

9.3.15 Relocatable home park and tourist park code

9.3.15.1 Application

- (1) This code applies to assessing development for a Relocatable Home Park or a Tourist park if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

9.3.15.2 Purpose

- (1) The purpose of the Relocatable home park and tourist park code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) relocatable home park and tourist parks provide recreational and communal facilities;
 - (b) a high standard of amenity is provided for residents and occupants and adjoining properties;
 - (c) safe movement of pedestrians and vehicles is provided;
 - (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 utilities and services;
 - (f) a relocatable home park is located near centres, transport facilities and community facilities.

9.3.15.3 Criteria for assessment

Table 9.3.15.3.a –Relocatable home park and tourist park code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO1 The site has sufficient area to accommodate the proposed use and associated facilities and to enable a high standard of amenity for users.</p>	<p>AO1 The site has a minimum area of 1 hectare.</p>
<p>PO2 Individual sites provide a range of sizes to accommodate variations in relocatable homes, caravans, annexes and tents with a high level of convenience and privacy for occupants, while also taking into account physical site constraints that may in certain circumstances warrant either more intense or less intense development standards.</p>	<p>AO2.1 Tourist parks (short term caravan, campervan/ motor home sites) meet the following minimum requirements:</p> <ol style="list-style-type: none"> (a) 120m² individual site area; (b) minimum frontage of 10 metres; (c) 10 metres from site frontage; (d) 6 metre setback to all other site boundaries; (e) 3 metre setback to an internal road; (f) 1.5 metre setback from any other tourist park site or relocatable home site boundary; (g) 3 metre setback from any adjoining building (other than toilet/ablution facilities); (h) 6 metre setback to toilets/ablution facilities; (i) 30m² private open space; (j) 14m² car parking space. <p>AO2.2 Tourist parks (camping sites) meet the following minimum requirements:</p>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (a) 50m² individual site area; (b) 10 metres from site frontage; (c) 5 metre setback to all other site boundaries; (d) 3 metre setback to an internal road; (e) 1.5 metre setback from any other tourist park site or relocatable home site boundary; (f) 3 metre setback from any adjoining building (other than toilet/ablution facilities); (g) 6 metre setback to toilets/ablution facilities; (h) 14m² car parking space. <p>AO2.3 Relocatable home parks meet the following minimum requirements:</p> <ul style="list-style-type: none"> (a) 200m² individual site area; (b) minimum frontage of 13 metres; (c) 10 metres from site frontage; (d) 5 metre setback to all other site boundaries; (e) 3 metre setback to an internal road; (f) 1.5 metre setback from side and rear boundaries; (g) 3 metre setback from any adjoining building (other than toilet/ablution facilities); (h) 6 metre setback to toilets/ablution facilities; (i) 30m² private open space; (j) 14m² car parking space.
<p>PO3 All sites are designed so that relocatable homes and caravans and motorhomes can be safely and conveniently manoeuvred onto or removed from the site.</p>	<p>AO3.1 The entrance/exit road provides all-weather access and has a width of 7 metres to allow two vehicles towing caravans or two campervans/motorhomes to pass each other.</p> <p>AO3.2 A caravan holding bay with dimensions of 4 metres x 20 metres is provided adjacent to the entrance/exit road.</p> <p>AO3.3 Internal roads meet the following criteria: (a) one way – minimum 4 metres wide; (b) two way – minimum 6 metres wide.</p> <p>AO3.4 Speed control devices such as speed humps are provided at regular intervals on all internal roads.</p> <p>AO3.5 Internal street lighting is provided to all internal roads until 10.00pm.</p>
<p>PO4 Emergency vehicles are provided with direct access to every site and building without a height impediment to fire fighting facilities.</p>	<p>AO4.1 Unrestricted road access is provided for fire-fighting appliances within 60 metres of all sites and buildings.</p> <p>AO4.2 Development ensures that landscaping and fencing do not create barriers that prevent</p>

Performance outcomes	Acceptable outcomes
<p>PO5 Communal open space is provided for the recreation needs of the residents and occupants.</p>	<p>necessary emergency access.</p> <p>AO5.1 A minimum of 10% of the site is provided as open space suitable for recreation. This excludes landscape buffer areas and any other obstacles not intended for recreational use.</p> <p>AO5.2 The site layout incorporates passive and active recreation areas such as sheltered seating, children's playgrounds, areas for ball games and cycling and walking paths.</p> <p>AO5.3 Development provides a community room for passive and active recreation for park residents.</p>
<p>PO6 Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity and privacy for residents.</p>	<p>AO6.1 A landscaped buffer area not less than 6 metre depth is provided and maintained within the site along the front boundary.</p> <p>AO6.2 A landscaped buffer area is provided and maintained of a minimum depth of: (a) 5 metres to any boundary within the Residential zones category; (b) 2 metres to any boundaries in any other zone.</p>
<p>PO7 The number, type and location of individual sites and facilities are readily identifiable.</p>	<p>AO7.1 A permanent sign clearly indicating the number and location of each type of individual site and the location of facilities is provided at the main entrance.</p> <p>AO7.2 Each individual site is identified on the ground with the number and type of site clearly displayed on a permanent marker/sign located at the front of the site.</p>
<p>PO8 Refuse and recycling collection and storage location and design does not have an adverse impact (including odour, noise or visual impacts) on the amenity of residents within or adjoining the site.</p>	<p>AO8.1 Refuse and recycling bins are located a minimum of at least 10 metres from children's playing areas, cooking facilities and individual sites.</p> <p>AO8.2 For tourist parks, a designated dump point is provided on-site for holding tanks to be emptied.</p> <p>AO8.3 For relocatable home sites, each relocatable home is connected to the reticulated sewerage network.</p>
<p>PO9 Sufficient services and ablution facilities are provided to satisfy the requirements of travellers and longer term residents including disabled</p>	<p>AO9.1 For tourist parks (40 sites or less), a minimum of 1 pedestal for every 7 sites is provided for female occupants and 1 pedestal for every 10 sites is</p>

Performance outcomes	Acceptable outcomes
<p>access and facilities.</p> <p>Editor's note – Disabled access and facilities are provided in accordance with the Building Code of Australia and the Australian Standards.</p>	<p>provided for male occupants and a 0.6 metre urinal for every 20 sites or part thereof for male occupants.</p> <p>AO9.2 For tourist parks, for every 15 sites or part thereof exceeding 40 sites and additional pedestal is provided for both male and female occupants and an additional 0.6 metres of urinal is provided for every additional 20 sites, or part thereof, for male occupants.</p> <p>AO9.3 For tourist parks, toilet and ablution facilities are located at least 6 metres, but not more than 100 metres, from any individual camping, caravan, campervan/motor home site.</p> <p>AO9.4 A source of artificial light is provided to the ablution facilities to provide illumination, as required, during the night.</p> <p>AO9.5 For tourist parks, separate bathing facilities are provided at the rate of 1 shower or bath and 1 hand basin for every 15 sites.</p>
<p>PO10 Sufficient laundry and clothes drying facilities are provided to satisfy the requirements of travellers and longer term residents.</p>	<p>AO10 For tourist parks:</p> <ul style="list-style-type: none"> (a) 1 laundry tub, 1 washing machine and 1 clothes line are provided for every 20 sites, or part thereof; (b) 1 mechanical drying facility is provided for every 40 sites; (c) 1 ironing board and 1 power outlet is provided for every 20 sites.
Additional requirements for tourist parks	
<p>PO11 Tourist parks are predominately for the short term accommodation for the travelling public.</p>	<p>AO11.1 Cabins (whether for permanent or short term occupation) occupy a maximum of 30% of the total number of sites contained in a short term caravan, campervan/ motor home park.</p> <p>AO11.2 A maximum of 20% of the total number of sites contained within a short term caravan, campervan/ motor home park are available in the form of stationary/permanent caravans and cabins.</p>
Additional requirements for relocatable home parks	
<p>PO12 Relocatable home parks are located in urban areas to ensure that residents have convenient access to urban services and facilities.</p>	<p>AO12 Relocatable home parks are located in:</p> <ul style="list-style-type: none"> (a) a Tourist accommodation zone; (b) a Medium density residential zone; (c) a Community facilities zone.