### Relocatable home park and tourist park code

#### Application

This code applies to 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)**.

#### 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:-
   1. 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;
   2. 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;
   3. a relocatable home park and tourist park is of a scale and intensity that is compatible with the preferred character of the local area;
   4. 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
   5. a relocatable home park and tourist park is provided with appropriate utilities and services.

#### Specific benchmarks for assessment

Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Design and layout*** | |  |
| **PO1**  The design and layout of the relocatable home park or tourist park ensures that residents and guests are provided with a high quality living environment. | **AO1**  No acceptable outcome provided. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Location and site suitability*** | |  |
| **PO2**  The relocatable home park or tourist park is located so that residents and guests have convenient access to:-   1. tourist attractions if a tourist park; 2. everyday commercial, community and recreation facilities; 3. public transport services if a relocatable home park. | **AO2**  No acceptable outcome provided. | Click and provide your representations. |
| **PO3**  The relocatable home park or tourist park is located on a site of an appropriate size and has suitable levels of accessibility. | **AO3.1**  The relocatable home park or tourist park is located on a site which:-   1. is at least 2ha in area in the case of a tourist park or at least 4ha in area in the case of a relocatable home park; and 2. has a road frontage of at least 20m.   **AO3.2**  Roads to which the site has access:-   1. have a minimum reserve width of 20m; 2. are fully constructed with bitumen paving for the full frontage of the site; and 3. are capable of accommodating any projected increase in traffic generated by the development. | Click and provide your representations. |
| ***Residential amenity and landscaping*** | |  |
| **PO4**  The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential areas. | **AO4.1**  A 1.8m high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a residential zone.  **AO4.2**  A 3m wide landscaping strip is provided to the front, side and rear property boundaries of the site.  **AO4.3**  Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use. | Click and provide your representations. |
| ***Privacy and separation*** | |  |
| **PO5**  A reasonable level of privacy and separation is available to all residents within the relocatable home park or tourist park. | **AO5.1**  Individual relocatable home sites:-   1. are at least 200m² in area; 2. are setback at least 6m from any external road frontage; 3. have a minimum boundary width to any internal accessway of 10m; and 4. are clearly delineated and separated from adjoining sites by trees or shrubs.   **AO5.2**  Relocatable homes are not sited within 1.5m of the side and rear boundaries or within 3m of the front boundary of the individual relocatable home site.  **AO5.3**  Individual caravan and cabin sites:-   1. are set back at least 12m from any external road frontage and 5m from any other property boundary; 2. are sited such that no part of any caravan is within 3m of any other caravan, tent, cabin or building; 3. have a frontage of at least 10m to any internal accessway; 4. are clearly delineated and separated from adjoining sites by trees or shrubs; 5. contain a clear area of at least 2.5m by 2.5m for outdoor space; and 6. ensure that no part of any caravan or cabin is within 2m of any internal accessway. | Click and provide your representations. |
| ***Residential density*** | |  |
| **PO6**  The relocatable home park or tourist park has a residential density that is compatible with the preferred character of the local area in which it is located. | **AO6.1**  The maximum site density for the relocatable home park or tourist park does not exceed 30 relocatable home or caravan sites per hectare.  **AO6.2**  The total number of cabins within a tourist park does not exceed 1 cabin for every 3 caravan sites. | Click and provide your representations. |
| ***Recreational open space*** | |  |
| **PO7**  The relocatable home park or tourist park provides recreational open space that is:-   1. provided to meet the needs of all residents; and 2. designed to promote resident safety through casual surveillance. | **AO7.1**  A minimum of 10% of the total site area, exclusive of landscaping strips, is provided as recreational open space.  **AO7.2**  50% of the required recreational open space is provided in one area.  **AO7.3**  Recreational open space:-   1. has a minimum dimension of 15m; 2. contains one area at least 150m2 in size; 3. is independent of landscaping strips and clothes drying areas; 4. is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; and 5. includes a fenced children’s playground.   **AO7.4**  A communal recreation building is provided for the use of residents. | Click and provide your representations. |
| ***Site access and parking*** | |  |
| **PO8**  The design and management of access and entry parking arrangements:-   1. facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors; and 2. minimises the demand upon external roads and other public spaces for car parking associated with the use. | **AO8.1**  Excluding any required emergency access points, vehicle access is limited to 1 major entry/exit point on 1 road frontage.  **AO8.2**  Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use.  **AO8.3**  For a tourist park, a short-term standing area with a minimum dimension of 4m by 20m is provided either as a separate bay or as part of a one-way entrance road.  **AO8.4**  No caravan or relocatable home site has direct access to any public road. | Click and provide your representations. |
| ***Internal access and circulation*** | |  |
| **PO9**  The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the relocatable home park or tourist park. | **AO9**  The design of internal access roads and footpaths and the location of visitor parking areas complies with the following:-   1. vehicular access to each site is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; 2. accessways are designed to discourage vehicle speeds in excess of 15km/hr; 3. 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; 4. internal accessways comply with the following:-    1. carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic;    2. the verge width on both sides is not less than 1.5m;    3. a loop circulation system is provided, with culs-de-sac avoided or minimised;    4. where culs-de-sac are provided, turning bays are incorporated capable of allowing conventional service trucks to reverse direction with a maximum of two movements;    5. all internal roads are sealed to the carriageway widths stated above; and    6. internal footpaths are a minimum width of 1.2m (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less). | Click and provide your representations. |
| ***Amenities and refuse management*** | |  |
| **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:-   1. within 100m of every caravan, tent or cabin site; and 2. not closer than 6m to any caravan, tent or cabin site.   **AO10.2**  Laundry and clothes drying facilities are provided for guests. | Click and provide your representations. |
| **PO11**  The relocatable home park or tourist park provides on-site facilities for the storage and collection of refuse, with such facilities:-   1. located in convenient and unobtrusive positions; and 2. capable of being serviced by the Council’s cleansing contractor. | **AO11**  In the case of a tourist park, a central waste collection area is provided for every 50 caravan sites.  **OR**  In the case of a relocatable home park, refuse collection is provided to every relocatable home park site. | Click and provide your representations. |
| ***Relocatable homes in tourist parks*** | |  |
| **PO12**  A section of a tourist park may be used as a relocatable home park (i.e. long-term residential accommodation) provided that the relocatable home park section is subservient to the tourist park section. | **AO12**  Not more than 40% of the total area of a tourist park is used to accommodate relocatable homes. | Click and provide your representations. |