



South Gippsland
Shire Council

Caravan Park Building Works Information

Please read this information sheet prior to completing a *Caravan Park Building Works Application*.

No works are permitted to occur in Council-managed Crown Land caravan parks without written consent from the Caravan Parks Coordinator. If approved, any works must comply by the conditions outlined below.

These conditions include but are not limited to work such as internal renovations, construction or alterations to annexes/caravans and plumbing and electrical works.

Park Management must provide written consent prior to any works commencing.

- No works that involve concreting, timber decking, storage boxes, sheds, fencing, building and extensions are permitted
- Any unregistrable moveable dwelling installed or constructed in a caravan park must comply with the relevant installation requirements set out in Part 2 of schedule 3 in the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*
- Any annexe installed or constructed in a caravan park must comply with the relevant installation requirements set out in Part 3 of Schedule 3 of the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*
- Any approved plumbing work must be completed by a licensed plumber. A certificate of compliance is required, where the works have a total value of \$750 or more, including labour, materials, appliances and/or fixtures, before a Certificate to Use a temporary dwelling and/or annexe can be granted,
- Any approved electrical work must be completed by a licensed electrician, and a certificate of compliance must be provided before a *Permit to Use* can be granted
- Any moveable dwelling, other than a flexible annexe or tent, must contain a smoke alarm that complies with Part 3.7.2.2(b) of the *BCA (Building Code of Australia) Volume Two 2016*, in accordance with Part 3.7.2.3 of the *BCA*
- The smoke alarm specified above must be connected to the consumer power mains, where they are supplied to the moveable dwelling
- It is the responsibility of the owner of the moveable dwelling to ensure the smoke alarm continues to remain in good working order
- Any unregistrable moveable dwelling or rigid annexe installed in a caravan park must have a compliance plate permanently fixed to the front of the dwelling or rigid annexe, clearly displaying the name and address of the person who constructed the dwelling or annexe, the year it was constructed and a statement that it has been constructed in accordance with



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Schedule 3 of the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*

- The Yanakie Caravan Park, 390 Foley Road, Yanakie Vic 3960 **is** liable to flooding within the meaning of regulation 802 of the Building Regulations 2006
- The Long Jetty Caravan Park, 6 Port Welshpool Road, Port Welshpool Vic 3965 **is not** liable to flooding within the meaning of regulation 802 of the Building Regulations 2006
- The site is designated under regulation 803 of the Building Regulation 2006 as an area in which buildings are likely to be subject to infestation by termites
- No horticultural work—other than maintaining existing vegetation on site—is permitted
- Removable pot plants are permitted
- Installation/construction must not commence without written permission from Caravan Parks Coordinator and this may include permits being issued, if required
- For further information on the installation requirements for unregistered movable dwelling or rigid annexe please see the *Residential Tenancies Act 2010*
[http://www.legislation.vic.gov.au/Domino/Web_Notes/LDMS/LTObject_Store/LTObjSt5.nsf/DDE300B846EED9C7CA257616000A3571/963FBC19C477B74CCA25776100401D59/\\$FILE/10-49sr001.pdf](http://www.legislation.vic.gov.au/Domino/Web_Notes/LDMS/LTObject_Store/LTObjSt5.nsf/DDE300B846EED9C7CA257616000A3571/963FBC19C477B74CCA25776100401D59/$FILE/10-49sr001.pdf)

By signing below you agree, subject to receiving the relevant approvals/permits, to abide by all applicable conditions as outlined in this document and you agree to indemnify the South Gippsland Shire Council in its capacity as Committee of Management of the Yanakie Caravan Park/Long Jetty Foreshore Caravan Park, it's Managers and the State of Victoria from all and any liability and/or damage or financial loss suffered as a result of any actions undertaken while performing works on your site.

SIGNATURE:

Site Holder:

Signature:

Date: