

## 9.3.13 Relocatable home park and tourist park code

### 9.3.13.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### 9.3.13.2 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; and
  - (e) a *relocatable home park* and *tourist park* is provided with appropriate utilities and services.

### 9.3.13.3 Performance outcomes and acceptable outcomes

**Table 9.3.13.3.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Design and Layout</b>			
<b>PO1</b>	The design and layout of the <i>relocatable home park</i> or <i>tourist park</i> ensures that residents and guests are provided with a high quality living environment.	<b>AO1</b>	The design and layout of the <i>relocatable home park</i> or <i>tourist park</i> complies with the Acceptable Solutions in the <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997</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 1997</i> , the provisions of this code prevail.
<b>Location and Site Suitability</b>			
<b>PO2</b>	The <i>relocatable home park</i> or <i>tourist park</i> is located so that residents and guests have convenient access to:- (a) <i>tourist attractions</i> ; (b) everyday commercial, community and recreation facilities; and (c) public transport services.	<b>AO2</b>	No acceptable outcome provided.
<b>PO3</b>	The <i>relocatable home park</i> or <i>tourist</i>	<b>AO3.1</b>	The <i>relocatable home park</i> or <i>tourist park</i>

Performance Outcomes		Acceptable Outcomes	
	<p><i>park</i> is located on a <i>site</i>:-</p> <p>(a) which has an area and dimensions capable of accommodating a well-designed and integrated facility; and</p> <p>(b) is reasonably accessible from the <i>major road</i> network.</p>	<p><b>AO3.2</b></p>	<p>site:-</p> <p>(a) is at least 2 hectares in area in the case of a <i>caravan park</i> or at least 4 hectares in area in the case of a <i>relocatable home park</i>; and</p> <p>(b) has a road <i>frontage</i> of at least 20 metres.</p> <p>Roads to which the <i>site</i> has <i>access</i>:-</p> <p>(a) have a minimum reserve width of 20 metres;</p> <p>(b) in an urban area, are fully constructed with kerb and channel and bitumen paving for the full <i>frontage</i> of the <i>site</i>;</p> <p>(c) in a rural area, are constructed to an acceptable all weather standard; and</p> <p>(d) are capable of accommodating any projected increase in traffic generated by the development.</p>
<b>Residential Amenity and Landscapes</b>			
<b>PO4</b>	The <i>relocatable home park</i> or <i>tourist park</i> does not impact on the amenity of adjoining or nearby residential areas.	<p><b>AO4.1</b></p> <p><b>AO4.2</b></p> <p><b>AO4.3</b></p>	<p>A 1.8 metre high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a <i>residential zone</i>.</p> <p>A 3 metre wide landscape strip is provided to the front, side and rear property boundaries of the <i>site</i>.</p> <p>Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use.</p>
<b>Privacy and Separation</b>			
<b>PO5</b>	A reasonable level of privacy and separation is available to all residents within the <i>relocatable home park</i> or <i>tourist park</i> .	<p><b>AO5.1</b></p> <p><b>AO5.2</b></p> <p><b>AO5.3</b></p>	<p>Individual relocatable home sites:-</p> <p>(a) are at least 200m<sup>2</sup> in area;</p> <p>(b) are <i>setback</i> at least 6 metres from any external road <i>frontage</i>;</p> <p>(c) have a minimum boundary width to any internal accessway of 10 metres; and</p> <p>(d) are clearly delineated and separated from adjoining sites by trees or shrubs.</p> <p>Relocatable homes are not sited within 1.5 metres of the side and rear boundaries or within 3 metres of the front boundary of the individual relocatable home site.</p> <p>Individual caravan, cabin and camp sites:-</p> <p>(a) are set back at least 12 metres from any external road <i>frontage</i> and 5 metres from any other property boundary;</p> <p>(b) are sited such that no part of any caravan or tent is within 3 metres of any other caravan, tent, cabin or building;</p> <p>(c) have a <i>frontage</i> of at least 10 metres to any internal accessway;</p> <p>(d) are clearly delineated and separated from adjoining sites by trees or</p>

Performance Outcomes		Acceptable Outcomes	
			shrubs; (e) contain a clear area of at least 2.5 metres by 2.5 metres for outdoor space; and (f) ensure that no part of any caravan, cabin or tent is within 2 metres of any internal accessway.
<b>Residential Density</b>			
<b>PO6</b>	The <i>relocatable home park</i> or <i>tourist park</i> has a <i>residential density</i> that is compatible with the preferred character of the local area in which it is located.	<b>A06</b>	The maximum site density for the <i>relocatable home park</i> or <i>tourist park</i> does not exceed 30 relocatable home or caravan sites per hectare.  <b>OR</b>  The total number of cabins within a <i>tourist park</i> does not exceed 1 cabin for every 3 caravan sites.
<b>Recreational Open Space</b>			
<b>PO7</b>	The <i>relocatable home park</i> or <i>tourist park</i> 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>A07.1</b>  <b>A07.2</b>  <b>A07.3</b>  <b>A07.4</b>	A minimum of 20% of the total site area, exclusive of landscape strips, is provided as recreational open space.  A minimum of 50% of the required open space area is provided in one area.  Recreational open space:- (a) has a minimum dimension of 15 metres; (b) contains one area at least 150m <sup>2</sup> in size; (c) is independent of landscape strips and clothes drying areas; (d) is located not more than 80 metres from any caravan, tent or cabin site or 150 metres from any relocatable home site; and (e) includes a fenced children's playground.  A communal recreation building is provided for the use of residents.
<b>Site Access and Parking</b>			
<b>PO8</b>	The design and management of <i>access</i> , visitor parking and short term standing arrangements:- (a) facilitates the safe and convenient use of the <i>relocatable home park</i> or <i>tourist park</i> by residents and visitors; and (b) minimises the demand upon external roads and other public spaces for car parking associated with the use.	<b>A08.1</b>  <b>A08.2</b>  <b>A08.3</b>  <b>A08.4</b>	Excluding any emergency access points, vehicle <i>access</i> is limited to 1 major entry/exit point on 1 road <i>frontage</i> .  Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use.  For a <i>tourist park</i> , a short term standing area with a minimum dimension of 4 metres by 20 metres is provided either as a separate bay or as part of a one-way entrance road.  No caravan or relocatable home site has <i>direct access</i> to a public road.
<b>Internal Access and Circulation</b>			
<b>PO9</b>	The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient	<b>A09</b>	The design of internal access roads and footpaths and the location of visitor parking areas complies with the following:-

Performance Outcomes		Acceptable Outcomes	
	use of the <i>relocatable home park</i> or <i>tourist park</i> .		<p>(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;</p> <p>(b) accessways are designed to discourage vehicle speeds in excess of 15km/hr;</p> <p>(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;</p> <p>(d) internal accessways comply with the following:</p> <p>(i) carriageway width is not less than 6 metres for two way traffic and not less than 4 metres for one way traffic;</p> <p>(ii) the verge width on both sides is not less than 1.5 metres;</p> <p>(iii) culs-de-sac have turning bays at the end capable of allowing conventional service trucks to reverse direction with maximum of two movements;</p> <p>(iv) all internal roads are sealed to the carriageway widths stated above; and</p> <p>(v) internal footpaths are a minimum width of 1.2 metres (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less).</p>
<b>Amenities</b>			
<b>PO10</b>	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	<b>AO10.1</b>	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:- <p>(a) within 100 metres of every caravan, tent or cabin site; and</p> <p>(b) not closer than 6 metres to any caravan, tent or cabin site.</p>
		<b>AO10.2</b>	Laundry and clothes drying facilities are provided for guests.
<b>Additional requirements for a Relocatable Home Park For Retirement Housing</b>			
<b>Location and Site Suitability</b>			
<b>PO11</b>	The <i>relocatable home park</i> is located so that residents have convenient access to:- <p>(a) everyday commercial facilities;</p> <p>(b) community facilities and social services; and</p> <p>(c) regular public transport or facility specific transport that provides a comparable or better level of service.</p>	<b>AO11</b>	The <i>relocatable home park</i> is located on a site within 400 metres walking distance of an activity centre or a public transport stop.  <b>OR</b> <p>Where a <i>relocatable home park</i> is not located close to an activity centre or a public transport stop, a regular, convenient and affordable transport service is provided for residents of the <i>relocatable home park</i> to the nearest activity centre or public transport connection.</p>

Performance Outcomes		Acceptable Outcomes	
<b>Accessibility</b>			
<b>PO12</b>	The <i>relocatable home park</i> provides for easy and safe pedestrian and bicycle access and movement.	<b>AO12.1</b>	No relocatable home site is more than 250 metres walking distance from the site entry or exit point.
		<b>AO12.2</b>	All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.
		<b>AO12.3</b>	Paths and ramps external to buildings are capable of accommodating two wheelchairs (side by side) at any one time.
		<b>AO12.4</b>	Development complies with <i>Australian Standard AS1428 – Design for Access and Mobility</i> .
<b>PO13</b>	A <i>relocatable home park</i> is serviceable by ambulance and for medical treatment and fire-fighting in emergency situations.	<b>AO13.1</b>	On-site 24 hour emergency service call facilities are available.
		<b>AO13.2</b>	An emergency evacuation plan is prepared, and clearly displayed.
<b>Additional Requirements for a Camping Ground or Caravan Park Associated with a Showground Use</b>			
<b>PO14</b>	Accommodation is provided for short-term stays only.	<b>AO14</b>	Guests stay no more than 7 consecutive nights.