

17. Manufactured Home Estates and Caravan Parks

The Part only applies to manufactured home estates or caravan parks, where

- on a single development site of one hectare or greater; and
- manufactured homes are to be installed for resident or visitor accommodation.

The objectives and controls within this section of the DCP are to be read in conjunction with the provisions and requirements of:

[State Environmental Planning Policy No 21 – Caravan Parks](#) (or as amended)
[State Environmental Planning Policy No 36 - Manufactured Home Estates](#) (or as amended)
[Local Government \(Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings\) Regulation 2005](#)

17.1 Objectives

- Encourage high quality developments which feature a high standard of urban design and provide a high level of amenity for residents;
- Ensure sufficient site area is provided to accommodate communal and private open space areas, including areas for deep soil planting and natural site drainage;
- Ensure the development layout and design, streetscape treatment and built form demonstrate visual compatibility and cohesion with the surrounding neighbourhood; and
- Ensure that adequate infrastructure and community/support services are available to meet the needs of residents

17.2 Development Controls

17.2.1 Setbacks and Separation

- a) Site layouts for manufactured homes shall be designed to provide for articulation and diversity along street frontages.
- b) Buildings and manufactured homes are to be grouped/clustered to provide a high level of pedestrian permeability. Each group is to be separated by an access road or a pedestrian path, with communal landscaped areas.
- c) The setbacks provided between buildings and manufactured homes, are to be designed to ensure acoustic and visual privacy to residents.
- d) The property boundary setbacks to buildings and manufactured homes are to be maximised, to provide visual separation from the street and adjoining properties.
- e) Setbacks shall be sufficient to avoid any land use conflicts with adjoining zones and uses.

17.2.2. Landscaping

- a) Setbacks to manufactured homes are to be screened, fenced and landscaped to ensure an attractive streetscape, to both internal and public roads. Setbacks to public roads are not to be used for administrative buildings, community buildings/amenities, camping sites or parking facilities.
- b) Deep soil planting and semi-mature street trees are to be provided in the property boundary setbacks and between groups/clusters of manufactured homes, to provide visual buffers and shaded areas in communal open spaces.

17.2.3. Building Design of Manufactured Homes

- a) Building articulation and habitable rooms in dwellings must enable passive surveillance of access roads.
- b) Building materials and colour schemes must be selected to demonstrate compatibility with surrounding residential development.
- c) Building designs on corner lots should avoid blank walls and include design features that provide visual interest to, and passive surveillance of, access roads.

17.2.4 Visitor Parking

- a) Visitor parking is required to be accessible at all times by residents and visitors to the development.
- b) Where the number of dwellings and/or sites is 100 or fewer, a centralised visitor car parking facility is to be provided.
- c) Where the number of manufactured homes and/or sites is more than 100, visitor parking is to be spread throughout the development site. A minimum of 4 spaces and maximum of 10 spaces per parking facility are to be provided in any location.

17.2.5 Caravan and Boat Storage

- a) Where a separate parking facility is to be provided for caravan and boat storage, the facility is to incorporate a wash down facility.
- b) The siting, design and security of this facility is to have regard to the need to minimise the opportunity for crime.

17.2.6 Services and Infrastructure

- a) The entrance of a development with more than 25% long-term/permanent occupancy sites, is to be within 400m of a bus stop serviced with daily bus services or provided with a private daily bus service for residents.
- b) Any onsite administration, retail, community facilities and amenity buildings are to be accessible to all residents.
- c) Garbage facilities on the site are to be designed to be accessible to all residents and provided with screening from manufactured homes and long-term/permanent occupancy sites, adjoining properties and public areas.

17.3 Additional Lodgement Requirements

17.3.1 A Visual Impact Assessment which addresses:

- a) The landscape and visual context of the locality;
- b) The potential impact of the development, in particular, when viewed from surrounding residential development, public spaces and/or facilities; and
- c) Any relevant 'local character' statements for the town, village or locality.

The Visual Impact Assessment is to include illustrations, photomontages and/or artists' impressions.

17.3.2 An Access Audit that provides details on the following:

- a) Gradients, widths and lengths of pedestrian pathways; and
- b) Access to and within administrative and communal buildings and structures.

17.3.3 A Social Impact Assessment which considers:

- a) An assessment of how the development location and design addresses the requirements of residents; and

- b) Connectivity between the development site, surrounding neighbourhood and community.

17.3.4 A Traffic assessment which considers:

- a) the impact of traffic generated by the development upon the existing road network. Note: dependent upon the scale of the development relative to its location, a full Traffic Impact Assessment may be required.

17.3.5 A water and sewer servicing plan detailing:

- a) The capacity of the reticulated water and sewerage systems in the locality; and
- b) Details of any additional infrastructure (on and off-site) required to connect to existing systems and/or provide sufficient capacity to cater for the increase in demand.

17.3.6 To enable a visual impact assessment for the development of the manufactured home estate provide:

- a) a minimum of five manufactured home designs, including at least one design appropriate for corner blocks (where relevant); and
- b) information on the design and location of any centralised mail facility for residents.

17.3.7. To enable a visual impact assessment for the development of the caravan park where proposing manufactured homes in the park:

- a) identify sites where manufactured homes are proposed; and
- b) provide a minimum of five manufactured home designs, including at least one design appropriate for corner blocks (where relevant).

17.3.8. Any caravan park established on land in a rural or environmental zone may not accommodate more than 25% of sites for use as long term sites.

17.3.9. Caravan parks and manufactured home estates require a community plan to be lodged that identifies the location and nature of occupancy, of all resident and visitor sites.

17.3.10. Caravan parks and manufactured home estates may also be required (depending on scale and location) to provide an Economic Impact Assessment which considers:

- a) the potential impact on local businesses, services and facilities within the town, village and/or locality; and
- b) the potential impact on local businesses, services and facilities within the MidCoast region.

17.3.11. All applications for caravan parks and manufactured home estates are required to demonstrate how they meet the *Crime Prevention Through Environmental Design* (CPTED) principles.