

4.5 Code for the Development and Use of Caravan and Relocatable Home Parks

PURPOSE

The purpose of this code is to ensure the development of Caravan Parks:

- (a) so that acceptable levels of amenity are provided for on-site residents and the surrounding area,
- (b) at suitable locations having regard to the proximity of the development site to visitor attractions (in the case of caravan parks), community services and facilities, and development infrastructure, and
- (c) with acceptable levels of environmental impact generally.

NOTES

The State Government's "Guidelines on Good Design for Caravan Parks and Relocatable Home Parks - Solutions for Queensland" (or any subsequent equivalent document) together with the following element, is deemed to be the Code for the Development and Use of Caravan and Relocatable Home Parks.

(1) Element: Waste Management¹

PURPOSE

To ensure satisfactory waste management provisions are available to all residents.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE STORAGE P1 To provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use and servicing to minimise impacts on the amenity of users, occupiers and neighbours of the premises.	<p>A1.1 Premises have a level area provided on the property for the permanent storage of waste and recyclable items in standard waste containers. The waste storage area is a constructed hardstand area located such that containers are not visible from passing vehicle and pedestrian traffic.</p> <p>OR</p> <p>A1.2 Where the waste storage area caters for more than one dwelling unit, the waste storage area is:</p> <ul style="list-style-type: none"> (a) a constructed hardstand area, and (b) screened by way of a screen fence or landscaping, and (c) is easily accessed and convenient to use, and (d) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and

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¹ To demonstrate compliance with this element, Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 WASTE STORAGE Continued</p>	<p>(e) is not located adjacent to the living areas of existing neighbouring properties, and</p> <p>(f) is of sufficient area to fully contain the required number of waste containers, and</p> <p>located on land that each property, the waste storage area caters for, has control via access rights or ownership.</p> <p>AND</p> <p>A1.3 For premises located on a battleaxe block a waste storage area is provided adjacent to the vehicle access point.</p> <p>AND</p> <p>A1.4 Where waste services, other than kerbside wheelie bin services, are to be used, a service point for servicing of the waste containers is provided on the site such that:</p> <p>(a) the permanent waste storage area is also the service point and is located to allow servicing of the bins directly, or</p> <p>(b) a hardstand area is constructed at the service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.1 (d) and A1.1(f) and where servicing is more frequent than twice weekly A1.1(e).</p> <p>And</p> <p>(c) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred.</p> <p>AND</p> <p>A1.5 A waste wash-down area is provided for the regular cleaning of waste containers. This waste wash-down area meets the following criteria:</p> <p>(a) is incorporated into the waste storage area or is located such that waste containers can be easily moved to the waste wash-down area, and</p> <p>(b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and</p> <p>(c) the floor is graded to fall to a drainage point located within the wash-down area, and</p> <p>(d) drainage is by means of a trapped gully connected to the sewer, and</p> <p>(e) rainfall and other surface water can not flow into the wash-down area, and</p> <p>(f) a hosecock is located in the vicinity of the wash-down area.</p>
<p>WASTE SERVICING</p> <p>P2 Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, and minimise impacts on the amenity of users, occupiers and neighbours of the premises</p>	<p>A2.1 The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <p>(a) clearly separated from car parking bays, loading bays and any other similar areas, and</p> <p>(b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and</p> <p>(c) clear of footpaths and pedestrian access, and</p> <p>(d) not in front of shop entrances or residential premises, and</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 WASTE SERVICING Continued</p>	<p>(e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and</p> <p>(f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and</p> <p>(g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and</p> <p>(h) serviced a maximum of twice per week.</p> <p>AND</p> <p>A2.2 Waste service points which are accessed by entering the property are located so that:</p> <p>(a) traffic flow during servicing is not impeded, and</p> <p>(b) the collection vehicle remains entirely on the property during servicing, and</p> <p>(c) they are clearly separated from car parking bays, loading bays and any other similar areas, and</p> <p>(d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and</p> <p>(e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and</p> <p>(f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property.</p> <p>AND</p> <p>A2.3 Where the service point is accessed by a private access roadway or entry to the property, this roadway :</p> <p>(a) is constructed to allow unobstructed access to and from the service point, and</p> <p>(b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and</p> <p>(c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and</p> <p>(d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and</p> <p>(e) minimises the need for reversing (maximum 60m depending on the site), and</p> <p>(f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.</p>
<p>WASTE MINIMISATION P3 Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</p>	<p>A3.1 Each waste storage area includes recycling provisions and:</p> <p>(a) has sufficient space to store all the recycling containers within the waste storage area, and</p> <p>(b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).</p> <p>OR</p> <p>A3.2 Recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Policy No. 10, and which demonstrates the proposals satisfaction of the Performance Criterion.</p>

(2) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment².</p>	<p>A1 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p>P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places¹.</p>	<p>A2 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p>P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>

² To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.