

South Gippsland Shire Council caravan parks

Van and annexe standards

*Park management is required to approve any caravan or structure with respect to its suitability and compliance

Definitions:

Annexe means a movable dwelling that is attached to a registrable movable dwelling or registerable movable dwelling; and extends the habitable area of that dwelling

Caravan means registered movable dwelling, with current caravan registration through the appropriate governing body

Registered Movable Dwelling has the same meaning as in the *Road Safety Act*.

Regulations means the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*

Structure means caravan, annexe, veranda

Unregistrable Moveable Dwelling means the same as the definition listed in the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*

Site Layout

- Minimum 2m clearance from van, and 2.1m clearance from the roof to any vegetation
- Minimum 1.2m between any structure, van, restraint or neighbouring sites to allow clearance for emergency vehicles
- No horticultural work is permitted
- Removable pot plants are permitted
- Site size is a maximum of 120m² (premium sites may be available at additional cost)
- Site to be kept clear of debris and clutter, no furniture to be left outside when the site is not occupied
- Caravan towbar must be facing toward the road
- Caravan must be located on the left hand side where possible

- Approved cars must be contained within or on the boundaries of the site
- A boat or trailer may be parked on site subject to written approval by park management

Caravans

- Caravans to remain registered and in a registrable condition at all times
- Drawbar and wheels to remain attached
- Van flyovers are permitted subject to;
 - o Being constructed by an approved commercial caravan flyover manufacturer
 - o Compliance plate being attached to roof of caravan and clearly visible
 - o The permit holder having obtained any necessary building and/or planning permits

- Being made of the same material as the annexe
- Caravan size for permit holders will be limited to the available site size with appropriate clearances (see site layout)
- Caravan and annexe structures may be permitted to have a front veranda (see veranda standards)
- Caravans with ensuite are permitted providing it was manufactured that way
- Grey water from sink, basin or shower (if it has an ensuite) must be connected to sullage

Annexe

- 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 Movable 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
 - 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 movable dwelling to ensure the smoke alarm continues to remain in good working order
 - Any Unregistrable Movable 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 within Schedule 3 of the *Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2010*
 - Size limits:
 - Length - annex cannot be longer than the body of the van (return walls are not permitted)
 - Width - no wider than 3.6m
 - Height - min internal height of annex is 2.1m, no higher than the van roof
 - Minimum of 300mm eaves

Veranda

- Must have appropriate building/planning permits
- Must not extend for more than 1.8m from the front of the van/annex or cabin
- Roof to be aluminium modular panelling, same as the annexe
- All relevant fire safety separation distances and access paths must be maintained
- Furniture such as couches, fridges, etc. cannot be left on verandas

- All LPG bottles to be locked away when not in use, not exceeding 3 x 9kg bottles

Electrical

- Powerhead access must be kept clear at all times
- Switchboard with breakers is mandatory for all caravans
- Each site is to have one electrical cord which supplies power to the site
- Electrical cord to be tested and tagged annually by a qualified electrician
- Electrical leads are not to be buried
- Electrical leads to be unplugged during periods of non-use
- It is the responsibility of the Permit holder to ensure that all electrical hardware within, attached to or connected to the dwelling is certified by a qualified electrician
- Any approved electrical work must be completed by a licensed electrician, and a certificate of compliance must be provided

Plumbing

- Grey water from sink, basin or shower (if it has an ensuite) must be connected to sullage
- Each site must comply with the Plumbing Code of Australia
- 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

- Any proposed future water connection must have the written consent of park management
- **Long Jetty only:** Toilet waste water must be connected to sewerage
- **Long Jetty Only** - Any plumbing work to stormwater and sewer requires a certificate of compliance provided by a licensed practitioner

Ensuite (Long Jetty only)

- Must have appropriate building/planning permits
- Must be fitted by a registered plumber
- Must have a compliance plate
- Plumbing to be built into the structure (or underneath) with a simple connection point to the sullage
- Ensuite must be constructed within the annexe