

3 CARAVAN PARKS AND MANUFACTURED HOME ESTATES

This section of the DCP only provides Council’s specific requirements for Caravan Parks and Manufactured Home Estate development. Other requirements are contained in the relevant general development part (Parts 2 to 7) and/or Area Plans (Parts 10 to 12) of this DCP. Where a conflict exists between this section and the general development part of LM DCP 2014, this section prevails.

Sub-Division by Lease

Council supports the establishment of sub-division by lease arrangements within Caravan Parks and Manufactured Home Estates for longer term/permanent residents, which maintains the lower cost of housing, while also providing short term returns to developers. This is intended to make the development of Caravan Parks and Manufactured Home Estates more attractive to developers, and to provide greater viability in undertaking developments of this type.

Community Title Developments

A Community Title Manufactured Home Estate is another option for applicants, which enables individual dwellings to be sold, and provides a short-term return on investment.

3.1 DESIGN AND ACCESS

Objectives

- a. To ensure non-discriminatory access to dwellings in Caravan Parks and Manufactured Home Estates.
- b. To ensure adequate access to services and facilities and to enable freedom of movement for residents without the need for a motor vehicle.

Controls

1. Twenty-five percent of sites within the Caravan Park or Manufactured Home Estate must facilitate the establishment of housing designed to provide accommodation for disabled residents.
2. The entrance of the Caravan Park or Manufactured Home Estate must be within 400m of a sheltered bus stop or train station that provides at least two return journeys to a town centre.
3. Caravan Park and Manufactured Home Estate design must provide a high level of pedestrian safety and ease of access throughout the development.
4. Pedestrian access paths may be integrated with minor access roads that service no more than 30 dwelling sites.
5. Roads serving more than 30 dwelling sites are not suitable to accommodate pedestrian movement, and a separate pedestrian network is to be established to facilitate pedestrian movement where in these cases.
6. Lighting is to be provided between dusk and dawn, with light posts positioned along access roads and pedestrian routes.
7. Administration, retail, community facilities and amenities buildings, including laundry facilities within the Caravan Park or Manufactured Home Estate, are not to be greater than 75m from a long term site or 100m from a short term site, and non-discriminatory access is to be provided to these facilities.

3.2 PLANNING FOR EMERGENCIES

Objectives

- a. To ensure the safety of Caravan park and Manufactured Home Estate residents through appropriate positioning and design, as well as through planning for emergencies.

Controls

1. An emergency management plan must be submitted to Council with a development application applying to a Caravan Park or Manufactured Home Estate. The emergency management plan must include:
 - i. a risk assessment that identifies all possible risks (e.g. flood, fire, storm) and relevant mitigating actions (including warning signs, securing objects that might be mobilised during an event), appropriate responses (including evacuation procedures) and recovery;
 - ii. an evacuation plan and identification of an evacuation location that can provide food and shelter for evacuated persons;
 - iii. access for emergency response agencies; and
 - iv. warnings and accessible information for residents and appropriate training for staff.

3.3 LAND TITLE ARRANGEMENTS

Objectives

- a. To provide low cost rental accommodation while also providing incentives for developers to consider Caravan Parks and Manufactured Home Estates as a viable development option by enabling subdivision-by-lease arrangements.
- b. To provide low cost rental accommodation while also enabling a greater level of ownership for residents by allowing Community title subdivision of Caravan Parks and Manufactured Home Estates.

Controls

1. A Caravan Park or Manufactured Home Estate may be subject to subdivision by lease up to a maximum of 60% of dwellings. The remaining are to be available for standard lease arrangements to ensure the maintenance of low cost rental accommodation.
2. A Caravan Park or Manufactured Home Estate may be subject to community title subdivision up to a maximum of 60% of dwellings. The remaining are to be available for lease to ensure the maintenance of low cost rental accommodation.

3.4 PARKING

Objectives

- a. To provide suitable access for by motor vehicles while maintaining pedestrian safety and access.

Controls

1. Where the number of sites within the Caravan Park or Manufactured Home Estate is 100 or fewer, a single centralised car parking facility must be provided.
2. Where the number of sites within the Caravan Park or Manufactured Home Estate is greater than 100, car parking facilities should be spread through the development, with a minimum of four spaces per facility and a maximum of 10 spaces per facility.
3. All sites within the Caravan Park or Manufactured Home Estate must be within 100m of a visitor car parking facility.
4. A car parking facility must be immediately adjacent to the office/manager's residence of the Caravan Park or Manufacture Home Estate, and this facility is to contain at least one disabled car space.

3.5 AMENITY

Objectives

- a. To ensure that appropriate measures are implemented to mitigate land use conflict, and to maintain amenity within the Caravan Park or Manufactured Home Estate.
- b. To mitigate adverse impacts on the amenity of adjoining development.

Controls

1. Measures must be implemented to mitigate landuse conflict between Caravan Parks or Manufactured Home Estates and other nearby development, particularly at landuse zone interfaces. All structures should be setback at least 20 metres from a property boundary that adjoins a rural, industrial, open space, or an environmental land use, or at least 10 metres from a property boundary that adjoins any other land use.
2. Where the development is visible from a public road, dwelling, waterway, or open space area, the minimum setback requirement should increase by 5 metres for half of the Caravans or Manufactured Homes along that edge of the development.
3. No more than four Caravans or Manufactured Homes are to be positioned in a row with the same setback.
4. Landscaping must be provided to maintain a high level of amenity within the development complex, to contribute to privacy of residents and neighbours, as well as to contribute to streetscape amenity.
5. A detailed landscaping plan must be submitted with the development proposal for a Caravan Park or Manufactured Home Estate.
6. Landscaping must be provided between groups of Caravans or Manufactured Homes, with not more than four being contained within any one group. These landscaped areas are to be a minimum width of three metres and are to extend the length of the adjoining building.
7. Fencing is not to be relied upon for the delineation of sites.
8. Car parking areas must be landscaped to mitigate the effect of car headlights on dwellings within the Caravan Park or Manufactured Home Estate or on neighbouring dwellings.
9. Landscaping must provide shelter from adverse weather conditions including providing shade, as well as providing shelter from prevailing winds.
10. Landscaping must provide privacy to dwellings within, and adjoining, the Caravan Park or Manufactured Home Estate through screening.

3.6 OPERATIONAL WASTE MANAGEMENT

Objectives

- a. To ensure that waste management solutions are an integral part of the design and operation.
- b. To provide for sufficient volume of accessible, safe, hygienic, aesthetic waste storage on the property, with noise, odour and visual impacts on occupants and neighbours minimised.
- c. To enable maximum separation of reusable, recyclable, compostable and problem wastes.
- d. To ensure equitable access for all occupants to opportunities to maximise diversion of waste to recycling and food and garden waste composting.
- e. To provide flexibility to expand or reconfigure waste separation systems, so that owners and occupants have options to access a choice of waste services.
- f. To ensure that occupants of caravan parks and manufactured home estates have access to bulk waste disposal options (such as furniture and whitegoods).
- g. To provide unobstructed waste collection point(s) that are safely and efficiently accessible by Council waste collection vehicles.
- h. To provide unobstructed, safe access to move bins between storage and collection points.

Controls

1. Waste management for Caravan Parks and Manufactured Home Estates must comply with "Guidance to Meet Operational Controls - All Zones" in the Lake Macquarie Waste Management Guidelines, with the following modifications:
 - i. Bin type, sizes, numbers and collection frequency
 - ii. Internal storage
 - iii. Waste carting route(s) from premises to external waste storage area(s)
 - iv. Waste storage area(s)
 - v. Bin carting route(s) from waste storage area(s) to waste collection point(s)
 - vi. Waste collection point(s)
 - vii. Waste collection vehicle access
2. The following must be shown on scaled plans to be submitted with the development application for Operational Use:
 - i. waste bin locations around the park or estate (with bins drawn to scale);
 - ii. shared waste storage area(s) with all bins, problem waste, banded storage and equipment shown to scale and bulk waste storage area delineated;
 - iii. location(s) from where waste will be collected, with all bins shown to scale (if different from storage areas);
 - iv. waste carting route(s) from around park/estate to waste storage area(s) (whether by ute, wheeling bins or other means);
 - v. bin carting route(s) from waste storage to collection point(s); and
 - vi. for developments proposing onsite collection, the waste collection vehicle route, turn space, swept paths and clearances.
3. The caravan park or manufactured home estate must have, in accordance with Lake Macquarie City Council Waste Management Guidelines:
 - i. waste storage areas for use by occupants and visitors that have at least one of each of a garbage, recycling and green (including food) waste bin and these bins are co-located;
 - ii. waste storage area(s) that are screened from the main living spaces of dwellings, public road and views from neighbours, and are located away from doors, windows and air intakes of all dwellings and communal facilities. At least one waste storage area must be capable of storing problem wastes that cannot be collected in waste bins such as batteries, gas bottles, paints, oils, liquid wastes and chemical wastes, and bulk waste (such as furniture and whitegoods). Space for storage must also be allocated and indicated on plans for any proposed waste management equipment (such as ute, bin carts, bin lifts, large bins and compaction equipment);
 - iii. if bins are not collected directly from the waste storage area(s), then unobstructed, safe waste bin collection space(s) sufficiently sized to enable bins to be placed for removal by waste collection vehicle of all wastes generated.;
 - iv. safe, lit access from dwelling to allocated waste storage area that is less than:
 - 75 metres in length, or
 - 50 metres in length for adaptable housing and seniors' developments;
 - v. if bins are to be moved from waste storage to another location to be emptied, mobile garbage bin carting routes that do not contain steps, walls, gateless fences, narrow gates, parked cars, vegetation, loose ground finishes, stepping-stones or other obstacles;
 - vi. for wheeled bins over 360 litres, bin carting distances that are not over three metres (or five metres for 660 litre bins or smaller) at gradients that are not steeper than 1:30, and do not contain steps, walls, gateless fences, narrow gates, parked cars, vegetation, loose ground finishes, stepping-stones or other obstacles; and
 - vii. bin enclosures that are all in character with the land use zone characteristics and blend with visual characteristics of the property;

4. Responsibility for the transfer, collection and disposal of recyclables, compostable wastes and residual garbage must be planned during the project's design stage. The development proposal must outline these arrangements in the Operational Waste Management Plan and/or in a waste management information guide. A copy of the waste management information that will be provided to property owners, caravan and manufactured home owners, property managers and occupants must be included with the development application.
5. Where bins (mobile garbage bins (MGBs) 360 litre size and smaller) are to be collected by a side-lift waste collection vehicle, sufficient space must be allocated so that bins can be placed at a minimum of one metre centres with half a metre each end of the row to allow the collection arm to grip around the bin to lift it. The length of continuous area required can be calculated as 1 metre per bin plus 1.5 metres for each separate collection area.
6. If the park or estate has less than 40 dwellings with shared bins and sufficient kerbside space is available, kerbside collection may be possible. No more than 20 bins of each waste type (40 bins on any one day) up to 360 litres in size should be placed out at any one kerbside location on a property.
7. Bins should be placed out for collection in a reasonably flat location that does not obstruct traffic and pedestrian flows, roundabouts, parking bays, No Stopping zones, bus stops, gutters, drainage swales, driver site lines, access to letterboxes, or access to and from car parks; and where bin lifts are not obstructed by signs, sign posts, fencing, retaining walls, vegetation or other elements. All bins larger than 360 litres must be collected from a designated onsite location.
8. For bins up to 360 litres to be collected onsite, the onsite road access must meet pavement quality, turn and lift requirements for Council waste collection vehicle dimensions. Provision of service will be subject to Council and waste contractor inspection on completion of works and signing of an indemnity agreement. Vehicle turn arcs must be demonstrated as sufficient for up to 10 metre length domestic side-lift waste collection vehicles or else with turns and cul-de-sacs as per Standard Drawing EGSD-701 for 12.5 metre length vehicles. If internal roads are only built as per the Lake Macquarie City Council Vehicle Access Guideline Medium Rigid Vehicle (MRV) standard, then it must be demonstrated that services using waste collection vehicles of 8.8 metres or less are available to provide the onsite waste collection.
9. Where the collection of waste in bins of 660 litre size or larger is required, the bin collection point must be onsite and accessible by service vehicles with minimal reversing. Waste collection must not block onsite car parking, or access and egress from the property. Vehicle turn arcs must be demonstrated as sufficient for rear-lift waste collection vehicles or else with turns and cul-de-sacs as per Standard Drawing EGSD-701 for 12.5 metre length vehicles. If internal roads are only built as per the Lake Macquarie City Council Vehicle Access Guideline Medium Rigid Vehicle (MRV) standard, then it must be demonstrated that services using waste collection vehicles of 8.8 metres or less are available to provide the onsite waste collection.
10. Measures must be implemented to mitigate the impacts of odour and noise associated with the management of waste. Noise must be evaluated in accordance with NSW Environment Protection Authority's Industrial Noise Policy.

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