

## Division 8 Caravan/Transportable Home Park Code

### 8.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Caravan/Transportable Home Park Code are the following:-
  - (a) The siting and physical form of accommodation facilities and other **ancillary structures** are appropriate to the desired character and environmental values of the areas in which they are situated;
  - (b) A high standard of accommodation and recreational facilities are provided on **site** for the occupants of the **caravan/transportable home park**;
  - (c) Acceptable levels of natural light, natural ventilation and privacy for occupants of the premises and the occupants of adjoining premises are provided and maintained;
  - (d) Safe, convenient and adequate facilities addressing the following aspects of development are provided on **site**:-
    - (i) parking facilities and vehicle manoeuvring areas;
    - (ii) passive and active recreation;
    - (iii) potable water supply and power;
    - (iv) waste storage, recycling and disposal;
    - (v) shower, toilet and laundry facilities;
    - (vi) fire fighting and emergency vehicle access; and
    - (vii) equitable access; and
  - (e) Safe, convenient and adequate infrastructure is available to the premises.

### 8.2 Compliance with the Caravan/Transportable Home Park Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.8 - Assessment Criteria for Assessable Development* contained in Section 8.4 complies with the Caravan/Transportable Home Park Code.

### 8.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Development Site Area Limitations
- (2) Density of Development
- (3) Setbacks and Buffers to the Development Site Perimeter
- (4) Dimensional Criteria for Individual Accommodation Sites
- (5) Caravans and Structures on Individual Accommodation Sites
- (6) On-Site Vehicle Circulation, Parking and Standing Facilities
- (7) Communal Recreation Facilities
- (8) On-Site Amenities and Waste Storage, Recycling and Disposal Facilities
- (9) Fire Fighting Facilities and Emergency Vehicle Access
- (10) Alternative Accommodation Types
- (11) Outdoor Lighting
- (12) Disabled Facilities
- (13) Infrastructure Provision
- (14) Tall Structures

## 8.4 Development Requirements Table

**Table 6.1.8: Assessment Criteria for Assessable Development**

Specific Outcomes for Assessable Development	Probable Solutions
<b>Development Site Area Limitations</b>	
<p><b>SO 1</b> The overall development <b>site</b> is of a size and shape which adequately accommodates the siting and use of <b>caravans, transportable homes</b> and their associated facilities, and the on-site manoeuvring of vehicles and <b>transportable home structures</b> into their designated positions, while maintaining the established or desired character of the area.</p>	<p><b>PS 1.1</b> The overall development <b>site</b> has an area of no less than:-</p> <ol style="list-style-type: none"> <li>(1) if one or more <b>transportable homes</b> are accommodated on the development <b>site</b> – 4ha; or</li> <li>(2) if no <b>transportable homes</b> are accommodated on the development <b>site</b> – 2ha.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 1.2</b> The average depth to width ratio of the overall development <b>site</b> does not exceed 4 to 1 (4:1).</p>
<b>Density of Development</b>	
<p><b>SO 2</b> The development is of a density which gives recognition to, and does not detract from, the character of development on adjacent land and other land in the general vicinity of the development <b>site</b>.</p>	<p><b>PS 2</b> The overall development has a density of no more than:-</p> <ol style="list-style-type: none"> <li>(1) if the majority of individual accommodation sites are used, or are intended for use by <b>transportable homes</b> – 25 individual accommodation <b>sites</b> per hectare of overall development <b>site</b> area; or</li> <li>(2) if no <b>transportable homes</b> are accommodated on the development <b>site</b> – 40 individual accommodation sites per hectare of overall development <b>site</b> area; or</li> <li>(3) if neither (1) or (2) above apply – 30 individual accommodation sites per hectare of overall development <b>site</b> area.</li> </ol>
<b>Setbacks and Buffers to the Development Site Perimeter</b>	
<p><b>SO 3</b> All <b>caravans, transportable homes</b>, car parking facilities, buildings or other <b>structures</b>, whether temporary or permanent, are located on the development <b>site</b> in a manner which:-</p> <ol style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area;</li> <li>(2) is in keeping with the desired or established character of the area;</li> <li>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the <b>site</b>, having regard to:-             <ol style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking;</li> <li>(c) natural light and ventilation; and</li> </ol> </li> <li>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</li> </ol>	<p><b>PS 3.1</b> Unless more extensive buffering is required by another code within this <b>planning scheme</b> which is applicable<sup>7</sup> to the particular development <b>site</b>, a 6m wide landscaped buffer constructed to the standard prescribed in <i>Planning Scheme Policy PSP30 Landscape Design</i> is provided and maintained on <b>site</b> for the full length of, and adjacent to, the boundaries of the overall development <b>site</b>.</p> <p>For purposes of this provision, the property boundary includes any identified <b>probable future land acquisition line</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 3.2</b> Individual accommodation sites do not encroach upon the buffer required by <i>PS 3.1</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 3.3</b> No car parking facilities or <b>structures</b>, (other than fences and freestanding walls), are constructed within the buffer prescribed by <i>PS 3.1</i>.</p>
<b>Dimensional Criteria for Individual Accommodation Sites</b>	
<p><b>SO 4</b> Each individual accommodation site is of sufficient size to adequately accommodate:-</p> <ol style="list-style-type: none"> <li>(1) the siting and use of the intended residential accommodation facility to be accommodated on that site;</li> <li>(2) a single car parking bay;</li> <li>(3) any annex associated with the use of the residential accommodation facility on the same site;</li> <li>(4) any detached on-site amenities for the sole use of the occupants of that accommodation site;</li> <li>(5) any internal setbacks or buffers required under this code; and</li> </ol>	<p><b>PS 4.1</b> Each individual accommodation site has an area and frontage to an internal roadway of no less than:-</p> <ol style="list-style-type: none"> <li>(1) for those sites accommodating or intended to accommodate a <b>transportable home</b> – 225m<sup>2</sup> with a 15m frontage; or</li> <li>(2) for those sites not covered by (1) above – 100m<sup>2</sup> with a 10m frontage.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 4.2</b> No internal roadway or communal pathway encroaches upon any part of the individual accommodation site area identified in <i>PS 4.1</i>.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<p>(6) the manoeuvring of vehicles and transportable <b>structures</b> from an internal roadway to their designated locations on the individual accommodation site without crossing any other individual accommodation site.</p>	
<b>Caravans and Structures on Individual Accommodation Sites</b>	
<p><b>SO 5</b> Each individual accommodation site is developed in such a manner as to provide a level of amenity comparable to that of other self-contained residential development on adjacent land and other land in the general vicinity of the development <b>site</b> in regard to:-</p> <ol style="list-style-type: none"> <li>(1) overshadowing;</li> <li>(2) privacy and overlooking;</li> <li>(3) natural light and ventilation; and</li> <li>(4) streetscape.</li> </ol>	<p><b>PS 5.1</b> Only one <b>caravan</b> or other residential accommodation facility covered by the term <b>caravan/transportable home park</b> is sited on any individual accommodation site.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.2</b> No <b>structures</b> other than:-</p> <ol style="list-style-type: none"> <li>(1) those identified in <i>PS 5.1</i>; and</li> <li>(2) those associated with the use of the <b>site</b> for residential accommodation where such <b>structures</b> are used solely by the occupants of that accommodation site;</li> </ol> <p>are erected on any individual accommodation site.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.3</b> A buffer having a width of no less than 1.5m is provided between the side and rear boundaries of any individual accommodation site and vehicles or <b>structures</b>, (other than fences and freestanding retaining walls), on that individual accommodation site.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.4</b> For those developments where the majority of individual accommodation sites are used, or are intended for use by <b>transportable homes</b>, a setback of no less than 3m is provided between the internal road boundary of the individual accommodation site and any building or <b>structure</b>, (other than retaining walls and fences), on those <b>sites</b> used, or intended for use by <b>transportable homes</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.5</b> Except for those facilities:-</p> <ol style="list-style-type: none"> <li>(1) set aside for the sole use of an on-site manager;</li> <li>(2) provided on <b>site</b> for communal use;</li> <li>(3) provided on <b>site</b> for the maintenance of the premises; and</li> <li>(4) provided on <b>site</b> as a storage facility for use by residents;</li> </ol> <p>all vehicle accommodation and <b>structures</b> are contained solely within clearly defined and numbered individual accommodation sites.</p>
<b>On-Site Vehicle Circulation, Parking and Standing Facilities</b>	
<p><b>SO 6</b> Adequate facilities are available on each individual accommodation site to accommodate the likely demand of residents of the <b>site</b> in regard to vehicle parking and the support of accommodation <b>structures</b>.</p>	<p><b>PS 6.1</b> On those individual accommodation sites used, or intended for use by <b>transportable homes</b>, the following parking and standing facilities are provided:-</p> <ol style="list-style-type: none"> <li>(1) one roofed car parking space<sup>2</sup>; and</li> <li>(2) an unobstructed area of no less than 7.5m x 10m, clear of the setbacks prescribed under <i>PS 5.3</i> and <i>PS 5.4</i> of this code.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 6.2</b> On those individual accommodation sites not covered by <i>PS 6.1</i>, the following parking and standing facilities are provided:-</p> <ol style="list-style-type: none"> <li>(1) one car parking space; and</li> <li>(2) one sealed bay, clear of the setbacks prescribed under <i>PS 5.3</i> of this code, for the siting of a <b>caravan</b>.</li> </ol> <p style="text-align: center;"><b>AND</b></p>

Specific Outcomes for Assessable Development	Probable Solutions
<p><b>SO 7</b> Sufficient space is available on the communal areas of the development <b>site</b> to accommodate:-</p> <ol style="list-style-type: none"> <li>(1) the parking needs of the on-site manager, maintenance staff and other on-site employees;</li> <li>(2) the likely demand of residents of <b>transportable homes</b> for additional resident parking bays conveniently located on the development <b>site</b>;</li> <li>(3) the likely demand of visitors to the <b>site</b> in terms of numbers and location of visitor parking bays;</li> <li>(4) the needs for service vehicle access, manoeuvring and standing areas;</li> <li>(5) the turning manoeuvres of vehicles and transport trailers gaining access to, and from, all individual accommodation sites; and</li> <li>(6) the carriage of vehicles between the vehicular access point to the overall development <b>site</b> and each vehicle standing area on the land.</li> </ol>	<p><b>PS 6.3</b> Where the individual accommodation site is required by the solutions under the “disabled facilities” element of this code to be accessible to people with physical disabilities, the car parking space referred to in <i>PS 6.1</i> and <i>PS 6.2</i> is to be designed and constructed for use by disabled persons to the standard prescribed in <i>Australian Standard AS2890.1 (1993) Off-Street Car Parking</i>.</p> <p>There is no “probable solution” for the numbers or type of service vehicle standing bays to be provided on the development <b>site</b> under this element.</p> <p><b>PS 7.1</b> Visitor car parking bays are provided on the communal areas of the development <b>site</b> at a rate of no less than 1 bay per 2 individual accommodation <b>sites</b> and are so distributed that part of every individual accommodation <b>site</b> is within 50m walking distance of a visitor car parking bay.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.2</b> Additional resident car parking bays are provided on the communal areas of the development <b>site</b> at a rate of no less than 1 bay per 2 individual accommodation sites used, or intended for use by <b>transportable homes</b>, and are so distributed that part of every <b>site</b> which is used, or intended for use by <b>transportable homes</b> is within 15m walking distance from one of these bays.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.3</b> Service vehicle standing areas<sup>3</sup> are provided on the communal areas of the overall development <b>site</b> in locations adjacent to the facilities that they service.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.4</b> Internal roadways providing vehicular access to and from individual accommodation sites have a reserve width of no less than 10m and are provided on the communal areas of the overall development.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.5</b> Internal roadways providing vehicular access to and from each vehicle standing area required under <i>PS 7.1</i>, <i>PS 7.2</i> and <i>PS 7.3</i> are provided on the communal areas of the overall development.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.6</b> Three car parking spaces are provided within 10m travel distance of an access door to any on-site manager’s residence and are set aside for the exclusive use of the on-site manager.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.7</b> One car parking space per staff member employed on the <b>site</b> at any point in time, is provided on <b>site</b> and is set aside for the exclusive use of on-site staff employed in the operation of the <b>caravan park</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.8</b> Of the visitor car parking bays prescribed in <i>PS 7.1</i>:-</p> <ol style="list-style-type: none"> <li>(1) at least 1 in 10 of the overall number of bays required is provided adjacent to the on-site reception area; and</li> <li>(2) at least 1 in 20 of the overall number of bays required is designed and constructed to the standard prescribed for use by disabled persons in <i>Australian Standard AS 2890.1 (1993) Off-Street Car Parking</i>.</li> </ol> <p><b>PS 7.9</b> A single layby having dimensions of no less than 20m length x 4m width, and designed for use by a vehicle with an attached <b>caravan</b> or transport trailer, is provided adjacent to the on-site reception area and is designated for the exclusive use of customers undertaking initial “check-in” procedures and emergency services vehicles.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<b>Communal Recreation Facilities</b>	
<p><b>SO 8</b> The development is provided with landscaped recreation areas and facilities which are accessible by all occupants of the <b>caravan/transportable home park</b> and which are equivalent to that required for other forms of residential development of a similar density in terms of:-</p> <ol style="list-style-type: none"> <li>(1) area;</li> <li>(2) shape;</li> <li>(3) casual observation;</li> <li>(4) catering for the recreational needs of all age groups likely to be represented in a residential facility of this nature; and</li> <li>(5) protection of users from direct exposure to the sun and inclement weather conditions.</li> </ol>	<p><b>PS 8.1</b> Not less than 30% of the area of that section of the development <b>site</b> occupied by the <b>caravan/transportable home park</b> is developed and maintained as landscaped recreation area for the use of the occupants of the facility and their bonafide visitors.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.2</b> The 30% landscaped recreation area prescribed under <b>PS 8.1</b> does not include service areas such as clothes drying areas and bin storage facilities.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.3</b> Not less than 5% of the area of that section of the development <b>site</b> occupied by the <b>caravan/transportable home park</b> is developed and maintained as communal recreation space.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.4</b> The 5% communal recreation space prescribed under <b>PS 8.3</b>:-</p> <ol style="list-style-type: none"> <li>(1) does not include any of the landscaped buffers to the perimeter of the <b>site</b> prescribed in “probable solution” <b>PS 3.1</b> of this code, or any part of an individual accommodation site;</li> <li>(2) does not include vehicle standing areas or internal roadways;</li> <li>(3) is so located that pedestrian access from any individual accommodation site to the entry point to such space does not involve crossing more than one internal roadway;</li> <li>(4) is so located that entry to such space is within 100m walking distance of every individual accommodation site; and</li> <li>(5) is so designed that every part of the required communal recreation space is observable from a roofed facility accessible by all occupants of the <b>caravan/transportable home park</b>.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.5</b> 30% of the communal recreation space prescribed under <b>PS 8.3</b> is developed and maintained specifically as one, or more, play areas for children.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.6</b> For those developments which do not accommodate <b>transportable homes</b><sup>4</sup> every swimming pool provided within the development is surrounded by a fence or other barrier complying with <i>Australian Standards AS 1926.1 (1993) and PS 1926.2 (1995) Swimming Pool Safety</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.7</b> Roofed recreation areas having an aggregate floor area equivalent to 1m<sup>2</sup> per resident for the licensed capacity of the <b>caravan/transportable home park</b> are provided on <b>site</b>.</p>
<b>On-Site Amenities and Waste Storage, Recycling and Disposal Facilities</b>	
<p><b>SO 9</b> For those <b>caravan/transportable home parks</b> where sleeping accommodation in other than <b>transportable homes</b> or a manager’s residence is provided for, laundry and drying facilities<sup>5</sup> meeting the reasonable everyday demands of the occupants of the facility are provided on the development <b>site</b> and are maintained in working order.</p>	<p><b>PS 9</b> Laundry and drying facilities meeting the acceptable standards outlined in <i>Planning Scheme Policy PSP32 Laundry and Personal Amenities for Shared Accommodation Facilities</i> are provided on the development <b>site</b>.</p>



Specific Outcomes for Assessable Development	Probable Solutions
<p><b>SO 10</b> For those <b>caravan/transportable home parks</b> where sleeping accommodation in other than <b>transportable homes</b> or a manager's residence is provided for, ablution and other personal hygiene facilities<sup>5</sup> meeting the reasonable everyday demands of the occupants of the facility are provided on the development <b>site</b> and are maintained in working order.</p>	<p><b>PS 10</b> Ablution and personal hygiene facilities meeting the acceptable standards outlined in <i>Planning Scheme Policy PSP32 Laundry and Personal Amenities for Shared Accommodation Facilities</i> are provided on the development <b>site</b>.</p>
<p><b>SO 11</b> For those developments where laundry facilities, ablution and other personal hygiene facilities are provided pursuant to <i>SO 9</i> or <i>SO 10</i> of this code, and those facilities are available for communal use, they are sited in a manner which:-</p> <ol style="list-style-type: none"> <li>(1) allows for convenient access by occupants of individual accommodation sites which are not served by private laundry, sanitary or bathing facilities; and</li> <li>(2) does not have a significant adverse effect on the desired amenity of occupants of individual accommodation sites in close proximity to these communal facilities.</li> </ol>	<p><b>PS 11.1</b> No individual accommodation site which is not served by private laundry, sanitary or bathing facilities is more than 80m from the entrance door of an on-site building containing laundry, sanitary and bathing facilities for communal use.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.2</b> Buildings containing laundry, sanitary and bathing facilities for communal use are no closer than 15m to any individual accommodation site.</p>
<p><b>SO 12</b> Waste storage, recycling, disposal and bin washout facilities adequately catering for the everyday on-site activities of residents, managers/operators and maintenance staff are:-</p> <ol style="list-style-type: none"> <li>(1) conveniently located in terms of the waste generating activities;</li> <li>(2) appropriately screened from recreation areas, internal thoroughfares, reception areas and adjacent land;</li> <li>(3) of sufficient size to accommodate the everyday anticipated load of the waste generating activity;</li> <li>(4) so located as to not have a significant adverse effect on the amenity of occupants of the <b>site</b> and adjacent land;</li> <li>(5) readily accessible to waste collection vehicles; and</li> <li>(6) so located that required reversing manoeuvres by waste collection vehicles are minimised in terms of number and travel distance, and are restricted to areas where sight distances are not overly constrained.</li> </ol>	<p><b>PS 12</b> Waste storage and bin washout facilities meeting the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> are provided on the development <b>site</b>.</p> <p>There is no "probable solution" for the location, screening and size of waste storage and bin washout facilities to be provided on the development <b>site</b> under this element.</p>
<p><b>SO 13</b> Disposal points for waste water generated by residential activities on individual accommodation sites are available:-</p> <ol style="list-style-type: none"> <li>(1) in convenient locations in terms of the waste generating activities; and</li> <li>(2) in a form which allows ease of disposal of waste water into an approved system and maintenance of the facilities while minimising the potential for contamination of surface soil or surface waters.</li> </ol>	<p><b>PS 13</b> Each individual accommodation site on which a <b>transportable home</b> or <b>caravan</b> is, or is intended to be accommodated has access to a waste water disposal point incorporating the following attributes:-</p> <ol style="list-style-type: none"> <li>(1) for each site on which a <b>transportable home</b> is, or is intended to be located, the disposal point is:-             <ol style="list-style-type: none"> <li>(a) suitable for mechanical, water-tight connection; and</li> <li>(b) wholly contained within the individual accommodation site that it serves; and</li> </ol> </li> <li>(2) for each site on which a <b>caravan</b> is, or is intended to be located, the disposal point:-             <ol style="list-style-type: none"> <li>(a) is within 10m of the individual accommodation site that it serves;</li> <li>(b) is not located on an individual accommodation site if it serves more than one site;</li> <li>(c) incorporates an impervious paved area measuring not less than 1m x 1m, graded internally to a drainage inlet which is connected to a sanitary drainage system; and</li> <li>(d) incorporates a water stand pipe supplied with potable water.</li> </ol> </li> </ol>
<p><b>SO 14</b> Individual accommodation sites have convenient access to a safe system of reticulated electricity, potable water and telecommunication facilities.</p>	<p><b>PS 14</b> Each individual accommodation site is connected to 240 volt reticulated electricity and reticulated potable water.</p> <p>There is no "probable solution" for telecommunication facilities.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<p><b>SO 15</b> Car washing facilities adequate to cater for the everyday needs of on-site residents are available:-</p> <ol style="list-style-type: none"> <li>(1) in locations which allow for the efficient washing of resident vehicles while ensuring that the washing activity has no significant adverse effect on the use of internal roadways, pedestrian thoroughfares or individual accommodation sites; and</li> <li>(2) in a form which allows the efficient capture of wash water and the direction of wash water into an approved drainage system while minimising the potential for contamination of surface soil or surface waters.</li> </ol>	<p><b>PS 15.1</b> Car washing facilities meeting the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> are provided within communal areas of the <b>site</b> at the rate of 1 car washing space per 100 individual accommodation sites.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 15.2</b> A separation distance of no less than 6m is provided between any car washing facilities and any individual accommodation site, internal pedestrian thoroughfare or internal roadway.</p>
<p><b>SO 16</b> For each individual accommodation site on which a <b>transportable home</b> or other rigid roofed <b>structure</b> is, or is to be accommodated, disposal points for roof water are provided:-</p> <ol style="list-style-type: none"> <li>(1) in convenient locations;</li> <li>(2) in a form which allows ease of disposal of roof water from all roofed areas on that individual accommodation site into a system of adequate capacity to accept runoff from an average storm event; and</li> <li>(3) in a form which allows ease of maintenance of the facility.</li> </ol>	<p><b>PS 16</b> Roof water disposal points suitable for direct connection to a roof water drainage system from a <b>transportable home</b> or other rigid roofed <b>structure</b>, and forming part of an underground stormwater drainage system capable of accepting the flows of a 20 year average recurrence interval for the catchment area served, are provided in each of the corners of the individual accommodation site.</p>
<b>Fire Fighting Facilities and Emergency Vehicle Access</b>	
<p><b>SO 17</b> For those developments which accommodate, or are intended to accommodate <b>caravans</b>, a fire hydrant system adequate to address the reasonable needs of the fire fighting service for the development area in regard to the following is provided and maintained on the development <b>site</b>:-</p> <ol style="list-style-type: none"> <li>(1) the size, shape and topography of the development and its surrounds;</li> <li>(2) the operational equipment available to the fire fighting service for the development area;</li> <li>(3) the fire hazard inherent in the materials comprising the development and their proximity to one another; and</li> <li>(4) the fire hazard inherent in the surrounds to the development <b>site</b>.</li> </ol>	<p><b>PS 17</b> In addition to those fire fighting facilities required under the <i>Building Code of Australia</i> for the on-site buildings, on-site hydrant facilities to the standard prescribed under <i>Australian Standard AS 2419.1 (1994) Fire Hydrant Installations</i> are provided and maintained on the development <b>site</b> to the extent necessary to ensure complete coverage of the entire development <b>site</b><sup>6</sup>.</p>
<p><b>SO 18</b> A complete and readily understood directory system of on-site facilities which facilitates the effective operation of emergency services personnel carrying out their designated duties, and aids in the direction of other visitors to the development <b>site</b>, is provided at the vehicular entry point to the <b>site</b>.</p>	<p><b>PS 18.1</b> A sign incorporating and identifying:-</p> <ol style="list-style-type: none"> <li>(1) the overall layout of the development (to scale);</li> <li>(2) internal road names;</li> <li>(3) all communal facilities identified by name;</li> <li>(4) reception area and on-site manager's office;</li> <li>(5) on-site hydrant facilities including hydrant points, booster points, on-site pumps and hydrant water storage facilities; and</li> <li>(6) physical constraints within the internal roadway system which would restrict access by fire fighting appliances and other emergency vehicles;</li> </ol> <p>is provided at the vehicular entry point to the <b>site</b> adjacent to a sealed layby no smaller than 11m x 3.5m wide.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 18.2</b> The sign prescribed under <i>PS 18.1</i> and the graphics thereon are:-</p> <ol style="list-style-type: none"> <li>(1) in a form;</li> <li>(2) of a size; and</li> <li>(3) illuminated to a level;</li> </ol> <p>which allows the information on the sign to be readily understood, at all times, by an average person either standing, or seated in a vehicle, 4.5m from the sign.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<b>Alternative Accommodation Types</b>	
<p><b>SO 19</b> The primary use of the development as residential accommodation in owner occupied <b>caravans</b> or <b>transportable homes</b> is preserved by limiting the number of individual accommodation sites set aside for residential use in alternative forms of accommodation.</p>	<p><b>PS 19.1</b> Except for an on-site manager's residence, sleeping accommodation for long-term users of the development <b>site</b> is restricted to owner occupied <b>caravans</b> or <b>transportable homes</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 19.2</b> No more than 20% of the overall number of individual accommodation sites on the development <b>site</b> are used for sleeping accommodation in facilities other than owner occupied <b>caravans</b> or <b>transportable homes</b>.</p>
<b>Outdoor Lighting</b>	
<p><b>SO 20</b> An adequate level of illumination is provided at all times at the pedestrian entry point to the development <b>site</b> and within the communal areas of the overall development <b>site</b> which would ordinarily be used by residents.</p>	<p><b>PS 20</b> The pedestrian entry point to the development <b>site</b> and the designated pedestrian thoroughfares leading to:-</p> <ol style="list-style-type: none"> <li>(1) the entry point to the overall development <b>site</b>;</li> <li>(2) the reception area for the development <b>site</b>; and</li> <li>(3) all buildings and other <b>structures</b> within the communal areas of the development <b>site</b> which are required to be illuminated;</li> </ol> <p>are at all times illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting – Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>
<p><b>SO 21</b> Outdoor lighting necessarily associated with the use of land as a <b>caravan/transportable home park</b> is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land.</p>	<p><b>PS 21</b> External lighting within the overall development <b>site</b> is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
<b>Disabled Facilities</b>	
<p><b>SO 22</b> Safe, dignified and equitable access for physically disabled persons is provided to, and within:-</p> <ol style="list-style-type: none"> <li>(1) those communal areas of the development <b>site</b> which are normally accessible to residents; and</li> <li>(2) an appropriate number of individual accommodation sites which are designed to accommodate the reasonable needs of physically disabled persons.</li> </ol>	<p><b>PS 22</b> Access for physically disabled persons is provided:-</p> <ol style="list-style-type: none"> <li>(1) from the entry point to the development <b>site</b>, and from every on-site car parking space designated for use by disabled persons, to every individual accommodation site required by this code to be accessible by disabled persons;</li> <li>(2) from every individual accommodation site required by this code to be accessible by disabled persons to those parts of the communal area which are normally accessible to residents;</li> <li>(3) to, and within, at least 1 individual accommodation site for every 20 individual accommodation sites, or part thereof, on which cabins are erected or which are set aside for accommodation in tents;</li> <li>(4) within those outdoor communal areas of the development <b>site</b> which are normally accessible to residents; and</li> <li>(5) to, and within, at least 1 individual accommodation site for every 20 accommodation sites, or part thereof, which are set aside for the accommodation of owner occupied <b>caravans</b> or <b>transportable homes</b>;</li> </ol> <p>to the standard prescribed under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> and in a manner which does not require disabled persons not in motorised vehicles to travel along those parts of the internal roadways normally used by vehicular traffic.</p>



Specific Outcomes for Assessable Development	Probable Solutions
<b>Infrastructure Provision</b>	
<p><b>SO 23</b> The overall development <b>site</b> has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:-</p> <ol style="list-style-type: none"> <li>(1) road access;</li> <li>(2) stormwater drainage;</li> <li>(3) water supply;</li> <li>(4) electricity supply; and</li> <li>(5) telecommunications.</li> </ol>	<p><b>PS 23.1</b> The overall development <b>site</b> has direct vehicular access<sup>7</sup> to a dedicated road constructed to a standard which includes:-</p> <ol style="list-style-type: none"> <li>(1) concrete kerb and channel;</li> <li>(2) a 1.2m wide concrete footpath;</li> <li>(3) sealed road pavement;</li> <li>(4) linemarking; and</li> <li>(5) road drainage works;</li> </ol> <p>on the ultimate alignment prescribed in <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i> for a road of the standard designated by the administering authority, and which is constructed for the full frontage of the <b>site</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 23.2</b> The development is directly connected to a <b>Council</b> maintained stormwater drainage system which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 23.3</b> The development has direct access to a reticulated community potable water supply which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 23.4</b> The development has direct access to a reticulated community electricity supply and a landline telecommunication facility.</p>
<p><b>SO 24</b> Adequate sheltered pay phone facilities satisfying the reasonable everyday demand of the users of the overall development are provided in appropriate locations on the development <b>site</b>.</p>	<p><b>PS 24</b> At least 1 pay phone for every 100 individual accommodation sites, or part thereof, having the following characteristics is available in the reception area or in a communal area of the overall development <b>site</b>:-</p> <ol style="list-style-type: none"> <li>(1) sheltered from adverse weather conditions;</li> <li>(2) capable of IDD, STD and local area dialling;</li> <li>(3) available on a 24 hour basis;</li> <li>(4) illuminated to a level no less than that prescribed in <i>Australian and New Zealand Standard AS / NZS 1680.0 (1998) Interior Lighting</i> or <i>AS 1158.3.1 (1999) Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i> as applicable to the location of the facility;</li> <li>(5) accessible to disabled persons to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>; and</li> <li>(6) readily observable from reception areas.</li> </ol>
<b>Tall Structures</b>	
<p><b>SO 25</b> <b>Structures</b> such as light pylons, antennae, masts, aerials and telecommunication <b>structures</b> which are <b>ancillary</b> to the use of premises as a <b>caravan/transportable home park</b> are restricted to a height and appearance which:-</p> <ol style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area; and</li> <li>(2) is in keeping with the desired or established character of the area.</li> </ol>	<p><b>PS 25.1</b> <b>Structures</b> such as light pylons, antennae, masts, aerials and telecommunication <b>structures</b> are limited in height so that no part of those <b>structures</b>, or attachments to the <b>structures</b>, projects more than the lesser of:-</p> <ol style="list-style-type: none"> <li>(1) the maximum height permitted under another code within this <b>planning scheme</b> which is applicable<sup>1</sup> to the particular development <b>site</b>; and</li> <li>(2) 10m above <b>natural ground surface</b>.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.2</b> Transmission and receiving dishes are no larger than:-</p> <ol style="list-style-type: none"> <li>(1) 1.2m diameter in a residential area; or</li> <li>(2) 1.8m diameter in any other area.</li> </ol>

- <sup>1</sup> Those codes identified in the assessment table and any overlay code relevant to the land.
- <sup>2</sup> Physical attributes of parking facilities are set out in detail in the Access and Parking Code.
- <sup>3</sup> Physical attributes of service vehicle facilities are set out in detail in the Access and Parking Code.
- <sup>4</sup> For those developments accommodating **transportable homes**, fencing of outdoor swimming pools is controlled by the *Building Act 1975*.
- <sup>5</sup> For **transportable homes**, and other Class 1(a) buildings, these facilities are prescribed under the *Building Code of Australia*.
- <sup>6</sup> Legislation administered by the Queensland Fire and Rescue Service prescribes the width, unobstructed height, clearance and standard of construction required for access to all of the operational components of the on-site hydrant facilities.
- <sup>7</sup> Physical attributes of vehicle access crossings to development **site** are set out in detail in the Access and Parking Code.