all weather standard; and (d) are capable of accommodating any projected increase in traffic generated by the development.
<b>PO4</b>	The relocatable home park or tourist park is located and designed so that residents and users are not exposed to unacceptable levels of noise, unhealthy air emissions or other nuisance.	<b>AO4.1</b>	The site is not within:- (a) 250m of land included in the Medium impact industry zone; or (b) 500m of land included in the High impact industry zone.
		<b>AO4.2</b>	The relocatable home park or tourist park is not located on land where maximum concentrations of air pollutants exceed those recommended by the National Health and Medical Research Council.
<b>Residential amenity and landscaping</b>			
<b>PO5</b>	The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential areas.	<b>AO5.1</b>	A 1.8m high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a residential zone.
		<b>AO5.2</b>	A 2m wide landscaped buffer strip is provided to the front, side and rear property boundaries of the site.
		<b>AO5.3</b>	Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use.
<b>Privacy and separation</b>			
<b>PO6</b>	A reasonable level of privacy and separation is available to all residents within the relocatable home park or tourist park.	<b>AO6.1</b>	Individual relocatable home sites:- (a) are at least 200m <sup>2</sup> in area; (b) are setback at least 6m from any external road frontage; (c) have a minimum frontage to any internal accessway of 10m; and (d) are clearly delineated and separated from adjoining sites by trees or shrubs.

Performance outcomes		Acceptable outcomes	
		<b>AO6.2</b>	Relocatable homes are not sited within 1.5m of the side and rear boundaries or within 3m of the front boundary of the individual relocatable home site.
		<b>AO6.3</b>	Individual caravan and cabin sites:- (a) are set back at least 12m from any external road frontage and 5m from any other property boundary; (b) are sited such that no part of any caravan is within 3m of any other caravan, tent, cabin or building; (c) have a frontage of at least 10m to any internal accessway; (d) are clearly delineated and separated from adjoining sites by trees or shrubs; (e) contain a clear area of at least 2.5m by 2.5m for outdoor space; and (f) ensure that no part of any caravan or cabin is within 2m of any internal accessway.
<b>Residential density</b>			
<b>PO7</b>	The relocatable home park or tourist park has a residential density that is compatible with the preferred character of the local area in which it is located.	<b>AO7</b>	No acceptable outcome provided.
<b>Recreational open space</b>			
<b>PO8</b>	The relocatable home park or tourist park provides recreational open space that is:- (a) provided to meet the needs of all residents; and (b) designed to promote resident safety through casual surveillance.	<b>AO8.1</b>	A minimum of 10% of the total site area, inclusive of landscape buffer strips, is provided as recreational open space.
		<b>AO8.2</b>	50% of the required recreational open space is provided in one area.
		<b>AO8.3</b>	Recreational open space:- (a) has a minimum dimension of 15m; (b) contains one area at least 150m <sup>2</sup> in size; (c) is independent of landscaped buffer strips and clothes drying areas; (d) is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; and (e) includes a fenced children's playground.
		<b>AO8.4</b>	A communal recreation building is provided for the use of residents.
<b>Site access and parking</b>			
<b>PO9</b>	The design and management of access and entry parking arrangements facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors.	<b>AO9.1</b>	Vehicle access is limited to 1 major entry/exit point on 1 road frontage.
		<b>AO9.2</b>	On-site visitor parking is located with direct access from the entry driveway and is located and sign-posted to encourage visitor use.
		<b>AO9.3</b>	For a caravan park, a short term standing area with a minimum dimension of 4m by 20m is provided either as a separate bay or as part of a one-way entrance road.
		<b>AO9.4</b>	No caravan or relocatable home site has

Performance outcomes		Acceptable outcomes	
			direct access to any public road.
<b>Internal access and circulation</b>			
<b>PO10</b>	The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the relocatable home park or tourist park.	<b>AO10</b>	The design of internal accessways and footpaths and the location of visitor parking areas complies with the following:- (a) vehicular access to each site is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) accessways are designed to discourage vehicle speeds in excess of 15km/hr; (c) the accessway and footpath system together provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads; (d) internal accessways comply with the following:- (i) carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic; (ii) the verge width on both sides is not less than 1.5m; (iii) cul-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with maximum of two movements; (iv) all internal accessways are sealed to the carriageway widths stated above; and (v) internal footpaths are a minimum width of 1.2m (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less).
<b>Services and utilities</b>			
<b>PO11</b>	The relocatable home park or tourist park is provided with:- (a) a safe and reliable water supply; and (b) a sewerage disposal system which maintains acceptable public health and environmental standards.	<b>AO11.1</b>  <b>AO11.2</b>	Each relocatable home, caravan or cabin site is connected to the reticulated water supply, sewerage and stormwater drainage infrastructure networks.  Each relocatable home, caravan or cabin site is connected to underground electricity.
<b>PO12</b>	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	<b>AO12.1</b>  <b>AO12.2</b>	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:- (a) within 100m of every caravan, tent or cabin site; and (b) not closer than 6m to any caravan, tent or cabin site.  Laundry and clothes drying facilities are provided for guests.
<b>PO13</b>	The relocatable home park or tourist park provides on-site facilities for the storage and collection of refuse, with such facilities:- (a) located in convenient and	<b>AO13</b>	In the case of a tourist park, a central waste collection area is provided for every 50 caravan sites.  <b>OR</b>

Performance outcomes		Acceptable outcomes	
	unobtrusive positions; and (b) capable of being serviced by the Council's cleansing contractor.		In the case of a relocatable home park, refuse collection is provided to every relocatable home park site.
<b>Relocatable homes in tourist parks</b>			
<b>PO14</b>	A section of a tourist park may be used as a relocatable home park (i.e. long-term residential accommodation) provided that the relocatable home park section is subservient to the tourist park section and where the tourist park is not primarily used for tourist purposes.	<b>AO14.1</b>  <b>AO14.2</b>	Not more than 40% of the total area of a caravan park is used to accommodate relocatable homes.  Apart from where for the purposes of a caretaker's residence, relocatable homes are not established in the caravan parks on the Esplanade at PIALBA, Scarness or Torquay.

**Table 9.3.12.3.2 Assessment benchmarks for assessable development and requirements for accepted development – Self-contained recreational vehicle ground within an existing Tourist park.**

Performance outcomes		Acceptable outcomes	
<b>Location and site suitability</b>			
<b>PO1</b>	The site is appropriately located to avoid potential nuisance to existing or planned residential activities arising from noise, emissions and traffic generated by the use.	<b>AO1</b>	The ground is located on a site containing an existing Tourist Park.
<b>PO2</b>	The site is of a size and configuration capable of accommodating: (a) caravans, motorhomes and recreational vehicles; and (b) natural or landscaped buffer areas.	<b>AO2</b>	The site is a minimum area of 75m <sup>2</sup> per self-contained vehicle.
<b>Intensity of use</b>			
<b>PO3</b>	Self-contained recreational vehicle grounds have limited amenities and are used for short-term stays in self-contained vehicles only.	<b>AO3.1</b>  <b>AO3.2</b>  <b>AO3.3</b>  <b>AO3.4</b>	No more than 50 self-contained vehicles are onsite at any time.  Only self-contained vehicles are permitted to stay.  Guests stay no more than 7 consecutive nights.  The ground does not include constructed facilities such as sports courts, swimming pools or kiosks.
<b>Services and utilities</b>			
<b>PO4</b>	Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including:  (a) adequate rubbish storage and disposal; (b) a reliable potable water supply; (c) a unisex toilet connected to reticulated sewerage or on-site treatment and disposal facilities; and (d) a sewerage dump point.	<b>AO4.1</b>  <b>AO4.2</b>  <b>AO4.3</b>  <b>AO4.4</b>	For grounds which accommodate 10 or more self-contained vehicles, a minimum of 1 unisex toilet is provided.  Where reticulated water supply is available to the site, the grounds are provided with access to water.  Where the site is within a defined waste collection area, a central refuse collection bin is provided in accordance with Councils Waste Management Policy.  Where reticulated sewer is available to the site, a dump point to receive the discharge of wastewater from holding tanks of guests' vehicles is provided.

Performance outcomes		Acceptable outcomes	
<b>Vehicle access</b>			
<b>PO5</b>	Vehicle access to, from, and within the site is provided so as to: (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is avoided.	<b>AO5.1</b>  <b>AO5.2</b>  <b>AO5.3</b>	Vehicle access is limited to one major entry/ exit located on the lowest order road frontage.  The site has sealed or fully formed gravel road access.  Vehicle access to the site is to be provided in accordance with a plan approved by Council.  Note: All works associated with vehicle crossovers must be approved by Council prior to construction commencing.
<b>Signage</b>			
<b>PO6</b>	Signage associated with the Self-contained recreational vehicle ground is small, unobtrusive and appropriate to a rural location.	<b>AO6</b>	Not more than 1 sign is erected on the premises and the sign: (c) has a maximum sign face area of 0.5m <sup>2</sup> per side; and (d) is not illuminated or in motion.