

# DCP 13

# Manufactured Home Estates & Caravan Parks

*Intended for long-term occupation*



Kempsey  
Shire Council

*Development Control Plan 13*



**CODE FOR THE DEVELOPMENT OF  
MANUFACTURED HOME ESTATES AND CARAVAN PARKS  
INTENDED FOR LONG TERM OCCUPATION**

This Plan has been prepared pursuant to Section 72 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulations 1980.

**1. CITATION:**

This Plan may be referred to as “Draft Development Control Plan 13 – Code for Development of Mobile Home Estates and Caravan Parks Intended for Long Term Occupation”.

**2. LAND TO WHICH THIS PLAN APPLIES:**

This Plan applies to all land within Kempsey Shire which is zoned to permit (however expressed) development for the purposes of a caravan park or camping ground.

**3. SCOPE OF THIS PLAN:**

This Plan will apply to all caravan parks proposed to be used for the placement of movable dwellings intended for long term occupation within the meaning of this Plan and all proposed Manufactured Home Estates.

**4. RELATIONSHIP TO OTHER PLANNING INSTRUMENTS AND LOCAL GOVERNMENT REGULATION:**

This Plan has been prepared to be consistent with the aims, objectives and provisions of State Environmental Planning Policy No. 21 – Caravan Parks, Draft State Environmental Planning Policy No. \* - Manufactured Home Estates, North Coast Regional Environmental Plan and Kempsey Local Environmental Plan 1987.

The provisions of any of the above Environmental Planning Instruments shall prevail to the extent of any inconsistency with this Plan.

This Plan shall prevail to the extent of any inconsistency with Ordinance No. 71 – Caravan Parks and Movable Dwellings and Manufactured Homes Ordinance 1992 under the Local Government Act 1919, for which all other requirements are to be satisfied.

**5. AIMS AND OBJECTIVES:**

- (a) To provide guidelines for the acceptable sitting and design of caravan parks intended for long term occupation and Manufactured Home Estates.

- (b) To clarify Council's requirements with respect to those of Ordinance No. 71 and the Manufactured Homes Ordinance 1992.
- (c) To ensure that parks are developed in consideration of the prevailing ecological and social conditions of the Shire.
- (d) To recognise caravan parks and Manufactured Home Estates as viable housing alternatives.
- (e) To promote a high quality living environment through the implementation of physical design standards.
- (f) To ensure that developments are adequately serviced with respect to community and recreational facilities.
- (g) To maintain adequate public access to existing and future public open space.

## **6. INTERPRETATION:**

In this Plan, except in so far as the context or subject matter otherwise indicates or requires:

- "annexe" means an attachment to a movable dwelling used as an extension of the liveable area of that dwelling and which is capable of being erected or removed from a site within 24 hours;
- "approved" means approved by the Kempsey Shire Council;
- "caravan park" means a property used (to an extent that, by the operation of Section 289F of the Act, a licence is required) for the placement of caravans (or of caravans and other movable dwellings);
- "long term caravan park" will be considered as any caravan park with more than 20 sites or 20 per cent of all sites (whichever is the lesser) intended for long term occupation within the meaning ascribed by Ordinance No. 71;
- "long term resident", in relation to a caravan park, means a person (other than any person who is a caretaker, manager or employee of the licensee or anyone living with any such person) whose principal place of residence is a movable dwelling placed in the park;
- "manufactured home" means a self-contained dwelling (that is, a dwelling that includes at least 1 kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling:

- (a) that comprises 1 or more major sections; and
- (b) that is not capable of being registered under the Traffic Act 1909,

and includes any associated structures that form part of the dwelling;

- “manufactured home estate” means land that is subject of a licence, being a licence on which there is imposed a condition to the effect that the land may be used for the placement of manufactured homes;
- “mobile home park” will have the same definition ascribed to caravan park;
- “movable dwelling” means:
  - (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation; or
  - (b) any conveyance, structure or thing of a prescribed class or description
- “site” means an area of land within a caravan park designed for the placement of a movable dwelling but does not include a camp site or an area set aside for the storage of unoccupied movable dwellings;
- “site occupier” means the person who occupies a site or camp site on a caravan park or camping ground;
- “short term resident” means any person accommodated on a caravan park, other than a long term resident.

## **7. LICENSES:**

Licenses will be required in accordance with the provisions of Ordinance No. 71 (Caravan Parks) or the Manufactured Home Estates Ordinance 1992.

## **8. LOCATIONAL REQUIREMENTS:**

### **8.1 Physical Constraints**

Land used for the development of caravan parks and Manufactured Home Estates should avoid sites exhibiting the following characteristics:

- (a) Visually or environmentally sensitive land which may include wetlands, littoral rainforests, foreshores, foredunes, headlands, or major ridgelines.
- (b) Land subject to flooding, tidal inundation, land slip or bushfires.
- (c) Steep land generally in excess of 10%.
- (d) Land exposed to high winds – (see figure 1).

### **8.2 Other Constraints**

Development Applications are to demonstrate regard for the following social considerations:

- (a) Parks or Manufactured Home Estates are to be designed so as to compliment and enhance the existing landscape character of the locality.
- (b) Parks or Manufactured Home Estates are to be compatible with adjoining land uses and avoid adjacent uses which may include industries or high density residential developments.
- (c) Development proposals are to clearly demonstrate reasonable regard for the amenity of adjoining residents.
- (d) Where developments adjoin existing and potential public open space or foreshore areas, provision is to be made for legal public access in a manner which ensures the privacy and amenity of future site occupants.
- (e) Parks or Manufactured Home Estates are to be fully serviced with town water, sewer, electricity and telephones at no cost to Council.
- (f) Parks or Manufactured Home Estates are to be located within easy walking distance of shops and public transport with distances generally not to exceed 800 metres.

## **9. DESIGN STANDARDS:**

### **9.1 Minimum Land Requirement**

Parks or Manufactured Home Estates are to have a minimum area of 1 hectare.

### **9.2 Minimum Site Requirements**

#### **9.2.1 Caravan Parks Licensed Under Ordinance No. 71**

The minimum site requirements for a mobile home will be 80 square metres and shall include the following features which are to be incorporated in identified building envelopes for each site. Building envelopes are to provide for a range of mobile homes from 15 square metres to 90 square metres.

- (a) A minimum of one (1) concrete car space with minimum dimensions of 3.0 metres x 5.4 metres to allow for the erection of a carport.
- (b) A concrete or paved entrance way with connecting pathway.
- (c) An outdoor living area not less than 3 metres x 3 metres with reasonable access to sunshine and privacy.
- (d) Provision for adequate setbacks to mobile homes and parking areas – (see Section 9.3).

### **9.2.2 Manufactured Home Estates to be Licensed Under the Manufactured Home Estates Ordinance 1992**

(see figure 2).

The minimum size of a manufactured home site shall be 130m<sup>2</sup>.

Building envelopes are to be identified for a range of manufactured home sizes incorporating the features listed in 9.2.1.

Where subdivision is proposed, building envelopes are to be incorporated into the title of each site.

### **9.3 Setbacks**

The following setbacks shall be provide to movable dwellings in caravan parks and Manufactured Home Estates:

- (a) Internal roads (including carspaces)
  - 2.5 metres to minor access roads;
  - 1.5 metres to major access roads (see Section 9.6)
- (b) Side boundaries – 1.5 metres
- (c) Rear boundaries – 1.5 metres
- (d) Amenities Block – 10 metres, which may be reduced to 5 metres where adequate screen planting is provided.

### **9.4 Buffer Areas**

A buffer strip 4.5 metres wide shall be provided to all peripheral areas excluding principle road frontages for which a minimum of 10 metres shall be provided.

Notwithstanding this provision, the setback of sites to peripheral boundaries (excluding principle road frontages) may be reduced to 3 metres where the average setback to sites on any particular boundary is 4 metres.

### **9.5 Landscaping**

Development Applications shall be accompanied by a landscaping plan which incorporates the following features:

- (a) All existing trees are to be located by survey and identified on the submitted plans.
- (b) Wherever possible, existing trees are to be retained.

- (c) Species should compliment those naturally occurring in the area.
- (d) Landscaping shall enhance the natural features of the site and adjoining areas.
- (e) Provision is to be made for adequate screen planting between allotments and may incorporate the use of trellises.
- (f) Peripheral buffer areas are to be landscaped to provide adequate privacy for residents within and adjoining the park.
- (g) Landscaping shall be applied to ameliorate prevailing local adverse weather conditions.
- (h) Shade trees are to be provided for each individual allotment.
- (i) Carparking areas are to be landscaped so as to reduce the effect of car headlights on any dwelling.
- (j) Landscaping of setbacks fronting internal carriageways is to include species with a potential height of not greater than 1 metre.
- (k) Delineation of sties should be achieved by means other than fencing.
- (l) All landscaping is to be completed and maintained in accordance with the approved landscaping plans prior to the granting of a licence.

## **9.6 Road Design / Park Layout**

Parks and Manufactured Home Estates shall achieve the following standards and objectives with respect to road design and park layout:

- (a) Provision shall be made for a traffic circulation pattern which is primarily one way.
- (b) The sealed width of minor access roads serving not more than 30 sites shall be a minimum of 4 metres wide.
- (c) The sealed width of major access roads serving more then 30 sites shall be a minimum of 6 metres wide.
- (d) Manufactured Home Estates shall provide a road reserve of not less than 8.5 metres wide and 6 metres wide for major and minor access roads respectively.
- (e) A passing bay is to be provided where two way traffic is proposed where the length of the road exceeds 80 metres with a minimum separation of 100 metres.
- (f) Where passing or parking bays are provided, the sealed width of the pavement shall be 8.5 metres and 6 metres for major and minor access roads respectively.

- (g) Road design shall have regard for the physical constraints of the site and avoid the need for excessive earth moving and vegetation loss.
- (h) Development Applications are to be accompanied by a topographic survey plan prepared by a registered surveyor indicating existing contours, vegetation and other important natural features.
- (i) As stated in Section 9.2, proposed park layouts are to include identified building envelopes which shall form the basis for the granting of subsequent licences.
- (k) Road layouts are to avoid potential conflict between vehicles and pedestrians.
- (l) An entrance to or from a park shall be at least 8.5 metres wide.
- (m) The entrance way shall be satisfactorily tapered to the width of internal roads.
- (n) Caravan parks are to provide a forecourt holding area for the temporary parking of incoming vehicles and movable dwellings with an area of not less than 4 metres x 20 metres.
- (o) All internal roads and visitor parking shall be of an all-weather sealed finish.
- (p) Where parks adjoin existing or likely future public reserves, provision shall be made for legal access in a manner which protects the privacy of park residents.

## **9.7 Carparking**

### **9.7.1 Caravan Parks Licensed Under Ordinance No. 71**

- (a) Carparking shall be provided at the rate of 1 space per site.
- (b) Carspaces on each site shall be a minimum of 5.4 metres x 3.0 metres.
- (c) Carspaces and driveways on each site are to be concrete paved.
- (d) Visitor carparking is to be provided at the rate of 1 space per 10 sites.
- (e) Visitor carparking is to be located so as to afford reasonable access to each site.
- (f) Visitor carparking is to be located so as to minimise disturbance to individual sites.
- (g) Provision is to be made for adequate sign posting indicating the location of visitor carparking.

### **9.7.2 Manufactured Home Estates**

- (a) Carparking shall be provided at the rate of 1 space per site.



- (b) Parking spaces provided on residential sites shall be a minimum of 5.4 metres x 3.0 metres.
- (c) Visitor spaces shall be a minimum of 6.1 metres x 2.5 metres, and 5.4 metres x 2.5 metres for parallel and 90 degree parking respectively.
- (d) Carspaces and driveways on each site are to be concrete paved.
- (e) Visitor parking is to be provided at the minimum rate indicated in the Ordinance as follows:
 

- Estates containing not more than 35 sites	- 8 spaces
- Estates containing 36 to 70 sites	- 12 spaces
- Estates containing 71 to 105 sites	- 16 spaces
- Estates containing 106+ sites plus 1 space per 7 sites in excess of 140 sites	- 20 spaces

## 9.8 Open Space

- (a) Open space shall be provided within each park or estate at the rate of 42 square metres per site of 10% of the total area, whichever is the greater.
- (b) Land identified for open space purposes should be developable for such purposes and should not include permanently inundated land or any land containing sensitive landforms.
- (c) Land required for landscape buffers and setbacks or land within allotments shall not be included as open space.
- (d) Land identified for communal facilities (excluding storage areas) may be considered as open space.
- (e) Open space shall be provided in a manner which is equally accessible to all sites.
- (f) Required open space not provided on site in excess of the 10% minimum will attract a contribution in accordance with Clause 11 (Section 94 Contributions).

## 10. MINIMUM FACILITIES:

Each park shall make provision for the following facilities:

- (a) Children's playground with equipment catering for a range of children's ages. Notwithstanding this provision, consideration will be given to deleting this requirement where such a facility exists within 200 metres of the park or estate and so sited as to allow safe access by children.

- (b) Caravan parks licensed under Ordinance No. 71 are to include a storage compound suitably secured containing sufficient lockable storage facilities for each site and space for the parking and manoeuvring of boats at the rate of 1 space per 10 sites.
- (c) A community building designed to function as a multi-purpose centre appropriate to the size of the park including a kitchen and indoor recreation area.
- (d) The provision of recreational facilities such as swimming pools and tennis courts is encouraged and may be offset against the open space requirement.

**11. SECTION 94 CONTRIBUTIONS:**

- (a) Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979, cash contributions will be required to be paid towards water and sewer augmentation and headworks; arterial roads; drainage and open space at a rate \*\*\* that applicable to a standard residential allotment in accordance with the relevant Section 94 Development Control Plans.
- (b) Where open space is provided at the prescribed rate, no subsequent contribution will be applicable.
- (c) Where, for any reason, Council agrees to the provision on site of open space at a rate which is less than that prescribe, the provision in part of the aforementioned may be offset against the corresponding required contribution.
- (d) Council retains the right to impose contributions towards the provision of any services or land not specified above where particular circumstances so warrant and which are identified in existing or future Section 94 Development Control Plans.

Figure 1

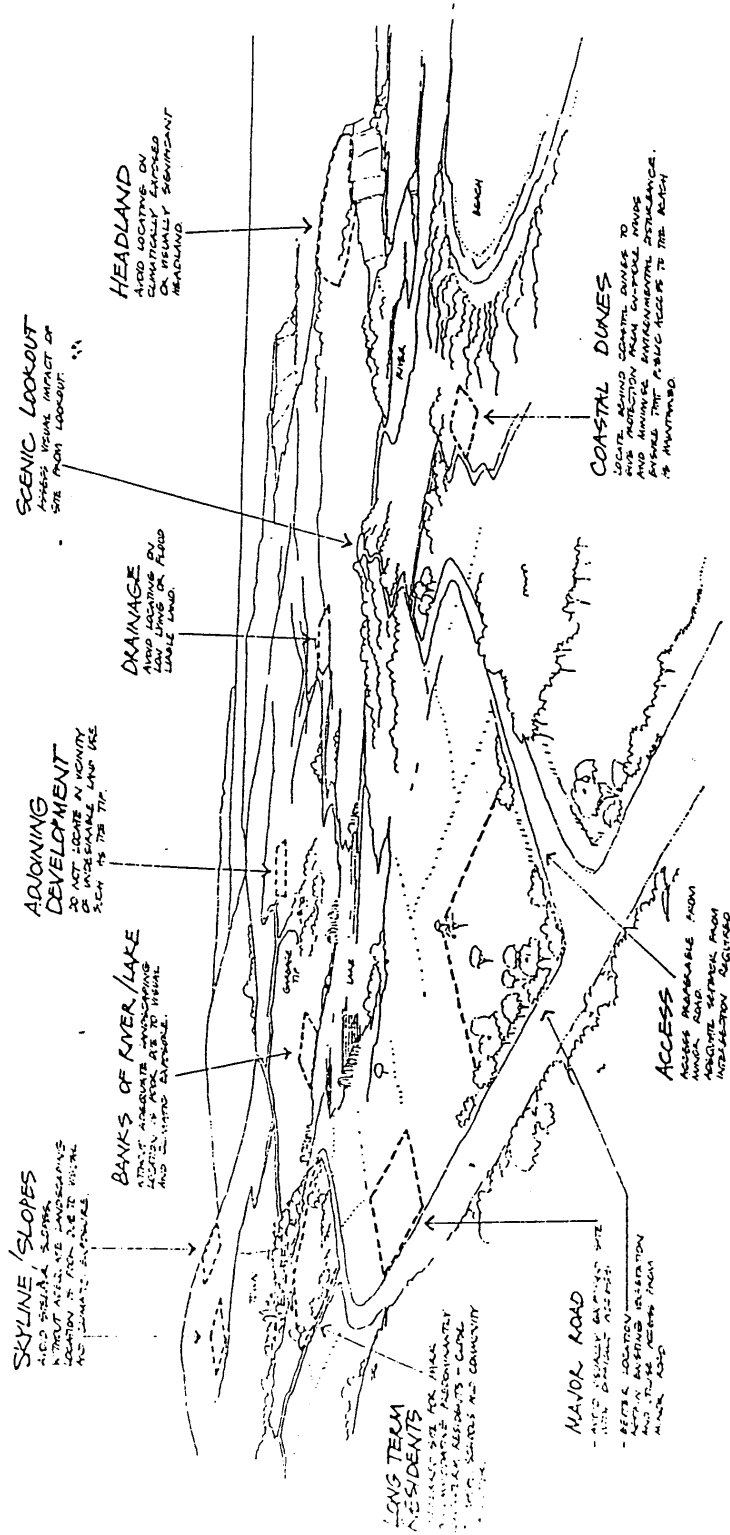


Figure 1.  
 LOCAL CONSIDERATIONS  
 (Source: Department of Planning C.108 )

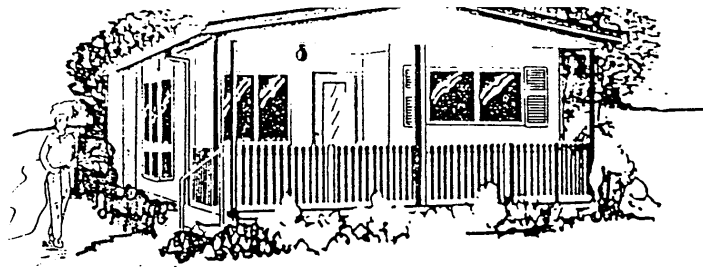


Figure 2

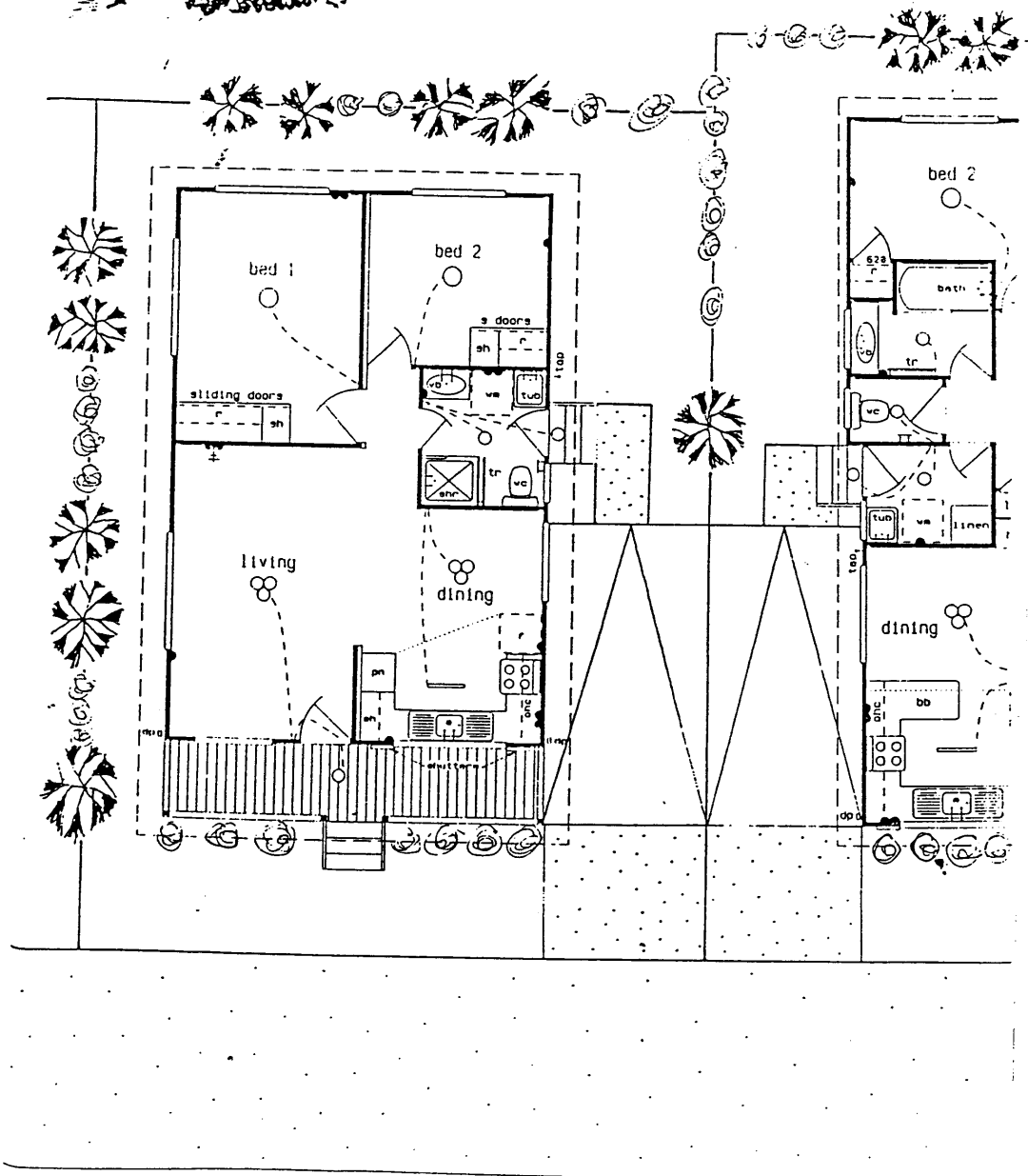


FIGURE 2.

MIRIAM'S LIFE LAYOUT (PAGE 12)