

9.3.5 Relocatable home park and tourist park code

9.3.5.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Relocatable home park and tourist park code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a relocatable home park or tourist park not specifically identified in a level of assessment table in Part 5 of this Planning Scheme.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.3.5.2 Purpose

The purpose of this code will be achieved through the following overall outcomes:

- (1) The purpose of the Relocatable home park and tourist park code is to ensure that relocatable home parks and tourist parks are designed, located and operated in a manner that is compatible with the preferred amenity, character and function of the surrounding area.

The purpose of this code will be achieved through the following overall outcomes:

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development facilitates a high level of amenity and safety for guests and residents.
- (3) Development does not adversely affect the amenity of adjoining properties.
- (4) Development is located on a site that is suitable for a relocatable home park or tourist park.
- (5) Development contributes positively to the local streetscape.
- (6) Development is supported by private open space and facilities to meet needs of residents and visitors;
- (7) Relocatable home parks or tourist parks have adequate and safe vehicle access to the site and within the site.

9.3.5.3 Assessment benchmarks

Table 9.3.5.1 – Relocatable home park and tourist park code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Design and Layout	
<p>PO 1 A reasonable level of privacy and separation is available to all caravan and camping sites.</p>	<p>AO 1.1 Each caravan, cabin or camp site is clearly delineated, has an area of not less than 130m² and a frontage of not less than 10 metres, and provides for a setback of:</p> <ul style="list-style-type: none"> (a) 1.5 metres from any other caravan, cabin or camp site boundary; and (b) 3 metres from any adjoining building; and (c) 2 metres from any internal road; and (d) 6 metres from any <i>road frontage</i>; and (e) 5 metres from any <i>adjoining properties</i>.
<p>PO 2 The size and density of development is appropriate to the location and compatible with surrounding development.</p>	<p>AO 2.1 Density does not exceed:</p> <ul style="list-style-type: none"> (a) 40 caravan sites/hectare for <i>long-stay</i> sites; or (b) 25 relocatable home sites/hectare; or (c) 80 camp sites/hectare.
<p>PO 3 Suitable recreation space is provided to meet the needs of <i>long-stay</i> residents of the caravan park/camping ground.</p>	<p>AO 3.1 Communal open space is provided at a rate of 10m² per caravan or camp site and is:</p> <ul style="list-style-type: none"> (a) at least 150m² in area; and (b) at least 10 metres in width; and (c) independent of landscaped buffers strips; and (d) located not more than 80 metres from any caravan site. <p>Note—the calculation of the required area of open space is to be based only on the number of <i>long-stay</i> sites.</p>
<p>PO 4 <i>Relocatable home parks</i> and <i>tourist parks</i> have adequate amenities for day-to-day living.</p>	<p>AO 4.1 Toilet, shower and laundry amenities are provided:</p> <ul style="list-style-type: none"> (a) within 100 metres of every caravan, cabin, relocatable home and camp site if the site is a <i>long-stay</i> site; and (b) not closer than 6 metres to any caravan, relocatable home or camp site; and (c) at a rate greater than or equal to that set out in Table 9.3.5.2 –Sanitary and laundry facilities. <p>AO 4.2 Where the <i>site</i> is located <u>inside</u> the LGIP area and outside areas identified on the LGIP maps (refer Schedule 3) as “No Planning Commitment”, development for <i>relocatable home parks</i> or <i>tourist parks</i> shall be connected to electricity and water and have suitable drainage and sillage points.</p>

Table 9.3.5.1 – Relocatable home park and tourist park code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>AO 4.3 Where the <i>site</i> is located <i>inside</i> the LGIP area and identified on the LGIP maps (Refer schedule 3) as “No Planning Commitment”, development for <i>relocatable home parks</i> and <i>tourist parks</i> have facilities connected to electricity and water, and have suitable site drainage and sullage points.</p>
Internal access	
<p>PO 5 The design of internal vehicle and pedestrian access promotes convenient and safe access and movement within the site.</p>	<p>AO 5.1 Internal access roads:</p> <ul style="list-style-type: none"> (a) are designed to discourage vehicle speeds in excess of 15 kilometres/hour; and (b) have a durable, dust-free surface with a carriageway width of not less than 6 metres for two-way traffic and 4 metres for one-way traffic; and (c) have a level verge on each side not less than 1.5 metres in width; and (d) provide for service vehicles to turn in accordance with the standard turning templates given in Austroads publication no AP-G34-13: Design Vehicles and Turning Path Templates; and (e) provide access for firefighting appliances to within 60 metres of any site or building. <p>AO 5.2 Internal footpaths:</p> <ul style="list-style-type: none"> (a) connect caravan, relocatable home and camp sites with on-site amenities, communal open space and external roads; and (b) are a minimum width of 1.2 metres; and (c) may be accommodated within the carriageway of access roads.
Vehicle parking	
<p>PO 6 Sufficient and convenient parking is provided on-site for occupants and visitors.</p>	<p>AO 6.1 Visitor parking is located adjacent to the entry driveway and is signposted to encourage visitor use.</p> <p>AO 6.2 Each caravan, cabin or camp site is to contain at least one dedicated carparking space within the site.</p>

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Performance outcomes	Acceptable outcomes
Relocatable homes	
<p>PO 7 A reasonable level of privacy and separation is available to residents of relocatable homes.</p>	<p>AO 7.1 Relocatable home sites:</p> <ul style="list-style-type: none"> (a) are at least 200m² in area; and (b) are set back at least 6 metres from any external <i>road frontage</i>; and (c) have a minimum frontage to any internal access road of 13 metres; and (d) are clearly delineated and separated from adjoining sites by landscaping. <p>AO 7.2 A relocatable home is not located within 2 metres of the side and rear boundaries and 3 metres of the front boundary of its site.</p>
<p>PO 8 Suitable recreational open space is provided to meet the needs of residents and their visitors.</p>	<p>AO 8.1 An area equivalent to 10 per cent of the <i>total use area</i> allocated for relocatable home sites is provided as communal open space and:</p> <ul style="list-style-type: none"> (a) has a minimum dimension of 15 metres; and (b) is independent of landscaped buffer strips; and (c) is located not more than 150 metres from any relocatable home site.
Adjoining amenity	
<p>PO 9 The <i>relocatable home park</i> or <i>tourist park</i> does not have a detrimental impact on the amenity of <i>adjoining properties</i>.</p>	<p>AO 9.1 A 3-metre-wide landscape buffer strip is provided to all allotment boundaries including the <i>road frontage</i>.</p> <p>AO 9.2 A 1.8-metre-high visually impermeable screen fence is provided along any boundary to <i>adjoining properties</i> in the Low density residential, Medium density residential, Rural residential and Township zones.</p>
<p>PO 10 Where a <i>relocatable home park</i> or <i>tourist park</i> adjoins other land, at the boundary of these <i>adjoining properties</i>, the operation of recreation areas, shower and toilet facilities and mechanical plant is to be a low impact activity which does not impact the amenity of the <i>adjoining properties</i>.</p>	<p>No acceptable outcome is prescribed.</p>

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Performance outcomes	Acceptable outcomes
Refuse disposal	
<p>PO 11 Adequate arrangements exist for the safe and convenient storage and removal of refuse</p>	<p>AO 11.1 On-site storage areas are provided for the storage of refuse bins and are:</p> <ul style="list-style-type: none"> (a) screened from the street and adjoining properties by a visually impermeable screen at least 1.8 metres high; and (b) surfaced with an impervious material and provided with a hose-cock for washing down; and (c) separated from caravan, relocatable home and camp sites, children’s playgrounds and cooking facilities by a distance of at least 10 metres; and (d) provided with refuse containers that are weather-proof, rat-proof and have close-fitting fly-proof lids; and (e) directly accessible from an internal access road; and (f) Adequate circulation space is to be provided on site for the collection vehicle in accordance with the standard turning templates given in Austroads publication no AP-G34-13: Design vehicles and turning path templates (1995).
Fire protection	
<p>PO 12 Adequate measures are provided to minimise the incidence and spread of fire and to safeguard occupants and property from injury or damage from fire.</p>	<p>AO 12.1 If in the Rural residential and Rural zones there is no water supply adequate to operate fire hoses (ie 0.33L/s for a continuous period of at least 20 minutes), then the maximum density of development is to be:</p> <ul style="list-style-type: none"> (a) 13 caravan sites per hectare for <i>long-stay</i> sites; or (b) 8 relocatable home sites per hectare; or (c) 27 camp sites per hectare.
Stormwater drainage and flooding	
<p>PO 13 Development is designed to provide an appropriate level of protection for occupants and property from injury or damage from stormwater inundation</p>	<p>AO 13.1 For sites not occupied in the wet season between 1 October and 1 April, no requirement.</p> <p>AO 13.2 Sites that may be occupied in the wet season are not located within a <i>flood hazard area</i>.</p>

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Waste management	
<p>PO 14 Disposal of liquid waste generated by caravan parks must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AO 14.1 Where the <i>site</i> is located <u>inside</u> the LGIP area and outside areas identified on the LGIP maps (Refer Schedule 3) as “No Planning Commitment”, development for <i>relocatable home parks</i> or <i>tourist parks</i> are connected to Council’s sewerage reticulation system.</p> <p>AO 14.2 For <i>relocatable home parks</i> or <i>tourist parks</i> located in Rural residential, Rural & Township zones, a liquid waste disposal report, undertaken by a competent person, shall determine the most appropriate form of liquid waste disposal to be implemented on-site prior to the commencement of the use.</p>
Services	
<p>PO 15 An acceptable standard of water supply, wastewater disposal, stormwater management and electricity supply services must be provided, relative to the developments location.</p>	<p>AO 15.1 Where the <i>site</i> is located <u>inside</u> the LGIP area and outside areas identified on the LGIP maps (Refer Schedule 3) as “No Planning Commitment”, development is connected to reticulated water supply, sewerage, stormwater management and electricity supply services in all locations.</p> <p>AO 15.2 Where the <i>site</i> is located <u>inside</u> the LGIP area within areas identified on the LGIP maps (Refer Schedule 3) as “No Planning Commitment”, or within any area <u>outside</u> the PIA, no acceptable solution is prescribed</p>

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Performance outcomes	Acceptable outcomes
Steep Slopes or Unstable Soils	
<p>PO 16 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 16.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.
Road Hierarchy	
<p>PO 17 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 17.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> • If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>

Table 9.3.5.2 –Sanitary and laundry facilities

Facility	Maximum number of sites served by a single facility
Toilet pedestal – female	15
Toilet pedestal – male	20
Urinal	25
Handbasin – female	30
Handbasin – male	30
Shower or bath – female	15
Shower or bath – male	15
Laundry tub	20
Washing machine	20
Clothesline	20