

Division 5: Caravan Park and Worker's Accommodation Code**About the Caravan Park and Worker's Accommodation Code**

- The Caravan Park and Worker's Accommodation Code regulates Caravan Park, and Worker's Accommodation uses, whether they are Self assessable, Code assessable or Impact assessable.
- The Code regulates the location, siting and scale of such uses, the facilities for occupants, as well as the potential impacts on the amenity of the surrounding area.

(1) Caravan Park and Worker's Accommodation Code

The provisions in this division comprise the Caravan Park and Worker's Accommodation Code. They are;

- (i) The Purpose of the Caravan Park and Worker's Accommodation Code – Section (2); and
- (ii) The Specific Outcomes, Probable Solutions and Acceptable Solutions for Caravan Park and Worker's Accommodation development – Table 6.5.1.

(2) The Purpose of the Caravan Park and Worker's Accommodation Code

The purpose of the Caravan Park and Worker's Accommodation Code is to achieve the following overall outcomes;

Caravan Park;

- (i) Are provided in a manner that is of a high standard of health, safety and amenity for visitors and residents;
- (ii) Are located where they best serve the accommodation needs of users, particularly visitors to the Shire;
- (iii) Are located and designed to be compatible with the locality in which they are situated and do not adversely impact upon surrounding residential premises; and
- (iv) Contribute positively to the streetscape and town character.

Worker's Accommodation;

- (i) Is provided in a manner that is of a high standard of health, safety and amenity for residents;
- (ii) Is located where they best serve the accommodation needs of residents;
- (iii) Is located and designed to be compatible with the locality in which they are situated: and
- (iv) Does not adversely impact on the amenity of the area due to residential densities, traffic generation, hours of operation, built form, or associated on-site facilities.

TABLE 6.5.1 CARAVAN PARKS & WORKER'S ACCOMMODATION CODE

Specific outcomes (S) for Code and Impact assessable development		Probable Solutions (P) for Code and Impact assessable development	
<i>All Caravan Parks and Worker's Accommodation</i>			
Site characteristics			
S1 Caravan Parks and Worker's Accommodation are located on parcels of land of an area that are suitable for the siting of buildings, landscaped open space to screen living and recreation areas, and vehicle manoeuvring and parking, having regard to the following; (i) The existing development in the area;(ii)The existing and proposed amenity of the area; (iii)The topography of the site; (iv)The number of roads to which the site has frontage; and (v)The Guidelines on Good Design for Caravan Parks and Relocatable Home Parks – Solutions for Queensland 1997, DCILGPS.	P1.1 Caravan Parks have a landscaped setback width of at least 5m along all road frontages.	P1.2 Worker's Accommodation has; (i)A minimum site area of 5000m ² ; and (ii)A landscaped setback width of at least 10m along all road frontages.	
Access			
S2 Access to the development is of a standard and location that does not compromise traffic safety.	P2.1 Combined entry and exit driveways have a minimum width of 8m.	P2.2 Vehicular access points are located away from any boundary shared with an existing use in the Residential Use Class or land in the Town – Residential Precinct as follows; (i)Caravan Park – minimum of 5m; (ii)Worker's Accommodation – minimum of 10m.	P2.3 All caravan, relocatable home, tent or cabin sites have access via the internal road/driveway system and not directly to a public road.
Amenity			
S3 Buildings and facilities are located and designed so as to minimise potential noise impacts beyond the property boundaries, particularly where adjoining residential premises.	P3.1 Outdoor recreational buildings or facilities eg. Barbeques, pools, gazebos etc associated with the use are located centrally on the site.	P3.3 Air conditioning units and pool filters are located, enclosed, of a type, or otherwise installed such that they are least likely to cause an environmental nuisance to any adjoining premises.	
S4 Buildings and facilities are located and designed so as to maintain, and where possible enhance, the amenity of the area as viewed from public places.	P4.1 Air conditioning units and other service equipment and areas eg. Bin storage, clothes lines, pool filters are located such that they do not present an unsightly view to the street or other public place.		
Caravan Parks			
Site characteristics			
S5 Caravan Parks are located in those parts of the Shire that are normally frequented by visitors and tourists, or are adjacent to roads normally travelled by tourists to or through the Shire.	P5.1 Caravan Parks are located in the Town – Commercial Precinct, or Village Zone		
Worker's Accommodation			
Site characteristics			
S6 Worker's Accommodation is; (i)Located in close proximity to, or on, the site on which workers are employed; or (ii)Located in the town closest to the site on which workers are employed; and (iii) not visually obtrusive as viewed from public land or roads, due to the use of landscaping to screen the use.	P6.1 No solutions specified		

Amenity	
<p>S7 On site facilities including;</p> <ul style="list-style-type: none"> (i) Bus pickup/set down, parking or turning areas; (ii) Resident car parking areas; (iii) Dining halls; and (iv) Indoor recreation facilities; <p>are located and designed so as to;</p> <ul style="list-style-type: none"> (i) Take account of their usage in unusual hours; and (ii) Minimise potential noise impacts beyond the property boundaries, particularly where adjoining residential premises. 	<ul style="list-style-type: none"> P7.1 Resident car parking areas are setback a minimum of 15m from any boundary shared with an existing use in the Residential Use Class or land in the Town – Residential Precinct. P7.2 Dining Halls and indoor recreation rooms are setback at least 20m to any boundary shared with an existing use in the Residential Use Class or land in the Town – Residential Precinct.