



Part 7 Codes

Division 2 Specific Development Codes

Chapter 26 Relocatable Home Park

1.0 Purpose

This code seeks to:

- ensure that a high standard of accommodation and recreational facilities are provided for the occupants of Relocatable Home Parks;
- ensure that the site of the Relocatable Home Park, and each relocatable home area within the site, is of a sufficient area to accommodate the development; and
- support the provision of a range of housing choice within the City.

2.0 Application

- 2.1 This code applies to development for the purposes of Relocatable Home Park indicated as code or impact assessable by the Table of Development of the domain or Local Area Plan (LAP) within which a Relocatable Home 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	
Relocatable Home Areas	
<p>PC1 Individual Relocatable Home areas must be designed and equipped to ensure orderly and convenient use and servicing.</p>	<p>AS1.1 The area allocated to accommodate each individual relocatable home area:</p> <ul style="list-style-type: none"> a) is at least 200m²; b) has a frontage of at least 10 metres to any internal access ways; c) contains a private open space area of at least 30m², with a minimum length and width of three metres; d) is connected to electricity, telecommunication, water and underground drainage; e) is delineated on the ground and prominently numbered. <p>AS1.2 Where a pedestrian thoroughfare is proposed, there is a minimum of at least 1.5 metres separation between individual relocatable home area boundaries.</p>
<p>PC2 Appropriate setbacks for relocatable homes and other structures must be provided from the internal access way frontage and the side and rear boundaries of the individual relocatable home areas, having regard to:</p> <ul style="list-style-type: none"> a) the efficient use of the individual area; b) the amenity of the Relocatable Home Park. 	<p>AS2.1 The Relocatable Home and associated structures are set back within the individual Relocatable Home area at least three metres from the internal access way frontage and 1.5 metres from the side and rear site boundaries.</p> <p>OR</p> <p>AS2.2 The Relocatable Home and associated structures are set back in accordance with AS2.1, and an open carport is constructed to a side boundary of the Relocatable Home area.</p>



Performance Criteria	Acceptable Solutions
Communal Open Space	
<p>PC3</p> <p>The Relocatable Home Park 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>AS3</p> <p>The communal open space is 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 a minimum dimension of 15 metres; d) has a fenced children's playground with safe and good quality play equipment.
Internal Pedestrian Access and Circulation	
<p>PC4</p> <p>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 to external roads.</p>	<p>AS4.1.1</p> <p>The internal access way services less than 20 Relocatable Homes and has:</p> <ul style="list-style-type: none"> a) a carriageway width of not less than five metres, with widening on curves; b) a 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) a dual function for pedestrian and vehicular movement. <p>OR</p> <p>AS4.1.2</p> <p>The internal access way services 20 or more Relocatable Homes and has:</p> <ul style="list-style-type: none"> a) a carriageway width of not less than six metres; b) a total width of carriageway and verges of at least 9 metres, with a minimum verge at any point of 1.5 metres; 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; d) a footway not less than 1.2 metres in width in addition to the carriageway. <p>AS4.2</p> <p>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</p> <p>The Relocatable Home Park site must have an appropriate area and configuration to accommodate Relocatable Homes, landscaped buffer areas and ancillary amenities and facilities.</p>	<p>AS5.1</p> <p>The site area is not less than 40,000m².</p> <p>AS5.2</p> <p>The site has an average depth to width ratio that does not exceed three to one.</p>
Communal Facilities	
<p>PC6</p> <p>The Relocatable Home Park must provide safe and accessible recreational facilities in a central location.</p>	<p>AS6</p> <p>A games room and/or a common room are provided.</p>



Performance Criteria	Acceptable Solutions
<p>PC7 Car washing facilities must be conveniently provided for the occupants.</p>	<p>AS7.1 A minimum of one car washing bay is provided, and an additional car washing bay is provided for every 50 Relocatable Home areas.</p> <p>AS7.2 The car wash is constructed in accordance with Planning Scheme Policy 11 – Land Development Guidelines.</p>
<p>PC8 Laundry and bathroom facilities must be conveniently located for the use of occupants.</p>	<p>AS8 Laundry, toilet and ablution facilities are located within 100 metres of every Relocatable Home area.</p>
Traffic	
<p>PC9 The traffic and parking generated by the Relocatable Home Park on the surrounding road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AS9 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>PC10 The traffic and pedestrian access to the site is safe and convenient.</p>	<p>AS10 The traffic impact analysis has demonstrated that the site has safe and convenient vehicular and pedestrian access and parking and service vehicle arrangements.</p>
Waste Management	
<p>PC11 Disposal of effluent generated by the Relocatable Home Park must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS11.1.1 The development is connected to Council's sewerage reticulation system.</p> <p>OR</p> <p>AS11.1.2 A Liquid Waste Disposal Report, which has been undertaken by a competent person, has determined the most appropriate form of liquid waste disposal to be implemented on-site, prior to the commencement of use.</p>
<p>PC12 Disposal of solid waste generated by the Relocatable Home Park must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS12 All solid waste is disposed off-site.</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 to a standard consistent with service needs.</p>	<p>AS13 Fire Hydrant installation for the development is provided consistent with the requirements of Australian Standard AS2419.1 – Fire Hydrant Installations (System Design, Installation and Commissioning).</p>