

Division 17 – Relocatable Home and Caravan Parks

7.62 Relocatable Home and Caravan Parks Code

The provisions in this division comprise the Relocatable Home and Caravan Parks Code. They are:

- Compliance with the Relocatable Home and Caravan Parks Code (section 7.63);
- Overall outcomes of the Relocatable Home and Caravan Parks Code (section 7.64);
- Specific outcomes and probable solutions for the Relocatable Home and Caravan Parks Code (section 7.65).

7.63 Compliance with the Relocatable Home and Caravan Parks Code

Development that is consistent with the specific outcomes in section 7.65 complies with the Relocatable Home and Caravan Parks Code.

7.64 Overall Outcomes of the Relocatable Home and Caravan Parks Code

- The overall outcomes are the purpose of the Relocatable Home and Caravan Parks Code.
- The overall outcomes sought for the Relocatable Home and Caravan Parks Code are:
 - relocatable home parks and caravan parks are located in proximity to a range of commercial and community facilities;
 - relocatable home parks and caravan parks provide a high standard of amenity for residents and other users of the site and adjoining properties;
 - relocatable home parks and caravan parks cater for the needs of residents and other users; and
 - relocatable home parks and caravan parks contribute to the creation of appealing streetscapes and urban communities with a distinct character and sense of place consistent with the stated planning character of the surrounding area.

Note: The stated planning character is described in the overall outcomes contained within the Planning Area Code.

7.65 Specific Outcomes and Probable Solutions for the Relocatable Home and Caravan Parks Code

The specific outcomes sought for the Relocatable Home and Caravan Parks Code are included in column 1 of table 7.22. Probable solutions for code assessable development are included in column 2 of table 7.22.

Table 7.22 Relocatable Home and Caravan Parks Code (Part 7 Division 17)	
Column 1 Specific outcomes	Column 2 Probable solutions
Allotment and Site Sizes	
SO1 (a) The allotment has an appropriate area and dimensions for the siting of: <ol style="list-style-type: none"> buildings and structures; vehicle parking, manoeuvring and circulation; and landscaping and open space, including buffering. (b) Each caravan and relocatable home (and any associated building or structure on the site), is located so as to maximise efficient use of the site, separation from adjoining properties and street frontages, and the penetration of desirable natural sunlight and breezes and to minimise the intrusion of noise and other nuisances.	S1.1 The site area for a relocatable home park is at least 4.0 hectares. S1.2 The site area for a caravan park is at least 2.0 hectares. S1.3 <u>For relocatable home sites:</u> <ol style="list-style-type: none"> the area of a site is at least 200m²; the frontage is at least 13.0 metres; relocatable homes are set back at least: <ol style="list-style-type: none"> 3.0 metres from an internal road; and 1.5 metres from any other site boundary. <u>For caravan, cabin and tent sites:</u> <ol style="list-style-type: none"> the minimum area of a site is 130m²; the minimum frontage is 10.0 metres; caravans, cabins or tents are set back at least: <ol style="list-style-type: none"> 2.0 metres from an internal road; and 1.5 metres from any other site boundary.

Table 7.22	
Relocatable Home and Caravan Parks Code (Part 7 Division 17)	
Column 1 Specific outcomes	Column 2 Probable solutions
Communal Open Space	
SO2 Communal open space is provided for the outdoor recreation needs of the users of the site.	S2.1 An area comprising at least 10% of the site area shall be provided as communal recreational open space with such area to be in one (1) or more parcels with a minimum length and width of fifteen (15) metres.
Location	
SO3 Relocatable home and caravan parks are provided in areas that have access to: <ul style="list-style-type: none"> (a) Public transport that is reliable, frequent and within easy walking distance; (b) Essential public services such as a shopping centre, banks, automatic teller machines, chemists, post office/agencies and health/medical facilities; and (c) Desirable public facilities such as parks, libraries, places of worship and appropriate indoor entertainment facilities. 	S3.1 No solution provided.
Private Open Space	
SO4 Private open space associated with each relocatable home is clearly identified as such, and is located and orientated to maximise space, security and year-round comfort for residents, and minimise overlooking of and overshadowing from adjacent units.	S4.1 For relocatable home sites, a private open space area of 30m ² is provided with a minimum length and width of 3.0 metres and accessed from the main living area of the relocatable home.
Recreation Facilities	
SO5 The site layout incorporates passive and active recreation areas, including a building that is available for a range of purposes, is centrally located on the site, and suitable to meet the needs of a variety of users.	S5.1 The development incorporates communal recreation facilities including for a Relocatable Home Park the provision of a centrally located community centre.
Screening / Fences	
SO6 Each caravan or relocatable home is screened from visual and noise intrusion by materials compatible with those used in other buildings and facilities on the site and which enable entrances to be highlighted and streetscape amenity to be maximised.	S6.1 A 1.8 metre solid fence is provided along all side and rear boundaries of the site. S6.2 Where the fence is provided along a street frontage, it is limited in length to 75% of the frontage, includes a variation in alignment at least every 10.0 metres in length to provide visual interest, and is screened by landscaping.
Site Density	
SO7 The number of relocatable homes and/or caravans on the site is minimised to ensure the environmental and services capacity of the site is not exceeded and residential amenity is maintained.	S7.1 The site density (for the net area clear of the boundary setback areas) is not more than 30 sites per hectare.

Table 7.22	
Relocatable Home and Caravan Parks Code (Part 7 Division 17)	
Column 1 Specific outcomes	Column 2 Probable solutions
Site Facilities	
S08 Garbage collection, laundry, shower and toilet facilities and facilities for on-site storage are provided for site users and the facilities are designed to blend in with the buildings on the site.	S8.1 Garbage bins are provided for the use of each caravan and relocatable home site S8.2 Garbage bin areas are located so as to be not visible from public areas. S8.3 Garbage bin areas are located with access to running water and drainage. S8.4 On-site storage facilities are provided for each caravan and relocatable home site. S8.5 An amenities building is provided to service caravan and tent sites and includes a laundry, toilets and showers.
Site Landscaping	
S09 Landscaping is provided that contributes to the protection and enhancement of the existing dominant visual features of the locality.	S9.1 A landscaping strip with an average depth of at least 2.0 metres is provided along all property boundaries.