

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	
Design and Layout			
PO1	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.	AO1	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.
Location and Site Suitability			
PO2	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.	AO2	No acceptable outcome provided.
PO3	The <i>relocatable home park</i> or <i>tourist</i>	AO3.1	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>AO3.2</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 access:-</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>
Residential Amenity and Landscapes			
PO4	The <i>relocatable home park</i> or <i>tourist park</i> does not impact on the amenity of adjoining or nearby residential areas.	<p>AO4.1</p> <p>AO4.2</p> <p>AO4.3</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>
Privacy and Separation			
PO5	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>AO5.1</p> <p>AO5.2</p> <p>AO5.3</p>	<p>Individual relocatable home sites:-</p> <p>(a) are at least 200m² 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.
Residential Density			
PO6	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.	A06	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. OR The total number of cabins within a <i>tourist park</i> does not exceed 1 cabin for every 3 caravan sites.
Recreational Open Space			
PO7	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.	A07.1 A07.2 A07.3 A07.4	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 ² 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.
Site Access and Parking			
PO8	The design and management of access, 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.	A08.1 A08.2 A08.3 A08.4	Excluding any emergency access points, vehicle access 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 direct access to a public road.
Internal Access and Circulation			
PO9	The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient	A09	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> .		<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) carriageway width is not less than 6 metres for two way traffic and not less than 4 metres for one way traffic; (ii) the verge width on both sides is not less than 1.5 metres; (iii) culs-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 roads are sealed to the carriageway widths stated above; and (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).
Amenities			
PO10	Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.	AO10.1	Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:- <ul style="list-style-type: none"> (a) within 100 metres of every caravan, tent or cabin site; and (b) not closer than 6 metres to any caravan, tent or cabin site.
		AO10.2	Laundry and clothes drying facilities are provided for guests.
Additional requirements for a Relocatable Home Park For Retirement Housing			
Location and Site Suitability			
PO11	The <i>relocatable home park</i> is located so that residents have convenient access to:- <ul style="list-style-type: none"> (a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport or facility specific transport that provides a comparable or better level of service. 	AO11	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. <p>OR</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.

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