

Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995

[1995-389]



New South Wales

Status Information

Currency of version

Historical version for 1 January 2000 to 18 July 2002 (accessed 19 December 2024 at 12:24)

Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force

The provisions displayed in this version of the legislation have all commenced.

Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the [Interpretation Act 1987](#).

File last modified 5 January 2000

Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995



New South Wales

Contents

Part 1 Preliminary	8
1 Name of Regulation	8
2 Commencement	8
3 Object	8
4 Application of Regulation	8
5 Definitions	9
6 Notes	9
Part 2 Approvals and exemptions	9
Division 1 Operation of caravan parks and camping grounds	9
Note	9
7 Factors for consideration before approval is granted	9
8 (Repealed)	9
9 Matters to be specified in approval	9
10 Conditions of approval to operate caravan park or camping ground	10
Division 2 Installation of moveable dwellings and associated structures in caravan parks and camping grounds	11
Note	11
11 Conditional exemptions	11

11A Installation on flood-labile land 12

Division 3 Installation of moveable dwellings elsewhere than in caravan parks or camping grounds

..... 12

12 Conditional exemptions 12

13 Unconditional exemptions 13

14 Application of certain statutory provisions to applications for the installation of moveable dwellings
..... 13

15 Factors for consideration before approval is granted 13

16 Conditions of approval..... 13

Part 3 Caravan parks and camping grounds..... 14

Division 1 Land and site requirements..... 14

17 Minimum size of caravan park or camping ground..... 14

18 Community amenities 14

19 Size of dwelling sites and camp sites 14

20 Site identification..... 15

Division 2 Setbacks..... 15

21 Dwelling sites to have road frontage 15

22 Setbacks of community buildings..... 15

23 Setbacks of dwelling sites and camp sites from road frontages 15

24 Use of buffer zones..... 15

25 Separation distances 16

Division 3 Roads 16

26 Entrance and exit roads..... 16

27 Forecourt 16

28 Width of roads 16

29 Speed limits..... 16

30 Residents' parking 17

31 Visitors' parking..... 17

32 Road surfaces 17

33 Lighting 18

Division 4 Utility services	18
34 Water supply	18
35 Sewerage.....	18
36 Drainage.....	19
37 Electricity supply	19
38 Common trenches	19
Division 5 Shower and toilet facilities	20
39 Modification of calculations under this Division.....	20
40 Number of showers and toilets to be provided	20
41 Facilities for people with disabilities	21
42 Other facilities	21
43 Construction of shower blocks and toilet blocks.....	21
44 Proximity of dwelling sites to shower blocks and toilet blocks.....	22
Division 6 Laundry facilities	22
45 Modification of calculations under this Division.....	22
46 Washing machines.....	22
47 Laundry tubs	23
48 Clothes driers	23
49 Drying areas	23
50 Water supply	23
51 Ironing facilities	23
52 Construction of laundry blocks	24
53 Maintenance.....	24
Division 7 Management	24
54 Maximum number of persons per dwelling site or camp site	24
55 Register of occupiers	24
56 Information to be given to prospective occupiers.....	25
57 Use of caravan parks and camping grounds.....	26
58 Community map	26
59 Access to approval and community map.....	26
Division 8 General	26

60 Garbage removal.....	26
61 Fire hydrants.....	27
62 Fire hose reels	27
63 Car washing bay	27
64 Buildings.....	27
Division 9 Primitive camping grounds	28
65 Primitive camping grounds.....	28
Part 4 Relocatable homes and associated structures	28
Division 1 General.....	28
66 Specifications for design, construction, installation, modification and extension of relocatable homes and associated structures	28
67 Installation allowed only on dwelling sites.....	29
68 Relocatable homes to be constructed and assembled off-site.....	29
69 Installation allowed only if dwelling site is properly serviced	29
70 One relocatable home per dwelling site	29
71 Setbacks for relocatable homes	29
72 Site coverage	29
73 (Repealed)	30
74 Garages.....	30
74A Carports	30
75 Associated structures not to contain habitable rooms.....	31
Division 2 Design.....	31
76 Structural soundness.....	31
77 Design gust wind speed	31
78 Floor area of relocatable home.....	31
79 Floor area of certain rooms	31
80 Ceiling height	32
81 Separation of kitchen areas.....	32
82 Lighting and ventilation.....	32
Division 3 Construction.....	33

83 Termite shields.....	33
84 Glazing	33
85 External waterproofing	33
86 Internal waterproofing	33
87 Plumbing and drainage.....	33
88 Electrical wiring	33
89 Fire and smoke alarms.....	34
Division 4 Installation	34
90 Footings.....	34
91 Installation to comply with specifications	34
92 Compliance plates to be attached	34
93 Notice of installation of relocatable home or associated structure	35
Part 5 Caravans, tents and annexes	36
Division 1 Caravans	36
94 Setbacks for tents, caravans and associated structures and annexes	36
95 Site coverage	36
96 Maintenance.....	36
97 One caravan per dwelling site	36
98 Running gear	36
Division 2 Annexes	36
99 Structural soundness.....	36
100 Design gust wind speed	37
101 Glazing	37
102 Floor area	37
103 Installation of rigid annexe	37
Division 3 General	37
104 Wind resistance	37
105 Compliance plates to be attached	37
105A Notice of completion of installation	38
Part 6 Miscellaneous	38

106 (Repealed)	38
107 Inspections	38
108 Annual levies	38
109 Compliance plates	39
110 Repeal and saving	39
Dictionary	40

Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995



New South Wales

Part 1 Preliminary

1 Name of Regulation

This Regulation may be cited as the *Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995*.

2 Commencement

This Regulation commences on 1 September 1995.

3 Object

The object of this Regulation is to provide opportunities for affordable alternatives in short-term and long-term accommodation:

- (a) by establishing standards for the design of caravan parks and camping grounds, and
- (b) by establishing standards for the design and construction of moveable dwellings and for their siting, and
- (c) by establishing standards to promote the health, safety and amenity of the occupiers of moveable dwellings.

4 Application of Regulation

This Regulation applies to the operation of caravan parks and camping grounds, and to the installation of moveable dwellings (including manufactured homes) both in caravan parks and camping grounds and elsewhere, but does not apply to the installation of manufactured homes in manufactured home estates.

Note—

The operation of manufactured home estates and the installation of manufactured homes in manufactured home estates are governed by the *Local Government (Manufactured Home Estates and Manufactured Homes) Regulation 1995*.

5 Definitions

Expressions used in this Regulation which are defined in the Dictionary at the end of this Regulation have the meanings set out in the Dictionary.

6 Notes

Notes to provisions of this Regulation do not form part of this Regulation.

Part 2 Approvals and exemptions

Division 1 Operation of caravan parks and camping grounds

Note—

Section 68 of the Act prohibits a person from operating a caravan park or camping ground without the prior approval of the council. Part 1 of Chapter 7 of the Act deals generally with the granting, amendment, extension, renewal, revocation and modification of approvals. Approvals may be granted subject to conditions, including conditions prescribed by the regulations. Breach of any such condition constitutes an offence under section 626 of the Act.

7 Factors for consideration before approval is granted

- (1) The council must not grant an approval to operate a caravan park or camping ground unless it is satisfied that it will be designed, constructed, maintained and operated:
 - (a) in accordance with the relevant requirements of Divisions 1-8 of Part 3, or
 - (b) in the case of a primitive camping ground, in accordance with the relevant requirements of Division 9 of Part 3.
- (2) In deciding whether or not the approval for a caravan park or camping ground should allow the installation of a relocatable home, rigid annexe or associated structure on flood-labile land, the council must have regard to the principles contained in the Floodplain Development Manual.

8 (Repealed)

9 Matters to be specified in approval

- (1) In addition to any other matters it must contain, an approval to operate a caravan park or camping ground must specify the following:
 - (a) whether the approval allows:
 - (i) the operation of a caravan park only, or
 - (ii) the operation of a camping ground only, or
 - (iii) the operation of both a caravan park and a camping ground,
 - (b) in the case of an approval that allows the operation of a caravan park:

- (i) the number, size and location of long-term sites allowed by the approval, and
 - (ii) the number, size and location of short-term sites allowed by the approval, and
 - (iii) the number, size and location of dwelling sites (whether long-term or short-term) to be reserved for self-contained moveable dwellings, and
 - (iv) the location of any off-site parking spaces for dwelling sites,
- (c) in the case of an approval that allows the operation of a camping ground:
- (i) whether the camping ground is to be a primitive camping ground, and
 - (ii) the number, size and location of the camp sites allowed by the approval or (in the case of a primitive camping ground) the maximum number of caravans, campervans and tents that are permitted to use the camping ground at any one time, and
 - (iii) the location of any off-site parking spaces for camp sites,
- (d) the location of any flood-labile land in the caravan park or camping ground.
- (2) The numbers, sizes and locations referred to in subclause (1) must be specified by reference to a community map.

10 Conditions of approval to operate caravan park or camping ground

- (1) An approval to operate a caravan park or camping ground is subject to the following conditions:
- (a) it must be designed, constructed, maintained and operated:
 - (i) in accordance with the relevant requirements of Divisions 1-8 of Part 3, or
 - (ii) in the case of a primitive camping ground, in accordance with the relevant requirements of Division 9 of Part 3,
 - (b) the annual levy for the caravan park or camping ground must be paid in accordance with clause 108,
 - (c) a person must not be permitted to stay in a moveable dwelling that occupies a short-term site or camp site for a total of more than 150 days in any 12 month period, unless the moveable dwelling is a holiday van and the person is the owner of that holiday van,
 - (d) the owner of a holiday van that occupies a short-term site or camp site must not be permitted to stay in the holiday van for a total of more than 180 days in any 12 month period,
 - (e) the owner of a holiday van that occupies a short-term site or camp site must not

be permitted to stay in the holiday van for more than 150 consecutive days in any 12 month period,

(f) a person must not be permitted to stay in a moveable dwelling in a primitive camping ground for a total of more than 50 days in any 12 month period.

(2) For the purposes of this clause, only overnight stays are to be counted in calculating the number of days a person spends in a moveable dwelling.

(3) This clause does not apply to the operation of a caravan park or camping ground for a period of not more than 6 weeks if the caravan park or camping ground is being operated solely in connection with the use of the land for a sporting, recreational or cultural event.

Note—

The council may also impose conditions on the grant of an approval under section 94 of the Act.

Division 2 Installation of moveable dwellings and associated structures in caravan parks and camping grounds

Note—

Section 68 of the Act prohibits a person from installing a moveable dwelling or associated structure on land without the prior approval of the council, except in so far as the regulations (among other instruments) allow a moveable dwelling or associated structure to be installed without that approval. Breach of the conditions on which the installation of a moveable dwelling or associated structure is allowed constitutes an offence under section 626 of the Act.

11 Conditional exemptions

(1) The prior approval of the council is not required for:

(a) the installation of a relocatable home on a dwelling site within a caravan park, so long as it is designed, constructed and installed in accordance with the relevant requirements of Part 4, or

(b) the installation of an associated structure on a dwelling site within a caravan park, so long as it is designed, constructed and installed in accordance with the relevant requirements of Part 4.

(2) The prior approval of the council is not required for the installation of a caravan, tent or annexe on a dwelling site within a caravan park, so long as it is designed, constructed and installed in accordance with the relevant requirements of Part 5.

(2A) The prior approval of the council is not required for the installation of a tent on a camp site within a camping ground.

(3) The prior approval of the council is not required for the installation of a campervan:

(a) on a dwelling site within a caravan park, or

(b) on a camp site within a camping ground.

- (4) An exemption provided for by this clause applies in respect of the installation of a relocatable home, associated structure, caravan, campervan or tent only if such installation is carried out by or with the consent of the holder of the approval to operate the caravan park or camping ground concerned.
- (5) An exemption provided for by this clause does not apply to the installation of a relocatable home, rigid annexe or associated structure on flood-liaible land, so long as the council has notified the holder of the approval to operate the caravan park or camping ground concerned, before that installation, that the land is flood-liaible land.

11A Installation on flood-liaible land

- (1) In deciding whether or not to approve the installation of a relocatable home, rigid annexe or associated structure on flood-liaible land in a caravan park or camping ground, the council must have regard to the principles contained in the Floodplain Development Manual.
- (2) It is a condition of an approval to install a relocatable home or associated structure on flood-liaible land that the relocatable home and associated structure is designed, constructed and installed in accordance with the relevant requirements of Part 4.
- (3) It is a condition of an approval to install a rigid annexe on flood-liaible land that the rigid annexe is designed, constructed and installed in accordance with the relevant requirements of Part 5.

Note—

The council may also impose conditions on the grant of an approval under section 94 of the Act.

Division 3 Installation of moveable dwellings elsewhere than in caravan parks or camping grounds

12 Conditional exemptions

The prior approval of the council is not required for:

- (a) the installation of not more than 2 caravans, campervans or tents on any land, so long as they are not occupied for more than 2 days at a time and are not occupied for more than 60 days (in total) in any single period of 12 months, or
- (b) the installation of not more than one caravan or campervan on land occupied by the owner of the caravan or campervan in connection with that owner's dwelling-house, so long as it is used for habitation only by the owner or by members of the owner's household and is maintained in a safe and healthy condition, or
- (c) the installation of a caravan or campervan on pastoral or agricultural land, so long as

it is merely occupied seasonally by persons employed in pastoral or agricultural operations on the land.

13 Unconditional exemptions

The prior approval of the council is not required for the installation of a caravan, campervan or tent on Crown reserves or on land that is reserved or dedicated under the [Forestry Act 1916](#).

Note—

The use of caravans, campervans and tents on such lands is regulated under the [Crown Lands Act 1989](#) and the [Forestry Act 1916](#), respectively. The use of caravans, campervans and tents on lands reserved or dedicated under the [National Parks and Wildlife Act 1974](#) is regulated under that Act.

14 Application of certain statutory provisions to applications for the installation of moveable dwellings

The provisions of:

- (a) section 114 of the Act (Notice of application to erect a building), and
 - (b) clauses 7, 9, 32, 33 and 34 of the [Local Government \(Approvals\) Regulation 1993](#),
- apply to an application to install a moveable dwelling on land in the same way as they apply to an application to erect a building.

15 Factors for consideration before approval is granted

In considering an application for approval to install a moveable dwelling or associated structure on any land, the council must take the following matters into consideration:

- (a) whether any development consent required under the [Environmental Planning and Assessment Act 1979](#) for the installation of the moveable dwelling or associated structure on the land has been given,
- (b) whether the installation of the moveable dwelling or associated structure on the land contravenes the provisions of the [Environmental Planning and Assessment Act 1979](#) or of any environmental planning instrument.

16 Conditions of approval

- (1) An approval to install a relocatable home on any land is subject to the following conditions:
 - (a) it must be designed, constructed and installed in accordance with the requirements of Part 4 (clauses 66–69 excepted).
 - (b) (Repealed)
- (2) An approval to install an associated structure on any land is subject to the condition

that it must be designed, constructed and installed in accordance with the requirements of Part 4 (clauses 66–69 excepted).

- (3) For the purpose of applying the provisions of Part 4 to the installation of a relocatable home or associated structure on any land:
 - (a) a reference in those provisions to a caravan park is taken to be a reference to the land on which the relocatable home or associated structure is to be installed, and
 - (b) a reference in those provisions to an approval for a caravan park is taken to be a reference to the approval for the installation of the relocatable home or associated structure.

Part 3 Caravan parks and camping grounds

Division 1 Land and site requirements

17 Minimum size of caravan park or camping ground

- (1) A caravan park must not have an area of less than one hectare or, if a lesser area is prescribed by a relevant environmental planning instrument, that lesser area.
- (2) There is no minimum size for a camping ground.

18 Community amenities

- (1) Of the total land area of a caravan park or camping ground:
 - (a) at least 10 per cent, or
 - (b) such lesser proportion as the approval for the caravan park or camping ground may allow,must be reserved for recreation or other communal activities.
- (2) In deciding whether to allow a lesser proportion, the council must have regard to the type and range of amenities provided and to such other matters as it considers relevant.
- (3) The approval for a caravan park or camping ground must not allow a lesser proportion than 6 per cent.

19 Size of dwelling sites and camp sites

- (1) A long-term site must have an area of at least 80 square metres.
- (2) A short-term site must have an area of at least 65 square metres.
- (3) A camp site must have an area of at least:

- (a) 40 square metres, in the case of a camp site for which a separate parking space is provided within 30 metres of the camp site, or
- (b) 50 square metres, in any other case.

20 Site identification

- (1) A dwelling site or camp site must be numbered or identified and its site boundaries clearly delineated.
- (2) The site identification must be conspicuous.

Division 2 Setbacks

21 Dwelling sites to have road frontage

A dwelling site must have vehicular access to an access road.

22 Setbacks of community buildings

- (1) A community building must not be located closer than 10 metres to the boundary of a caravan park or camping ground, or to the boundary of a dwelling site or camp site, unless the approval for the caravan park or camping ground so allows.
- (2) The approval for a caravan park or camping ground must not allow a lesser distance than 10 metres unless the council is satisfied that the community building has been or will be properly screened, fenced, enclosed or otherwise treated.
- (3) A community building must not in any case be located closer than 3 metres to the boundary of a caravan park or camping ground or 5 metres to the boundary of a dwelling site or camp site.

23 Setbacks of dwelling sites and camp sites from road frontages

- (1) A dwelling site or camp site must not be located closer than 10 metres to a public road or 3 metres to any other boundary of the caravan park or camping ground unless the approval for the caravan park or camping ground so allows.
- (2) The approval for a caravan park or camping ground must not allow a lesser distance unless the council is satisfied that the dwelling site or camp site has been or will be properly screened, fenced, enclosed or otherwise treated.

24 Use of buffer zones

Nothing in this Regulation prevents land within a buffer zone arising from the setbacks required by this Division from being used:

- (a) for community amenities, access roads, car parking spaces, footpaths or landscaping,
or

- (b) for any other similar purpose allowed by the approval for the caravan park or camping ground.

25 Separation distances

- (1) A moveable dwelling must not be installed closer to any other moveable dwelling than:
 - (a) 3 metres, if it is situated on a long-term site, or
 - (b) 2.5 metres, if it is situated on a short-term site or camp site.
- (2) This clause does not prohibit the installation of semi-detached relocatable homes on adjoining dwelling sites so long as they are separated by construction conforming to the fire safety and sound insulation provisions relating to class 1 buildings contained in Section 3 of Volume Two of the *Building Code of Australia*.

Division 3 Roads

26 Entrance and exit roads

- (1) A road that forms an entrance to or exit from a caravan park or camping ground must be at least 7 metres wide.
- (2) In the case of a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5 metres.
- (3) The arrangement for the width of an entrance or exit road to taper into or meet the width of the sealed portion of the access roads leading to the entrance or exit must be as specified in the approval for the caravan park or camping ground.

27 Forecourt

A caravan park must have a forecourt, measuring at least 4 metres by 20 metres, to accommodate incoming vehicles.

28 Width of roads

- (1) The width of an access road must be:
 - (a) at least 6 metres for a two-way access road, and
 - (b) at least 4 metres for a one-way access road.
- (2) The direction of travel for a one-way access road must be indicated by means of conspicuous signs.

29 Speed limits

The speed limit applicable to an access road:

- (a) must not exceed 15 kilometres per hour, and
- (b) must be indicated by means of conspicuous signs.

30 Residents' parking

- (1) A caravan park or camping ground must contain at least one resident's parking space for each dwelling site or camp site.
- (2) The parking space for a dwelling site or camp site may be on-site (that is, forming part of the site) or off-site (that is, not forming part of the site).
- (3) An off-site parking space for a dwelling site or camp site must be situated in the location specified in the approval for the caravan park or camping ground.
- (4) Each off-site parking space is to have dimensions of:
 - (a) 5.4 metres by 2.5 metres, in the case of angle parking, and
 - (b) 6.1 metres by 2.5 metres, in any other case.

31 Visitors' parking

- (1) A caravan park or camping ground must contain no fewer visitor parking spaces than the following:
 - (a) one visitor parking space for each 10 (and any remaining fraction of 10) long-term sites in the caravan park or camping ground,
 - (b) one visitor parking space for each 20 (and any remaining fraction of 20) short-term sites in the caravan park or camping ground,
 - (c) one visitor parking space for each 40 (and any remaining fraction of 40) camp sites in the caravan park or camping ground.
- (2) The minimum number of visitor parking spaces to be provided is 4.
- (3) Each parking space is to have dimensions of:
 - (a) 5.4 metres by 2.5 metres, in the case of angle parking, and
 - (b) 6.1 metres by 2.5 metres, in any other case.

32 Road surfaces

All access roads, including all passing and parking bays, must have an all-weather sealed or other surface finish specified in the approval for the caravan park or camping ground, and must be adapted to the topography to allow for adequate drainage and to eliminate excessive grades.

33 Lighting

All access roads must be adequately lit between sunset and sunrise.

Division 4 Utility services

34 Water supply

- (1) A caravan park or camping ground:
 - (a) must be connected to a mains water supply, or
 - (b) must be provided with an alternative water supply service as specified in the approval for the caravan park or camping ground.
- (2) A dwelling site must be connected to the water supply service for the caravan park or camping ground.
- (3) A camping ground must have water supply connections for the camp sites at the rate of one connection for every 4 camp sites. Connections must be located so that no camp site is more than 30 metres from a connection.
- (4) The water supply connections must include a standpipe and hose tap.
- (5) The water supply service must comply with:
 - (a) the Plumbing and Drainage Code of Practice, and
 - (b) the requirements of any relevant statutory body.
- (6) The water supplied for human consumption or domestic purposes must comply with *Australian Drinking Water Guidelines 1996* published by the National Health and Medical Research Council and the Agriculture and Resource Management Council of Australia and New Zealand.

35 Sewerage

- (1) A caravan park or camping ground:
 - (a) must be connected to a main sewer, or
 - (b) must be provided with an alternative sewage disposal system as specified in the approval for the caravan park or camping ground.
- (2) A long-term site must be provided with a connection to the sewage disposal system for the caravan park or camping ground.
- (3) A caravan park or camping ground that includes any short term sites or camp sites must be provided with at least one common soil waste dump point for the disposal of closet waste from caravan holding tanks and the like. The common soil waste dump

point must be located so as to permit adequate access by caravans and campervans.

- (3A) A short-term site must be provided with a disposal point, as specified in the approval, for the disposal of sullage (that is, domestic waste from baths, basins, showers, laundries and kitchens, including floor wastes from those sources) from any moveable dwelling installed on the site. More than one short-term site may be provided with the same disposal point.
- (4) The sewage disposal system must comply with:
- (a) the Plumbing and Drainage Code of Practice, and
 - (b) the requirements of any relevant statutory body.

36 Drainage

- (1) A caravan park or camping ground must be provided with a stormwater drainage system.
- (2) All dwelling sites and camp sites must be adequately drained.

Note—

The Act requires stormwater drainage work to be carried out only with the approval of the council. The [Local Government \(Water, Sewerage and Drainage\) Regulation 1993](#) specifies further requirements with respect to drainage.

37 Electricity supply

- (1) A dwelling site must be supplied with electricity from a reticulated electricity service.
- (2) In the case of a long-term site, the electricity must be supplied by means of an electrical circuit connected to a separate electricity meter.
- (3) Any such electrical circuit must be installed in accordance with the requirements of:
- (a) the Electricity Code of Practice, in the case of a long-term site, and
 - (b) AS 3001, in the case of a short-term site.
- (4) If a dwelling site is provided with electricity otherwise than by way of direct connection to the local electricity supply authority's electricity main, electricity must be supplied at a rate no greater than the electricity supply authority's domestic tariff.

38 Common trenches

A common trench may be used for the installation of services in accordance with guidelines set out in the Australian Model Code for Residential Development.

Division 5 Shower and toilet facilities

39 Modification of calculations under this Division

In calculating the facilities to be provided in accordance with this Division:

- (a) 2 camp sites are taken to be the equivalent of one dwelling site, and
- (b) dwelling sites reserved for use by self-contained moveable dwellings, and dwelling sites provided with en-suite facilities, are to be disregarded.

40 Number of showers and toilets to be provided

- (1) A caravan park or camping ground with less than 200 dwelling sites must be provided with facilities specified in the Table to this clause according to the number of dwelling sites in the caravan park or camping ground.
- (2) A caravan park or camping ground with 200 dwelling sites or more must be provided with those facilities as specified in the approval for the caravan park or camping ground.
- (3) In considering the facilities to be provided in accordance with subclause (2), the council must have regard to the rate of increment of quantities set out in the Table to this clause.
- (4) For the purposes of this clause:
 - (a) a requirement for a shower may be met by the provision of a bathtub, and
 - (b) a requirement for a urinal may be met by the provision of an individual unit or by each 600 millimetre width of a larger facility.

Table

Sites	Water closets		Urinals	Showers		Handbasins	
	Female	Male		Female	Male	Female	Male
1-25	3	2	1	2	2	2	2
26-50	5	3	2	3	3	3	3
51-75	6	4	2	4	4	3	3
76-100	7	4	2	5	5	4	4
101-125	8	5	3	6	6	4	4
126-150	9	6	3	7	7	5	5
151-175	10	6	4	8	8	5	5

176-200	11	7	4	9	9	6	6
---------	----	---	---	---	---	---	---

41 Facilities for people with disabilities

- (1) A caravan park or camping ground must be provided with shower, toilet and associated facilities, designed in accordance with AS 1428 (Part 1).
- (2) A caravan park or camping ground with not less than one but less than 100 dwelling sites must be provided with:
 - (a) one of each facility for each sex, or
 - (b) one of each facility for use by both sexes.
- (3) A caravan park or camping ground with 100 dwelling sites or more must be provided with:
 - (a) two of each facility for each sex, or
 - (b) two of each facility for use by both sexes, or
 - (c) one of each facility for each sex and one of each facility for use by both sexes.
- (4) Facilities provided in accordance with this clause may be counted for the purposes of clause 40.
- (5) This clause applies in respect of a caravan park or camping ground only if it has at least one dwelling site (other than a dwelling site that is disregarded under clause 39 (b)) or at least one camp site.

42 Other facilities

- (1) All showers and handbasins required by this Division must be supplied with hot and cold running water.
- (2) A mirror must be provided:
 - (a) for each handbasin provided, or
 - (b) if 2 or more handbasins are provided together, for each pair of handbasins.
- (3) Means for sanitary napkin disposal must be provided in each communal facility that contains water closets for female use and, in a facility containing 10 or more water closets, must be provided at the rate of one for each 10 (or remaining fraction of 10) water closets.

43 Construction of shower blocks and toilet blocks

- (1) Except as otherwise provided by the approval for the caravan park or camping ground, the shower and toilet facilities provided for a caravan park or camping ground

must be housed in a shower block or toilet block:

- (a) that is constructed of brick or concrete masonry block, and
 - (b) that has a non-slip floor of tile or other impervious material adequately drained to outlets, and
 - (c) that has smooth, hard, durable and water-resistant interior finishes, and
 - (d) that has shower recesses with tile or other impervious finishes to a height of at least 1.8 metres, and
 - (e) that has tile or other impervious skirtings around water closet cubicle walls, and
 - (f) that has tile or other impervious finish around wash basins, and
 - (g) that has adequate lighting (both inside and outside) and adequate ventilation at all times, and
 - (h) that has all its walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition at all times.
- (2) Except as otherwise provided by the approval for the caravan park or camping ground, the shower block or toilet block must be divided for separate use by each sex.
 - (3) Water closets must be provided in individual cubicles having a minimum floor area of 1.1 square metres and a minimum width of 0.8 metres.

44 Proximity of dwelling sites to shower blocks and toilet blocks

- (1) A long-term site must not be situated more than 75 metres (measured in a straight line) from a shower block or toilet block.
- (2) A short-term site or camp site must not be situated more than 100 metres (measured in a straight line) from a shower block or toilet block.
- (3) This clause does not apply in respect of dwelling sites reserved for use by self-contained moveable dwellings and dwelling sites provided with en-suite facilities.

Division 6 Laundry facilities

45 Modification of calculations under this Division

In calculating the facilities to be provided in accordance with this Division, 2 camp sites are taken to be the equivalent of one short-term site.

46 Washing machines

- (1) A caravan park or camping ground must be provided with:

- (a) at least one washing machine for each 25 (and any remaining fraction of 25 greater than 12) long-term sites, and
- (b) at least one washing machine for each 30 (and any remaining fraction of 30 greater than 15) short-term sites.

(2) The minimum number of washing machines to be provided is 2.

47 Laundry tubs

(1) A caravan park or camping ground must be provided with:

- (a) at least one laundry tub for each 50 (and any remaining fraction of 50) long-term sites, and
- (b) at least one laundry tub for each 60 (and any remaining fraction of 60) short-term sites.

(2) The minimum number of laundry tubs to be provided is one.

48 Clothes driers

(1) A caravan park or camping ground must be provided with:

- (a) at least one mechanical clothes drier for each 60 (and any remaining fraction of 60 greater than 30) long-term sites, and
- (b) at least one mechanical clothes drier for each 80 (and any remaining fraction of 80 greater than 40) short-term sites.

(2) The minimum number of mechanical clothes driers to be provided is one.

49 Drying areas

(1) A caravan park or camping ground must be provided with clothes line space at the rate of 2 metres of line for each dwelling site.

(2) The minimum length of clothes line space to be provided is 50 metres.

50 Water supply

Washing machines and laundry tubs required by this Division must be supplied with both hot and cold water.

51 Ironing facilities

A caravan park or camping ground must be provided with ironing boards, electric irons and power points available for connection to electric irons at the rate of one for every 60 (or remaining fraction of 60) short-term sites.

52 Construction of laundry blocks

Except as otherwise provided by the approval for the caravan park or camping ground, the laundry facilities provided for a caravan park or camping ground must be housed in a laundry block:

- (a) that is constructed of brick or concrete masonry block, and
- (b) that has a non-slip floor of tile or other impervious material adequately drained to outlets, and
- (c) that has smooth, hard, durable and water-resistant interior finishes, and
- (d) that has adequate lighting (both inside and outside) and adequate ventilation at all times, and
- (e) that has all its walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition at all times.

53 Maintenance

The laundry facilities required by this Division that are housed in a laundry block must be maintained in a serviceable and safe condition.

Division 7 Management

54 Maximum number of persons per dwelling site or camp site

- (1) No more than 12 persons may be allowed to occupy a dwelling site or camp site at any one time.
- (2) A person occupies a dwelling site or camp site if the person stays overnight in a moveable dwelling that is located on that site.

55 Register of occupiers

- (1) A register of occupiers must be kept for a caravan park or camping ground.
- (2) Each person who alone occupies a dwelling site or camp site must be registered under this section. If more than one person occupies the same dwelling site or camp site, at least one of those persons must be registered.
- (3) The register must include the following particulars in relation to a person whose occupation of a site is registered under this section:
 - (a) the person's name and address,
 - (b) the dates of arrival and departure of the person,
 - (c) the site identification of the site occupied by the person,

- (d) the registration number (if any) of the moveable dwelling, in the case of a caravan or campervan,
 - (e) particulars of the relevant compliance plate, in the case of a relocatable home.
- (4) The register must be available for inspection by any authorised person without cost during normal working hours.

56 Information to be given to prospective occupiers

- (1) Before the holder of the approval for a caravan park or camping ground enters into an agreement with a person relating to the person's occupation of a dwelling site or camp site, the holder of the approval must ensure that the person is given written notice of the conditions of occupation.
- (1A) This clause does not apply if the agreement relates to the person's occupation of a long-term site, unless the person is proposing to occupy that site for holiday purposes.
- (2) The notice must include the following particulars:
- (a) the site identification of the dwelling site or camp site allocated to the person,
 - (b) the date (if any) on which it is agreed that the person's occupation of the dwelling site or camp site will cease,
 - (b1) in the case of an agreement relating to occupation of a short-term site or camp site, advice as to the maximum number of days that the person may stay in a moveable dwelling on the site in any 12 month period (being the maximum number provided for by clause 10 or a lesser number determined by the holder of the approval to operate the caravan park or camping ground),
 - (b2) the rules (if any) of the caravan park or camping ground,
 - (b3) a telephone number on which the holder of the approval for the caravan park or camping ground, or his or her agent, may be contacted in the event of an emergency,
 - (c) whether or not pets may be kept in the caravan park or camping ground and, if so, on what conditions,
 - (d) the nature and location of the amenities available for use by the person as an occupier of the dwelling site or camp site and the charges, if any, for use of those amenities,
 - (e) any other matters affecting the person's occupation of the dwelling site or camp site or use of the caravan park or camping ground and its amenities.

Note—

The *Residential Tenancies Act 1987* and the regulations under that Act apply to residential tenancy agreements under which the residential premises consist of a moveable dwelling, or a site on which a moveable dwelling is situated, or both (see section 7). That Act does not apply to premises ordinarily used for holiday purposes.

57 Use of caravan parks and camping grounds

- (1) A caravan park or camping ground must not be used:
 - (a) for any commercial purpose other than a caravan park or camping ground or an associated purpose, or
 - (b) for the manufacture, construction or reconstruction of moveable dwellings.
- (2) This clause does not prevent the carrying out of work on a moveable dwelling that is installed in a caravan park or camping ground for the purpose of its renovation, maintenance or repair (such as painting, replacement of wall cladding or roof sheeting and the like).

58 Community map

The council must be given a copy of the current community map:

- (a) as soon as practicable after any amendment is made to the map, and
- (b) at such other times as the council may reasonably require.

59 Access to approval and community map

- (1) Copies of the following documents must be readily available for inspection without cost in a location in the caravan park or camping ground specified in the approval for the caravan park or camping ground:
 - (a) the approval for the caravan park or camping ground,
 - (b) the current community map,
 - (c) this Regulation.
- (2) A copy of the current community map must also be displayed in a prominent position in the caravan park or camping ground.

Division 8 General

60 Garbage removal

Arrangements specified in the approval for the caravan park or camping ground must be instituted and maintained for the removal of garbage and for the maintenance of garbage receptacles in a clean and sanitary condition.

61 Fire hydrants

- (1) No part of a dwelling site, camp site or community building may be situated more than 90 metres from a fire hydrant.
- (2) Any fire hydrant located within a caravan park or camping ground must be maintained to the standard specified in the approval for the caravan park or camping ground.

62 Fire hose reels

- (1) Fire hose reels must be installed so that each dwelling site or camp site in the caravan park or camping ground can be reached by a fire hose.
- (2) The fire hose reels must be constructed in accordance with AS 1221 and installed in accordance with AS 2441.
- (3) The holder of the approval for the caravan park or camping ground must cause the council to be given a certificate (a **fire hose reel certificate**) in relation to the fire hose reels once every calendar year. If a fire hose reel is newly installed, the certificate must be provided within 7 days of the completion of its installation.
- (4) A fire hose reel certificate is to state, in relation to each fire hose reel installed in the caravan park or camping ground:
 - (a) that the fire hose reel has been inspected and tested by a person (chosen by the holder of the approval) who is properly qualified to carry out such an inspection and test, and
 - (b) that, as at the date on which the fire hose reel was inspected and tested, the fire hose reel was found to have been capable of performing to a standard not less than that required by this Regulation.

63 Car washing bay

A caravan park must be provided with an area for use for washing vehicles.

64 Buildings

- (1) A building must not be erected in a caravan park or camping ground unless the approval for the caravan park or camping ground so allows.
- (2) The approval for a caravan park or camping ground may only allow community buildings to be erected in the caravan park or camping ground.
- (3) The approval for a caravan park or camping ground may not allow the erection of a community building (other than an en-suite facility) on a dwelling site or camp site.

Note—

Section 68 of the Act prohibits a person from erecting a building (including a community building) without the

prior approval of the council. The erection of buildings is governed by the *Local Government (Approvals) Regulation 1993*.

Division 9 Primitive camping grounds

65 Primitive camping grounds

- (1) The following conditions apply to a primitive camping ground:
 - (a) the maximum number of caravans, campervans and tents permitted to use the camping ground at any one time is not to exceed 2 for each hectare of the camping ground,
 - (b) a caravan, annexe or campervan must not be allowed to be installed closer than 6 metres to any other caravan, annexe, campervan or tent,
 - (c) a tent must not be allowed to be installed closer than 6 metres to any caravan, annexe or campervan or closer than 3 metres to any other tent,
 - (d) the camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,
 - (e) unoccupied caravans, campervans and tents are not to be allowed to remain in the camping ground for more than 24 hours,
 - (f) if a fee is charged for camping, a register must be kept in accordance with clause 55,
 - (g) such fire fighting facilities as may be specified in the approval are to be provided at the primitive camping ground.
- (2) The provisions of Divisions 1-8 do not apply to a primitive camping ground.

Part 4 Relocatable homes and associated structures

Division 1 General

66 Specifications for design, construction, installation, modification and extension of relocatable homes and associated structures

- (1) The Minister may, by order published in the Gazette, issue specifications (not inconsistent with this Part) for the design, construction, installation, modification and extension of relocatable homes and associated structures.
- (2) The specifications may adopt, with or without modification, the provisions of any rule, standard or code of practice.
- (3) Subject to this Part, a relocatable home or associated structure must be designed, constructed, installed, modified and extended in accordance with any specifications in

force under this clause.

67 Installation allowed only on dwelling sites

- (1) A relocatable home must not be installed in a caravan park otherwise than on a dwelling site.
- (2) This clause does not apply to a relocatable home that is used solely for the purposes of a community amenity or as a manager's or caretaker's office or residence.

68 Relocatable homes to be constructed and assembled off-site

- (1) A relocatable home must not be installed on a dwelling site unless each major section of the home has been constructed and assembled at, and transported to the caravan park from, a place of manufacture outside the caravan park.
- (2) However, the fixing of cornices, the setting of wall lining joints, the fitting of skirting boards and architraves and the grouting of tiles may be done on the dwelling site.

69 Installation allowed only if dwelling site is properly serviced

A relocatable home must not be installed on a dwelling site unless the requirements of Part 3 have been complied with in relation to the site.

70 One relocatable home per dwelling site

No more than one relocatable home may be installed on a single dwelling site.

71 Setbacks for relocatable homes

A relocatable home and any associated structure must not be located:

- (a) closer than one metre to an access road, or
- (b) closer than 2 metres to the boundary of the caravan park.

72 Site coverage

- (1) A relocatable home and any associated structure must not be installed on a single dwelling site if the floor plan area of the relocatable home (together with any associated structure or other building or structure on the site) is more than two-thirds of the area of the site.
- (2) For the purposes of this clause:
 - (a) the floor plan area of a relocatable home is the area of the dwelling site occupied by the home, excluding the area of any associated structure forming part of the home that is not roofed, and
 - (b) the floor plan area of any associated structure not forming part of the relocatable

home is the area of the dwelling site occupied by the structure, excluding any area that is not roofed, and

(c) if there is no carport or garage on the dwelling site, an area of 18 square metres must be added to the floor plan area of the relocatable home to account for the car parking space that is required by subclause (3) to be provided on the site.

(3) If there is no carport or garage on the dwelling site, an area with minimum dimensions of 6 metres by 3 metres accessible from an access road and useable for car parking must be provided on the site.

(4) Subclause (3) does not apply if the resident's parking space for that dwelling site is separate from the site.

73 (Repealed)

74 Garages

(1) A garage may abut a site boundary, a shared double carport or shared double garage may extend over a site boundary and adjacent garages may abut each other along a shared site boundary.

(2) If a relocatable home and garage are situated on the same dwelling site such that the garage is situated closer than 900 millimetres to the relocatable home and closer than 900 millimetres to the site boundary of an adjoining dwelling site:

(a) the external walls of the relocatable home that face the garage must comply with the provisions relating to class 1 buildings contained in Section 3 of Volume Two of the *Building Code of Australia*, or

(b) the external walls of the garage that face the relocatable home must comply with the provisions relating to class 10 buildings contained in Section 3 of Volume Two of the *Building Code of Australia*.

74A Carports

(1) The roof covering and any ceiling lining, wall cladding or gable of a carport must be non-combustible.

(2) A carport must have at least 2 sides open and at least one-third of its perimeter open. For the purposes of this subclause, a side is considered to be open if the roof covering of the carport is at least 500 mm from a relocatable home, associated structure or site boundary.

(3) A carport must not provide direct vertical support to any part of a relocatable home.

(4) If a carport has a common roof structure with a relocatable home and the carport does not have a ceiling, the opening between the top of the wall of the relocatable

home and the underside of the roof covering of the carport must be infilled with:

- (a) a non-combustible material, or
- (b) construction clad with non-combustible material on the carport side.

75 Associated structures not to contain habitable rooms

An associated structure must not be designed or modified so as to be used as a habitable room.

Division 2 Design

76 Structural soundness

- (1) A relocatable home or associated structure must be of a design certified by a practising structural engineer to be structurally sound.
- (2) A certificate issued under this clause:
 - (a) must indicate that the relocatable home or associated structure complies with any standards, codes and specifications with which it is, by this Regulation or by the Ministerial specifications, required to comply, and
 - (b) must include specifications as to the manner in which the relocatable home or associated structure must be transported and installed and as to the nature of the footings (if any) on which it must be installed.
- (3) Any specifications with respect to footings or tie-down systems must have regard to the design gust wind speed, soil type and other design considerations applicable to the various locations in which the home or structure may be installed.
- (4) This clause does not apply to fences or privacy screens.

77 Design gust wind speed

A relocatable home or associated structure must be designed and constructed in accordance with Parts 1 and 2 of AS 1170, except that the design gust wind speed referred to in Clause 3.2 of Part 2 of that Standard is not to be taken to be less than 41 metres per second.

78 Floor area of relocatable home

The enclosed floor area of a relocatable home must be at least 15 square metres.

79 Floor area of certain rooms

- (1) The floor area of a bathroom must be at least 2.2 square metres, plus an additional:
 - (a) 0.6 square metres if the bathroom has a separate shower and bath, and

(b) 0.7 square metres if the bathroom has a toilet, and

(c) 1.6 square metres if the relocatable home does not include a separate laundry.

(1A) The additional requirement in clause 79 (1) (c) does not apply in respect of a relocatable home that is used or intended to be used as a holiday van or park van.

(2) The floor area of a shower room must be at least 1.1 square metres.

(3) If a toilet is installed in a separate room, the room in which it is installed must have an area of at least 1.1 square metres and a width of at least 0.8 metres.

(4) The floor area of a laundry must be at least 1.6 square metres.

80 Ceiling height

(1) The ceiling height of each habitable room in a relocatable home must be at least 2.4 metres, except as otherwise provided by this clause.

(2) The ceiling height of a kitchen, laundry, hallway or other similar part of a relocatable home must be at least 2.1 metres.

(3) In the case of a habitable room with a sloping ceiling, the ceiling height may be less than 2.4 metres if:

(a) the floor area of the part of the room with a ceiling height of less than 2.4 metres does not exceed one-third of the floor area of the whole room, and

(b) the ceiling height is suitable for, or does not unduly interfere with, the intended function of the room.

81 Separation of kitchen areas

A toilet must not be located in any room that leads directly into a kitchen or other food preparation area unless the room containing the toilet is mechanically ventilated.

82 Lighting and ventilation

(1) A relocatable home must have adequate provision for light and ventilation.

(2) A habitable room must have natural lighting and natural ventilation provided by one or more windows to the outside air, or by one or more openings into an adjoining room, being windows or openings having:

(a) a total area of at least 10 per cent of the floor area of the room, and

(b) an area (being at least 5 per cent of the floor area of the room) which is capable of being opened.

(3) If any part of the natural lighting or natural ventilation for a habitable room is

provided by one or more openings into an adjoining room, the adjoining room must have natural lighting and ventilation provided by one or more windows that comply with subclause (2) in relation to the combined area of both rooms.

Division 3 Construction

83 Termite shields

Shields, barriers or the like must be provided to protect any structural members that are susceptible to attack by termites.

84 Glazing

Glazing materials must be selected and installed in accordance with the relevant provisions of AS 1288 and, to the extent to which those provisions require the use of safety glass, in accordance with the relevant provisions of AS 2208.

85 External waterproofing

The roof, external walls, door frames and window frames of a relocatable home must be constructed so as to prevent rain or dampness penetrating to the inner parts of the home.

86 Internal waterproofing

- (1) The floor of a bathroom, shower room or room containing a toilet or washing machine must consist of, or be covered by, material that is impervious to water.
- (2) The wall surface of a shower enclosure (or, in the case of a shower that is not enclosed, any wall surface within 1.5 metres of the shower fitting) must be impervious to water to a height of at least 1.8 metres above the floor.
- (3) Any wall surface within 75 millimetres of a bath, basin or other similar bathroom appliance must be impervious to water to a height of at least 150 millimetres above the appliance.
- (4) Compliance with AS 3740 satisfies the requirements of this clause.

87 Plumbing and drainage

All pipes and fittings in a relocatable home that relate to water supply, sewerage or stormwater drainage must be installed in accordance with:

- (a) the Plumbing and Drainage Code of Practice, and
- (b) the requirements of any relevant statutory body.

88 Electrical wiring

The electrical wiring in a relocatable home must comply with the requirements of AS 3000.

89 Fire and smoke alarms

- (1) A relocatable home must be equipped with an automatic fire detection and alarm system that complies with the requirements of Part 3.7.2 of Volume Two of the *Building Code of Australia* in relation to Class 1 buildings within the meaning of that Code.
- (2) This clause does not apply to a relocatable home that was constructed before 1 January 1996, whether installed before, on or after that date.

Division 4 Installation

90 Footings

- (1) A relocatable home or associated structure must be installed on footings if the engineer's certificate for the home or structure so requires.
- (2) The footings and tie-down system for the relocatable home or associated structure must be constructed in accordance with the engineer's certificate for the home or structure.
- (3) In the case of a relocatable home or associated structure that is placed on footings, the clearance beneath the home or structure must be:
 - (a) at least 400 millimetres, where termite shields are required to be installed, or
 - (b) at least 200 millimetres, where termite shields are not required to be installed, or
 - (c) such lesser clearance as the approval for the caravan park may allow, with adequate provision for underfloor cross-flow ventilation.
- (4) The clearance beneath the relocatable home is to be measured from the lowest point of the underside of the home's chassis or frame.

91 Installation to comply with specifications

A relocatable home or associated structure must not be installed on a dwelling site otherwise than in accordance with:

- (a) the specifications contained in the engineer's certificate issued in respect of the relocatable home or associated structure, or
- (b) such other specifications as are specified in the approval for the caravan park.

92 Compliance plates to be attached

- (1) A compliance plate must be attached to an accessible part of each of the following structures:

- (a) a relocatable home,
 - (b) an associated structure that forms part of a relocatable home,
 - (c) an associated structure that comprises a free-standing garage.
- (2) A compliance plate must specify the following:
- (a) the name of the manufacturer of the relocatable home or associated structure,
 - (b) the unique identification number for each major section of the relocatable home,
 - (c) the month and year during which the relocatable home or associated structure was constructed,
 - (d) the design gust wind speed for the relocatable home or associated structure,
 - (e) a statement to the effect that the relocatable home or associated structure complies with the requirements of this Part,
 - (f) the name of the practising structural engineer by whom the engineer's certificate has been issued in respect of the relocatable home,
 - (g) whether a relocatable home is intended for use as a park van or holiday van.
- (3) A unique identification number must be permanently marked on each major section of the relocatable home.

93 Notice of installation of relocatable home or associated structure

- (1) The holder of an approval to operate a caravan park or camping ground must give the council written notice of the installation of a relocatable home or associated structure within 7 days after the completion of the installation.
- (2) The notice:
- (a) must indicate the site identifier of the dwelling site on which the relocatable home or associated structure has been installed, and
 - (b) must include the particulars contained on each compliance plate relating to the relocatable home or associated structure.
- (3) The notice must also be accompanied by:
- (a) a copy of the engineer's certificate for the relocatable home or associated structure, and
 - (b) a fully dimensioned diagram of the dwelling site on which the relocatable home or associated structure is installed, sufficient to indicate whether or not the setback, density, open space and site delineation requirements of this Regulation have

been complied with.

Part 5 Caravans, tents and annexes

Division 1 Caravans

94 Setbacks for tents, caravans and associated structures and annexes

A tent or caravan (including any associated structure or annexe) must not be located:

- (a) closer than one metre to an access road, or
- (b) closer than 2 metres to the boundary of the camping ground or caravan park.

95 Site coverage

- (1) A tent or caravan (including any associated structure or annexe) must not be installed on a single dwelling site if the floor area of the tent or caravan (including any associated structure or annexe) is more than two-thirds of the area of the site.
- (2) If there is no carport or garage on the dwelling site, an area with minimum dimensions of 6 metres by 3 metres accessible from an access road and useable for car parking must be provided on the site.
- (3) Subclause (2) does not apply if the resident's parking space for that dwelling site is separate from the site.

96 Maintenance

A caravan (including any associated rigid annexe) that is installed in a caravan park must be maintained in a safe and healthy condition.

97 One caravan per dwelling site

No more than one caravan may be installed on a single dwelling site.

98 Running gear

In the case of a caravan that is situated on flood-labile land, the wheels, axles and tow bar of the caravan must not be removed, but must be maintained in proper working order.

Division 2 Annexes

99 Structural soundness

- (1) A rigid annexe must be of a design certified by a practising structural engineer to be structurally sound.
- (2) A certificate issued under this clause:

- (a) must indicate that the rigid annexe complies with any standards, codes and specifications with which it is, by this Regulation, required to comply, and
 - (b) must include specifications as to the manner in which the rigid annexe must be installed and as to the nature of the footings (if any) on which it must be installed.
- (3) Any specifications with respect to footings or tie-down systems must have regard to the design gust wind speed, soil type and other design considerations applicable to the various locations in which the annexe may be installed.

100 Design gust wind speed

A rigid annexe must be designed and constructed in accordance with Parts 1 and 2 of AS 1170, except that the design gust wind speed referred to in Clause 3.2 of Part 2 of that Standard is not to be taken to be less than 41 metres per second.

101 Glazing

Glazing materials in an annexe must be selected and installed in accordance with the relevant provisions of AS 1288 and, to the extent to which those provisions require the use of safety glass, in accordance with the relevant provisions of AS 2208.

102 Floor area

- (1) The enclosed floor area of all annexes that are attached to a caravan must not exceed the enclosed floor area of the caravan.
- (2) For the purposes of this clause, the floor area of a caravan that has a maximum internal width of less than 3.1 metres must be determined as if that width were 3.1 metres.

103 Installation of rigid annexe

A rigid annexe must be installed in accordance with the specifications contained in the certificate issued under clause 99.

Division 3 General

104 Wind resistance

Any caravan that is installed on a long-term site for more than 150 days and any holiday van or park van that is installed on a dwelling site must be restrained in accordance with the specifications of a practising structural engineer to withstand the wind forces applicable to the terrain category in which the dwelling site is located.

105 Compliance plates to be attached

- (1) A compliance plate must be attached to an accessible part of any rigid annexe.

- (2) A compliance plate must specify the following:
- (a) the name of the manufacturer of the rigid annexe,
 - (b) the month and year during which the rigid annexe was constructed,
 - (c) the design gust wind speed for the rigid annexe,
 - (d) a statement to the effect that the rigid annexe complies with the requirements of this Part,
 - (e) the name of the practising structural engineer by whom the engineer's certificate has been issued in respect of the rigid annexe.

105A Notice of completion of installation

- (1) The holder of an approval to operate a caravan park or camping ground must give the council written notice of the installation of a rigid annexe within 7 days after its completion.
- (2) The notice:
- (a) must indicate the site identifier of the dwelling site on which the rigid annexe has been installed, and
 - (b) must include the particulars contained on the compliance plate relating to the rigid annexe.
- (3) The notice must also be accompanied by:
- (a) a copy of the engineer's certificate for the rigid annexe, and
 - (b) a fully dimensional diagram of the dwelling site on which the rigid annexe is installed, sufficient to indicate whether or not the setback, density, open space and site delineation requirements of this Regulation have been complied with.

Part 6 Miscellaneous

106 (Repealed)

107 Inspections

In exercising its powers under the Act to enter and inspect a caravan park or camping ground, the council must ensure that the inspection is carried out, so far as practicable, in company with the holder of the approval for the caravan park or camping ground or an agent of the holder of that approval.

108 Annual levies

- (1) A levy is payable to the Director-General by the holder of an approval to operate a

caravan park or camping ground:

- (a) on the grant of the initial approval, and
- (b) on each anniversary of the grant of the initial approval.

(2) The amount of the levy is the amount (in dollars) equal to:

- (a) 2.7 times the total number of dwelling sites and camp sites in the caravan park or camping ground, or
- (b) in the case of a primitive camping ground, 1.35 times the maximum number of caravans, campervans and tents permitted by the approval to be used in the camping ground at any one time.

(3) However, no such levy is payable in connection with an approval that is granted solely for the purpose of allowing land to be used as a caravan park or camping ground in connection with the use of the land for a sporting, recreational or cultural event having a duration of 6 weeks or less.

109 Compliance plates

- (1) The Minister may, by order published in the Gazette, issue specifications for the design, construction, issue and registration of compliance plates for the purposes of this Regulation.
- (2) A compliance plate must be designed, constructed, issued and registered in accordance with any specifications in force under this clause.

110 Repeal and saving

- (1) The *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993* is repealed.
- (2) Any act, matter or thing that, immediately before the repeal of the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993*, had effect under that Regulation is taken to have effect under this Regulation.
- (3) For the purposes of this Regulation:
 - (a) any consent, permission, exemption or requirement, or
 - (b) any standard or specification agreed to by a council,that, immediately before the repeal of the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993*, had effect or was in force under that Regulation in respect of a caravan park or camping ground is taken to continue as a condition of the approval for the caravan park or camping ground.

- (3A) The reference in subclause (3) to the approval for the caravan park or camping ground is a reference to the approval (whenever granted or renewed) in force for the time being for the park or ground.
- (4) For the purposes of this Regulation, a relocatable home for which a compliance plate was in force under the *Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993* immediately before the repeal of that Regulation is taken to comply with the requirements of this Regulation.

Dictionary

(Clause 5)

access road means a road (other than a public road) situated within a caravan park or camping ground.

annexe means a moveable dwelling that:

- (a) is an attachment to a relocatable home or caravan, and
- (b) is used as an extension of the habitable area of the relocatable home or caravan, and
- (c) is capable of being erected or removed within 24 hours.

approval means:

- (a) an approval of the kind referred to in item 2 of Part F of the Table to section 68 of the Act, or
- (b) in Division 2 of Part 2, an approval of the kind referred to in item 3 of Part A of that Table.

Note—

By clause 10 of the *Local Government (Savings and Transitional) Regulation 1993*, a licence that was in force under section 289H of the *Local Government Act 1919* immediately before 1 July 1993 is taken to be an approval of the kind referred to in paragraph (a).

AS 1170 means the standard published by Standards Australia under the title “SAA Loading Code”, and numbered AS 1170, as in force on 1 September 1995.

AS 1221 means the standard published by Standards Australia under the title “Fire Hose Reels”, and numbered AS 1221, as in force on 1 September 1995.

AS 1288 means the standard published by Standards Australia under the title “Glass in buildings—Selection and installation”, and numbered AS 1288, as in force on 1 September 1995.

AS 1428 (Part 1) means the standard published by Standards Australia under the title “Design for Access and Mobility—Part 1: General Requirements for Access—Buildings”, and numbered AS 1428, as in force on 1 September 1995.

AS 2208 means the standard published by Standards Australia under the title “Safety Glazing Materials for Use in Buildings (Human Impact Considerations)”, and numbered AS 2208, as in force on 1 September 1995.

AS 2441 means the standard published by Standards Australia under the title “Installation of Fire Hose Reels”, and numbered AS 2441, as in force on 1 September 1995.

AS 3000 means the standard published by Standards Australia under the title “SAA Wiring Rules”, and numbered AS 3000, as in force on 1 September 1995.

AS 3001 means the standard published by Standards Australia under the title “Electrical Installations—Movable Premises (including Caravans) and Their Site Installations”, and numbered AS 3001, as in force on 1 September 1995.

AS 3740 means the standard published by Standards Australia under the title “Waterproofing of wet areas within residential buildings”, and numbered AS 3740, as in force on 1 September 1995.

associated structure has the same meaning as it has in the Act.

Australian Model Code for Residential Development means the document prepared by the Model Code Task Force of the Green Street Joint Venture under the title “Australian Model Code for Residential Development (Edition 2)”, as published in November 1990 by the Australian Government.

building has the same meaning as it has in the Act.

Building Code of Australia has the same meaning as it has in the [Environmental Planning and Assessment Act 1979](#).

camp site means an area of land within a camping ground on which a campervan or tent may be installed and which is designated as a camp site by the approval for the camping ground.

campervan means a moveable dwelling (other than a caravan) that is designed so as to be registrable as a motor vehicle under the [Road Transport \(Vehicle Registration\) Act 1997](#), and includes a camper trailer.

caravan means a moveable dwelling that is designed so as to be registrable as a trailer under the [Road Transport \(Vehicle Registration\) Act 1997](#), but does not include a camper trailer.

community amenity means a facility that is used or intended to be used:

- (a) for the administration or servicing of a caravan park or camping ground, or
- (b) for recreational or other communal purposes serving the interests of the occupiers of moveable dwellings in a caravan park or camping ground, but does not include any car parking space that is required to be provided for a caravan park or camping ground.

community building means a building (such as a shower block, toilet block or laundry block) that is used or intended to be used in connection with a community amenity, and includes a building that is to be used as a manager’s or caretaker’s office or residence.

community map means a scale map relating to a caravan park or camping ground that accurately shows:

- (a) the access roads, community amenities and community buildings within the caravan park or camping ground, and

- (b) the number, size, location and dimensions of dwelling sites or camp sites within the caravan park or camping ground, and
- (c) in relation to a dwelling site or camp site within the caravan park or camping ground, the particular off-site parking space or spaces (if any) designated for use by the occupier of the dwelling site or camp site.

compliance plate means a compliance plate referred to in clause 92 or 105.

dwelling site means an area of land within a caravan park on which a moveable dwelling may be installed and which is designated as a dwelling site by the approval for the caravan park.

Electricity Code of Practice means the document published by the Energy Authority of New South Wales under the title “Code of Practice for Electricity Supply to Long Term Residents in Caravan Parks”, as in force on 1 September 1995.

engineer’s certificate means a certificate issued by a practising structural engineer in accordance with clause 76 or 99.

en-suite facility, in relation to a dwelling site, means a building, part of a building or an associated structure that contains at least a shower, toilet and handbasin, is provided for the exclusive use of the occupiers of the site and is located on or adjacent to the site.

flexible annexe means an annexe which (apart from any rigid support frame and any door, window or other securable opening constructed of non-flexible material) consists entirely of canvas or other flexible material.

flood-liable land means land that has been determined by the council to be flood-liable land, having regard to the principles contained in the Floodplain Development Manual.

Floodplain Development Manual means the manual entitled “Floodplain Development Manual” and published by the New South Wales Government, and as in force from time to time, and of which a copy is deposited in the Bankstown office of the Department of Local Government.

habitable room has the same meaning as it has in the *Building Code of Australia*.

holiday van means a moveable dwelling (other than a tent) that is or usually is continuously located on a short-term site and used primarily by its owner for occasional occupancy for holiday purposes.

installation means:

- (a) in relation to a relocatable home, the process of connecting together the major sections of the relocatable home, and any associated structures forming part of the relocatable home, and attaching them to footings, or
- (b) in relation to an associated structure, the process of constructing or assembling the components of the associated structure, and (if appropriate) attaching them to footings,

and includes the connection of gas, electricity, telephone, water, sewerage and drainage services.

long-term site means a dwelling site that is specified in the approval for a caravan park as being a long-term site.

major section means a single portion of a relocatable home, being a portion:

- (a) that contains a total living space (excluding the living space contained in any associated structure) of at least 20 cubic metres, and
- (b) that comprises all of the major components of that portion of the home, including the chassis or frame, the external and internal walls, the roof and ceilings, the floors, the windows and doors, the internal plumbing and wiring, the tiling, the kitchen, bathroom and laundry fittings (other than stoves, refrigerators, washing machines and other white goods) and the built-in cupboards and cabinets.

manufactured home has the same meaning as it has in the Act.

manufactured home estate has the same meaning as it has in the Act.

Ministerial specifications means specifications established by an order in force under clause 66.

moveable dwelling has the same meaning as it has in the Act.

park van means a moveable dwelling (other than a tent), whether or not capable of being registered under the [Road Transport \(Vehicle Registration\) Act 1997](#), that:

- (a) is or usually is continuously located on a short-term site, and
- (b) is provided for hire, and
- (c) is used by a site occupier other than the owner of the moveable dwelling primarily for holiday purposes.

Plumbing and Drainage Code of Practice means the code of practice published by the Committee on Uniformity of Plumbing and Drainage in New South Wales under the title “New South Wales Code of Practice—Plumbing and Drainage”, as published in Gazette No 89 of 17 July 1992, at pages 5098-5146.

practising structural engineer means a person who holds (or who at all relevant times held) qualifications in structural engineering acceptable to the Institution of Engineers, Australia, for admission as a corporate member.

primitive camping ground means a camping ground that is specified in its approval as being a primitive camping ground.

relocatable home means:

- (a) a manufactured home, or
- (b) any other moveable dwelling (whether or not self-contained) that comprises one or more major sections, including any associated structure that forms part of the dwelling,

but does not include a tent, caravan or campervan or any moveable dwelling that is capable of being registered under the [Road Transport \(Vehicle Registration\) Act 1997](#).

residential land means land that may lawfully be used for residential purposes, whether or not development consent under the [Environmental Planning and Assessment Act 1979](#) must be obtained

before the land may be used for those purposes.

rigid annexe means an annexe which is not a flexible annexe.

self-contained moveable dwelling means a moveable dwelling that contains its own shower and toilet facilities.

short-term site means a dwelling site on which a moveable dwelling that is ordinarily used for holiday purposes may be installed and which is specified in the approval for a caravan park as being a short-term site.

site boundary means any boundary of a dwelling site or camp site other than a boundary fronting onto an access road.

the Act means the [Local Government Act 1993](#).