



4.5.4 Caravan Park Code

Purpose

The purpose of this Code is to ensure that Caravan Parks are located and designed to provide attractive and liveable environments for travellers and longer term residents and are compatible with the amenity of the localities in which they are situated.

Applicability

This Code applies to assessable development for a Material Change of Use for a Caravan Park.

Elements of the Code

Site Area and Design

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	The Site of the Caravan Park contains sufficient area to accommodate the accommodation and facilities necessary for travellers and the longer term residents.	A1.1	The Site area of a Caravan Park is a minimum of 1 hectare.
P2	The layout and design of the Caravan Park are compatible with the locality and the surrounding area in which it is located.	A2.1	Individual sites are regular in shape and have the following minimum areas and widths: Camping sites <ul style="list-style-type: none"> • minimum area of 30 m² • minimum width 6 metres Short Term Caravan, Campervan/Motorhome sites <ul style="list-style-type: none"> • minimum area 100 m² • minimum width 9 metres Permanent Caravan sites and Cabin sites <ul style="list-style-type: none"> • minimum area 200 m² • minimum width 10 metres.



	<p>A2.2 Individual sites are designed to meet the following criteria:</p> <ul style="list-style-type: none"> • 10 metre Setback from the Site Frontage; • 5 metre Setback from all other Site boundaries; • 3 metre Setback from any adjacent Building/s (other than toilets/ablution facilities) • 6 metre Setback from toilets/ablution facilities; • 3 metre Setback from an internal Road.
<p>P3 All sites are designed and located so that caravans can be easily manoeuvred onto or removed from the site.</p>	<p>A3.1 Individual sites are provided with direct Access to an internal Road.</p>



Facilities

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P4	Sufficient services and ablution facilities are provided to satisfy the requirements of travellers and the longer term residents of the Caravan Park, including disabled Access and facilities ⁴⁰ .	A4.1	Where there are 40 sites or less, 1 pedestal for every 7 sites is provided for female occupants and 1 pedestal for every 10 sites is provided for male occupants and a 0.6 metre urinal is provided for every 20 sites or part thereof for male occupants. For every 15 sites, or part thereof, exceeding 40 sites, an additional pedestal is provided for both male and female occupants and an additional 0.6 metres urinal is provided for every additional 20 sites, or part thereof, for male occupants.
		A4.2	Toilet and ablution facilities are located at least 6 metres but not more than 100 metres from any individual camping, caravan, campervan/motorhome or cabin site (except where private facilities are provided).
		A4.3	A source of artificial light is provided to the ablution facilities to provide illumination, as required, during night time hours.
		A4.4	Separate bathing facilities are provided at the rate of 1 shower or bath and 1 hand basin for every 15 sites.
P5	Sufficient laundry and clothes drying facilities are provided to satisfy the requirements of travellers and long term residents.	A5.1	1 laundry tub, 1 washing machine and 1 clothes line are provided for every 20 sites, or part thereof.
		A5.2	1 mechanical drying facility is provided for every 40 sites.
		A5.3	1 ironing board and 1 power outlet is provided for every 20 sites.

⁴⁰ Disabled access and facilities are provided in accordance with the Building Code of Australia and the Australian Standards.



P6	Sufficient refuse disposal facilities are provided for the safe and convenient disposal of refuse by the occupants ⁴¹ .	A6.1	Refuse bins are located at least 10 metres from children's playing areas, cooking facilities and individual sites.
		A6.2	A designated dump point is provided on site for holding tanks to be emptied.

Landscaping

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P7	Adequate Landscaping and Recreation Areas are provided to satisfy the recreational requirements of the occupants.	A7.1	A minimum of 10% of the Site area is provided as Landscaping and Recreation Area.
P8	Caravan Parks are designed to ensure a suitable buffer is provided to protect the amenity of the locality of the amenity of the Caravan Park.	A8.1	A 10 metre wide landscaped buffer of Dense Planting (excluding all structures), is provided to the Site Frontage.
		A8.2	A 5 metre wide landscape buffer of Dense Planting, (excluding all structure), is provided to all other Site boundaries.

⁴¹ The design of the refuse bins and waste storage area/s satisfies the requirements of the Environmental Protection Waste Regulation.



Vehicular Access

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P9 An internal vehicular movement network is provided to allow the safe and convenient Access of vehicles and caravans, campervans/motorhomes on Site.</p>	<p>A9.1 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>A9.2 A caravan holding bay with dimensions of 4 metres x 20 metres is provided adjacent to the entrance/exit Road.</p> <p>A9.3 Internal Roads meet the following criteria:</p> <ul style="list-style-type: none"> • 1 way – minimum 4 metres wide • two way – minimum 6 metres wide. <p>A9.4 Speed control devices such as speed bumps are provided at regular intervals on all internal Roads.</p> <p>A9.5 Internal street lighting is provided to all internal Roads until 10.00 pm.</p>



Operation and Maintenance

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P10	The number, type and location of sites and facilities are readily identifiable within the Caravan Park.	A10.1	A permanent sign clearly indicating the number and location of each type of site and the location of facilities within the Caravan Park is provided at the main entrance to the Caravan Park.
		A10.2	Each 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.
P11	Caravan Parks are predominantly provided for short term accommodation for the travelling public.	A11.1	Cabins (whether for permanent or short term occupation) occupy a maximum of 20% of the total number of sites contained within the Caravan Park.
		A11.2	A maximum of 20% of the total number of sites contained within a Caravan Park are available for permanent occupation in the form of stationery/permanent caravans and cabins.