



Part 7 Codes

Division 2 Specific Development Codes

Chapter 9 Caravan Parks

1.0 Purpose

This code seeks to ensure that a high standard of accommodation and recreational facilities are provided for the occupants of Caravan Parks. It also contributes to the controls for the range of accommodation types available within the City, whilst supporting the diversification of tourist accommodation. This code also seeks to ensure that the site of the Caravan Park, and each individual caravan, cabin and tent area within the site, is of a sufficient area to accommodate the development.

2.0 Application

- 2.1 This code applies to development for the purpose of Caravan Parks indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) in which the Caravan Park is proposed.
- 2.2 Performance Criteria PC1-PC13 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Caravan, Cabin and Tent Areas	
<p>PC1 Individual caravan, cabin and tent areas must be:</p> <ul style="list-style-type: none"> a) designed and equipped to ensure orderly and convenient use and servicing; b) adequate in size and dimension to accommodate the intended use, having regard to length of stay and varying styles and sizes of accommodation. 	<p>AS1.1 The area allocated to accommodate each caravan:</p> <ul style="list-style-type: none"> a) is a minimum of 75m² with an average of 100m²; b) has a frontage of at least 7.5 metres to any internal access ways; c) has a concrete pad for the stationing of a caravan and the erection of an annex (for a minimum of 75% of all sites). <p>AS1.2.1 The area allocated to accommodate each cabin:</p> <ul style="list-style-type: none"> a) is at least 100m²; b) has a frontage of at least ten metres to any internal access ways. <p>OR</p> <p>AS1.2.2 There is a minimum three metre separation between all cabins.</p> <p>AS1.3.1 The area allocated to accommodate each caravan and/or cabin is connected to electricity and water and has suitable site drainage and sillage points.</p> <p>OR</p> <p>AS1.3.2 The camping area has facilities connected to electricity and water, and has suitable site drainage and sillage points.</p> <p>AS1.4 The area allocated to accommodate each caravan, cabin and/or tent is delineated on the ground and prominently numbered.</p>



Performance Criteria	Acceptable Solutions
Communal Open Space	
<p>PC2 Caravan Parks must provide communal open space that is:</p> <ul style="list-style-type: none"> a) useable; b) clearly defined; c) safe and attractive; d) available for recreational use by all occupants. 	<p>AS2.1.1 The Caravan Park has a communal open space area of at least 10% of the site area and:</p> <ul style="list-style-type: none"> a) is provided in addition to landscape buffer areas; b) is clear of obstacles, including clothes hoists, access ways, parking spaces and garbage receptacles; c) has an average dimension of 15 metres; d) has a fenced children's playground with safe and good quality play equipment. <p>OR</p> <p>AS2.1.2 Caravan Parks (non long stay facilities) are located next to or adjacent to a natural feature (ocean beach, useable public open space, national park, etc) and the communal open space is at least 7.5% of the site area, and:</p> <ul style="list-style-type: none"> a) is provided in addition to landscape buffer areas; b) is clear of obstacles, including clothes hoists, access ways, parking spaces and garbage receptacles; c) has an average dimension of 15 metres; d) has a fenced children's playground with safe and good quality play equipment.
Location	
<p>PC3 The caravan park is located in an area with convenient access to community services and facilities, and within convenient and safe walking distance to public transport routes.</p>	<p>AS3 The caravan park is located within 400 metres of an existing centre or public transport node.</p>
Internal Access Ways	
<p>PC4 Adequate provision must be made for the safe and convenient movement of pedestrians and vehicles within the site to communal open space and facilities and external roads.</p>	<p>AS4.1.1 The internal access way services less than 20 caravan, cabin or tent areas, and has a:</p> <ul style="list-style-type: none"> a) carriageway width of not less than four metres for one way traffic and 5.5 metres for two way traffic, with widening on curves; b) turning bay at the end of the internal access way that is capable of allowing conventional service trucks to reverse direction with multiple movements; c) dual function for pedestrian and vehicular movement. <p>OR</p> <p>AS4.1.2 The internal access way services 20 or more caravan, cabin or tent areas, and has a:</p> <ul style="list-style-type: none"> a) carriageway width of not less than four metres for one way traffic and 5.5 metres for two way traffic, with widening on curves; b) 1.5 metre wide sealed pedestrian access path located between the internal access ways and caravan, cabin or tent areas; c) a turning bay at the end of the internal access way that is capable of allowing conventional service trucks to reverse direction with a maximum of two movements.



Performance Criteria	Acceptable Solutions
	<p>AS4.2 The internal access ways and footways are provided with adequate:</p> <ul style="list-style-type: none"> a) directional signage; b) night lighting; c) opportunities for public surveillance.
Site Area	
<p>PC5 The site must have an appropriate area and configuration to accommodate caravans, landscaped buffer areas, and ancillary amenities and facilities.</p>	<p>AS5.1 The site area is not less than 20,000m².</p> <p>AS5.2 The site has an average depth to width ratio that does not exceed four to one (4:1).</p>
Waste Management	
<p>PC6 Disposal of liquid waste generated by Caravan Parks must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS6.1.1 Caravan Parks are connected to Council's sewerage reticulation system.</p> <p>OR</p> <p>AS6.1.2 A liquid waste disposal report, which has been undertaken by a competent person, determines the most appropriate form of liquid waste disposal to be implemented on-site prior to the commencement of use.</p>
<p>PC7 Disposal of solid waste generated by Caravan Parks must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS7 All solid waste is disposed of off-site.</p>
Communal Facilities	
<p>PC8 Caravan Parks must provide safe and accessible recreational facilities in a central location.</p>	<p>AS8 A games room and/or a common room are provided.</p>
<p>PC9 Car washing facilities must be conveniently provided for the occupants.</p>	<p>AS9.1 A car washing bay is provided in a central location within the site, for the convenience of all occupants.</p> <p>AS9.2 The car wash is constructed in accordance with Planning Scheme Policy 11 – Land Development Guidelines.</p>
<p>PC10 Laundry, toilet and ablution facilities must be conveniently provided for the occupants.</p>	<p>AS10.1 Laundry, toilet and ablution facilities are located within 100 metres of every caravan, cabin or tent area.</p> <p>AS10.2.1 Laundry, toilet and ablution facilities are located not closer than six metres to any caravan, cabin or tent area.</p> <p>OR</p> <p>AS10.2.2 A private ensuite facility is provided for the exclusive use of occupants, and is closer than six metres to the caravan, cabin or tent area.</p>



Performance Criteria	Acceptable Solutions
Traffic	
<p>PC11 The traffic and parking generated by Caravan Parks in the surrounding road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AS11 A traffic impact analysis, which has been undertaken by a suitably qualified and experienced person, identifies the expected traffic movements generated by the proposal, any associated impacts on the road network, and any works that will be required to address the identified impacts.</p>
<p>PC12 The traffic and pedestrian access to the site is safe and convenient.</p>	<p>AS12 The traffic impact analysis demonstrates that the site has safe and convenient vehicular and pedestrian access, parking and service vehicle arrangements.</p>
Fire Hydrant Installations in Community Title Developments	
<p>PC13 The installation of Fire Hydrants in Community Title or similar developments ensures that these are easy to locate and use in times of emergency, and are of a standard consistent with service needs.</p>	<p>AS13 Fire Hydrant installation for the development is provided consistent with the requirements of Australian Standard AS 2419.1.</p>