

**LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS)
REGULATION 2021**

PART 3 CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS

Division 2 Approvals and exemptions

Subdivision 1 Operation of caravan parks and camping grounds

71 Factors for consideration before approval is granted

| Objectives/Requirements | Complies? |
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| (1) <i>The council must not grant an approval unless satisfied it will be designed, constructed, maintained and operated— (a) in accordance with Division 3, Subdivisions 1–8, or (b) for a primitive camping ground—in accordance with Division 3, Subdivision 9.</i> | Yes An assessment of the relevant provisions of Division 3, Subdivisions 1-8 is included subsequently within this table. The proposal is generally consistent with Division 3, Subdivisions 1-8. |
| (2) <i>In deciding whether or not the approval allows the installation of a relocatable home, rigid annexe or associated structure on flood liable land, the council must consider the principles contained in the Floodplain Development Manual.</i> | N/A Not flood liable land |

73A Operation of caravan parks or camping grounds for which approval not required

| Objectives/Requirements | Complies? |
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| (1) <i>For the Act, section 68, the approval of the council is not required – (a) To install a moveable dwelling or associated structure on land used for the purposes of a caravan park or camping ground that is permitted without development consent under State Environmental Policy (Housing) 2021, Chapter 3, Part 10, or (b) To operate the caravan park or camping ground.</i> | Noted The submitted application does not seek the approval of the council for the installation of any moveable dwelling or associated structure on land mentioned in subclause (a) nor for the operation of the caravan park. |
| (2) <i>To avoid doubt, Division 3 does not apply to development that is permitted consent under State Environmental Policy (Housing) 2021, Chapter 3, Part 10.</i> | Noted |

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

74 Installations for which approval is not required

| Objectives/Requirements | Complies? |
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| (1) <i>The approval of the council is not required for the installation of the following- (a) A relocatable home or associated structure on a dwelling site within a caravan park if it is designed, constructed and installed in accordance with Division 4, (b) A caravan, tent or annexe on a dwelling site within a caravan park if it is designed, constructed and installed in accordance with the Division 5, (c) A tent on a camp site within a camping ground; (d) A campervan –</i> | Noted |

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| <ul style="list-style-type: none"> (i) On a dwelling site within a caravan park, or (ii) On a camp site within a camping ground, (e) a moveable dwelling or associated structure on a dwelling site within a caravan park or a camp site within a camping ground if – <ul style="list-style-type: none"> (i) the manager of the caravan park or camping ground is reasonably satisfied the installation is necessary to accommodate a displaced person, and (ii) the moveable dwelling or associated structure is designed, constructed and installed in accordance with Diversion 4 or | |
| <p>(2) The installation of the relocatable home, annexe, associated structure, caravan, campervan or tent must be carried out by, or with the consent of, the holder of the approval to operate the caravan park or camping ground.</p> | Noted |
| <p>(3) This section does not apply to the installation of a relocatable home, rigid annexe or associated structure –</p> <ul style="list-style-type: none"> (a) On flood liable land if the council has given written notice to the holder of the approval that the land is flood liable land, or (b) With more than 1 storey. | |
| Division 3 Caravan parks and camping grounds | |
| Subdivision 1 Land and site requirements | |
| 83 Minimum size of caravan park or camping ground | |
| Objectives/Requirements | Complies? |
| <p>(1) A caravan park must not have an area of less than –</p> <ul style="list-style-type: none"> (a) 1 hectare, or (b) if a lesser area is permitted on the land by an environmental planning instrument – the lesser area. | <p>Yes</p> <p>The site has an area in excess of 1 hectare.</p> |
| <p>(2) A camping ground is not required to have a minimum area.</p> | |
| 84 Community amenities | |
| Objectives/ Requirements | Complies? |
| <p>(1) A minimum of 10% of the total land area of a caravan park or camping ground must be reserved for recreation or other communal activities.</p> | <p>Yes</p> <p>Given the area of the site, more than 10% of the total land area is utilised for active and passive recreation and communal activities.</p> |
| <p>(2) The council may allow a lower percentage, not less than 6% of the total land area of the caravan park or camping ground, to be reserved or other communal activities.</p> | <p>N/A</p> <p>More than 10% of the total land area is reserved for recreation and communal activities.</p> |
| <p>(3) Before allowing a lower percentage, the council must consider –</p> <ul style="list-style-type: none"> (a) the type and range of amenities to be provided, and (b) other matters the council considers relevant. | <p>N/A</p> |
| 85 Size of dwelling sites and camp sites | |

| Objectives/ Requirements | Complies? |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) A long-term site must have an area of at least 80 square metres. | Yes Each long-term site has an area in excess of 80 square metres. |
| (2) A short-term site must have an area of at least 65 square metres. | Yes Each short-term site has an area in excess of 65 square metres. |
| (3) A camp site must have an area of at least – (a) For a camp site for which a separate parking space is provided within 30 metres of the camp site – 40 square metres, or (b) Otherwise – 50 square metres. | N/A No camp sites |
| 86 Site identification | |
| Objectives/ Requirements | Complies? |
| (1) A dwelling site must be numbered or identified with its site boundaries clearly outlined. | Yes Each site is numbered and will have its boundaries identified. |
| (2) The site identification must be easily recognised. | Yes As above. |
| Subdivision 2 setbacks | |
| 87 Dwelling sites to have road frontage | |
| Objectives/ Requirements | Complies? |
| A dwelling site must have vehicular access to an access road. | Yes Each dwelling site has vehicular access to an access road. |
| 88 Setbacks of community buildings | |
| Objectives/ Requirements | Complies? |
| (1) A community building must not be located within 10 metres of the boundary of a caravan park, camping ground, dwelling site or camp site. | Yes All community buildings are located greater than 10m from the site boundary. There are some communal buildings potentially located less than 10m from a dwelling site (Park Management Office & Community Centre 1). |
| (2) The council may allow the following distances if satisfied the community building has been or will be properly screened, fenced, enclosed or otherwise treated – (a) 3 metres or more from the boundary of a caravan park or camping ground, and (b) 5 metres or more from the boundary of a dwelling site or camp site. | Yes Each community facility is located at least 5 metres from the boundary of a dwelling site. Council can be satisfied that the non-compliant community buildings are considered to be suitably landscaped and enclosed from the dwelling sites, and thus permit the reduction in separation distances. |
| 89 Setbacks of dwelling sites from road frontages | |
| Objectives/ Requirements | Complies? |
| (1) A dwelling site or camp site must not be located closer than – (a) 10 metres to a public road, or (b) 3 metres to another boundary of the caravan park or camping ground. | Yes No sites are located closer than 10 metres to a public road or 3 metres to any other boundary of the caravan park. |
| 90 Use of buffer zones | |

| Objectives/ Requirements | Complies? |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(1) Nothing in this Part prevents land within a required setback from being used for-</p> <p>(a) community amenities, access roads, car parking spaces, footpaths or landscaping, or</p> <p>(b) a similar purpose allowed by the council.</p> | <p>Noted</p> <p>The items mentioned in this clause are considered suitably located and compliant with this clause.</p> |
| 91 Separation distances | |
| Objectives/ Requirements | Complies? |
| <p>(1) A moveable dwelling must not be installed within the following distance of another moveable dwelling—</p> <p>(a) if located on a long-term site—3 metres, or</p> <p>(b) if located on a short-term site or camp site—2.5 metres.</p> | <p>TBA</p> <p>Each site is capable of meeting appropriate dwelling separation distances, and will be considered as part of the installation.</p> |
| Subdivision 3 Roads | |
| 92 Entrance and Exit Roads | |
| Objective/ Requirements | Complies? |
| <p>(1) A road forming an entrance to or exit from a caravan park or camping ground must be at least 7 metres wide.</p> | <p>Yes</p> <p>The road forming the entrance to the caravan park is at least 7 metres wide.</p> |
| <p>(2) For 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.</p> | <p>Yes</p> <p>The width of the sealed portion of the road on each side of the median strip is at least 5 metres.</p> |
| <p>(3) The council may specify in an approval the way in which an entrance or exit road must meet the sealed portion of other access roads.</p> | <p>Noted</p> |
| 93 Forecourt | |
| Objective/ Requirements | Complies? |
| <p>A caravan park must have an area –</p> <p>(a) To accommodate incoming vehicles, and</p> <p>(b) Measuring at least 4 metres by 20 metres.</p> | <p>Yes</p> <p>It is considered that the entryway into the caravan park and associated access roads are suitable in providing an area to accommodate incoming vehicles.</p> |
| 94 Width of roads | |
| Objective/ Requirements | Complies? |
| <p>(1) The width of an access road must be –</p> <p>(a) for a two-way access road – at least 6 metres, and</p> <p>(b) for a one-way access road – at least 4 metres.</p> | <p>Yes</p> <p>All internal connecting roads are two-way and hence is at least 6 metres. All internal connecting roads comply with this minimum requirement. The two emergency exits (one via Magpie Lane, and one via Guntawang Road) are both 4 metres as they are one-way only. Compliance with this clause is achieved.</p> |

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| <p>(2) The direction of travel for a one-way access road must be indicated by means of conspicuous signs.</p> | <p style="text-align: center;">Yes</p> <p>It is expected that the emergency exits being one way access roads will include appropriate signage to identify them as such.</p> |
| <p>95 Speed limits</p> | |
| <p style="text-align: center;">Objectives/ Requirements</p> | <p style="text-align: center;">Complies?</p> |
| <p>The speed limit on an access road must – (a) Not exceed 15 kilometres per hour, and (b) Be indicated by means of conspicuous signs.</p> | <p style="text-align: center;">Yes</p> <p>It is expected that the proposal will comply with these requirements, and appropriate internal speed limit signage will be installed.</p> |
| <p>96 Resident parking</p> | |
| <p style="text-align: center;">Objectives/ Requirements</p> | <p style="text-align: center;">Complies?</p> |
| <p>(1) A caravan park or camping ground must contain at least 1 resident parking space for each dwelling site or camp site.</p> | <p style="text-align: center;">Yes</p> <p style="text-align: center;">Each dwelling site has a parking space.</p> |
| <p>(2) The parking space for a dwelling site or camp site may be on-site or off-site.</p> | <p style="text-align: center;">Yes</p> <p style="text-align: center;">All parking spaces associated with a dwelling site are located on-site.</p> |
| <p>(3) An off-site parking space must be marked to identify the dwelling site or camp site to which it relates.</p> | <p style="text-align: center;">N/A</p> <p style="text-align: center;">No off-site parking spaces are proposed for dwelling sites.</p> |
| <p>(4) An off-site parking space for a dwelling site or camp site must be in the location specified in the approval.</p> | <p style="text-align: center;">N/A</p> <p style="text-align: center;">As above.</p> |
| <p>(5) An off-site parking space must have minimum dimensions of – (a) For angle parking – 5.4 metres by 2.5 metres, and (b) Otherwise – 6.1 metres by 2.5 metres.</p> | <p style="text-align: center;">N/A</p> <p style="text-align: center;">As above.</p> |
| <p>97 Visitor parking</p> | |
| <p style="text-align: center;">Objectives/Requirements</p> | <p style="text-align: center;">Complies?</p> |
| <p>(1) A caravan park or camping ground must contain at least 1 visitor parking space – (a) For every 10 long-term sites in the caravan park or camping ground; and (b) For every 20 short-term sites in the caravan park or camping ground, and (c) For every 40 camp sites in the caravan park or camping ground, and (d) For a remaining part, if any, of a number of sites specified in paragraphs (a) – (c)</p> | <p style="text-align: center;">Yes</p> <p>As per the requirements, the proposal requires 32 visitor spaces (24 for the long-term sites, and 8 for the short-term). The proposal provides in excess of 32 visitor spaces and is therefore compliant.</p> |
| <p>(2) At least 4 visitor parking spaces must be provided for a caravan park or camping ground.</p> | <p style="text-align: center;">Yes</p> <p style="text-align: center;">At least 4 visitor parking spaces are provided for the development.</p> |
| <p>(3) Each parking space must have minimum dimensions of – (a) For angle parking – 5.4 metres by 2.5 metres, or (b) Otherwise – 6.1 metres by 2.5 metres.</p> | <p style="text-align: center;">Yes</p> <p style="text-align: center;">The visitor parking spaces are of a compliant dimension.</p> |
| <p>(4) Visitor parking spaces must be clearly identified.</p> | <p style="text-align: center;">Yes</p> <p>It is expected that the visitor parking spaces will be identified as such.</p> |

| 98 Visitor parking for people with disabilities | |
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| Objectives/Requirements | Complies? |
| (1) A caravan or camping ground must contain – (a) At least 1 visitor parking space for people with a disability (a disabled space), or (b) If the caravan or camping ground contains 100 sites or more – at least 1 additional disabled parking space for – (i) The first 100 sites, and (ii) Every further 100 sites, and (iii) A remaining part, if any, of 100 sites. | Yes The proposal requires 4 disabled visitor parking spaces. 14 disabled visitor parking spaces are provided and hence compliance is achieved. |
| (2) A disabled parking space must be – (a) Provided in accordance with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street parking, and (b) Clearly identified as a disabled parking space. | Yes The disabled parking spaces are sized in accordance with the relevant standards. |
| (3) A disabled parking space may be counted as a visitor parking space. | Noted |
| 99 Road surfaces | |
| Objectives/Requirements | Complies? |
| All access roads, including all passing and parking bays, must – (a) Have an all – weather sealed or other surface finish specified in the approval, and (b) Be adapted to the land to enable adequate drainage and remove excessive grades. | Yes The proposed access bays will be appropriately sealed and will have adequate drainage. |
| 100 Lighting | |
| Objectives/Requirements | Complies? |
| All access roads must be adequately lit between sunset and sunrise. | Yes It is expected that the internal access roads will be suitably lit. |
| Subdivision 4 Utility Services | |
| 101 Water supply | |
| Objectives/Requirements | Complies? |
| (1) A caravan park or camping ground must be – (a) Connected to a mains water supply, or (b) Provided with an alternative water supply service as specified in the approval. | Yes The proposal includes the provision of a mains water supply to which the caravan park will be connected. A Water and Sewer Servicing Strategy has been prepared and is included in Appendix J . |
| (2) A dwelling site must be connected to the water supply service for the caravan park or camping ground. | Yes As per the Water and Sewer Servicing Strategy, it is anticipated that adequate water supply will be available to the dwelling sites. |
| (3) Each water supply connection must – (a) Be located within 30 metres of the camp sites, and (b) Include a standpipe and hose tap. | Noted It is anticipated that the water supply will comply with these requirements. |

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| <p>(4) The water supply service must comply with – (a) The Plumbing and Drainage Act 2011 and the regulations made under that Act, and (b) The requirements of a relevant statutory body.</p> | <p style="text-align: center;">Noted</p> <p>It is expected that the water supply service will comply with the relevant Act and Regulations.</p> |
| <p>(5) The water supplied for human consumption or domestic purposes must comply with the Australian Drinking Water Guidelines 6 published in October 2011 by the National Health and Medical Research Council.</p> | <p style="text-align: center;">Noted</p> <p>It is expected that the water supply service will comply with the relevant requirements.</p> |
| <p>102 Sewerage</p> | |
| <p style="text-align: center;">Objectives/Requirements</p> | <p style="text-align: center;">Complies?</p> |
| <p>(1) A caravan park or camping ground must be – (a) Connected to a main sewer, or (b) Provided with an alternative sewage disposal system as specified in the approval.</p> | <p style="text-align: center;">Yes</p> <p>The proposal includes the provision of a mains sewer to which the caravan park will be connected. A Water and Sewer Servicing Strategy has been prepared and is included in Appendix J.</p> |
| <p>(2) A long-term site must be connected to the sewage disposal system for the caravan park or camping ground.</p> | <p style="text-align: center;">Yes</p> <p>All long-term sites will be connected to reticulated sewer.</p> |
| <p>(3) Short-term sites and camp sites in a caravan park or camping ground must be provided with at least 1 soil waste dump point – (a) For the disposal of closet waste from caravan holding tanks, and (b) Located to permit adequate access by caravans and campervans.</p> | <p style="text-align: center;">Yes</p> <p>The site has adequate capacity to facilitate a soil waste dump point.</p> |
| <p>(4) Short- terms sites must be provided with a disposal point – (a) For the disposal of sullage from a moveable dwelling installed on the site, and (b) As specified in the approval.</p> | <p style="text-align: center;">As above.</p> |
| <p>(5) The sewage disposal system must comply with – (a) The Plumbing and Drainage Act 2011 and the regulations made under that Act, and (b) The requirements of a relevant statutory body.</p> | <p style="text-align: center;">Yes</p> <p>It is expected that the sewage will comply with the relevant Act and Regulations.</p> |
| <p>103 Drainage</p> | |
| <p style="text-align: center;">Objectives/Requirements</p> | <p style="text-align: center;">Complies?</p> |
| <p>(1) A caravan park or camping ground must be provided with a stormwater drainage system.</p> | <p style="text-align: center;">Yes</p> <p>A Stormwater Report has been prepared and is included in Appendix L. This report addresses provisions relating to stormwater and the drainage of stormwater.</p> |
| <p>(2) All dwelling sites and camp sites must be adequately drained.</p> | <p style="text-align: center;">Yes</p> <p>As above, suitable information has been provided through the consultant reports. Civil Engineering Plans have also been provided and are included in Appendix U. These plans include the design of the stormwater basins and other key stormwater and drainage provisions.</p> |

| 104 Electricity supply | |
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| Objectives/Requirements | Complies? |
| (1) A dwelling site must be supplied with electricity from a reticulated electricity service. | Yes Appropriate electrical servicing will be provided. An Electrical Plan has been provided to this effect and is included in Appendix K . |
| (2) For a long-term site, the electricity must be supplied by means of an electrical circuit connected to a separate electricity meter. | Yes Appropriate electrical supply will be provided. |
| (3) The electrical circuit must be installed in accordance with – (a) For a long-term site – the Electricity Code of Practice, and (b) For a short-term site – AS/NZS 3001:2008, Electrical installations – Transportable structures and vehicles including their site supplied. | Yes It is expected that the electrical circuit will comply with the relevant requirements. |
| (4) If a dwelling site is provided with electricity otherwise than by a direct connection to the local electricity supply authority's electricity main, the occupant of the dwelling site may only be charged reasonable charges for the supply of the electricity. | Noted |
| 105 Common trenches | |
| Objectives/Requirements | Complies? |
| A common trench may be used for the installation of services in accordance with guidelines provided in AMCORD. | Noted |
| Subdivision 5 Shower and toilet facilities | |
| 106 Modification of a calculations under this subdivision | |
| Objectives/Requirements | Complies? |
| In calculating the number of facilities under this Subdivision – (a) 2 camp sites are taken to be equivalent to 1 dwelling site, and (b) The following must not be included – (i) Dwelling sites reserved for use by self-contained moveable dwellings, and (ii) Dwelling sites provide with ensuite facilities. | Noted The long-term sites are to be provided with ensuite facilities. As such, they will be excluded from the facilities calculations. |
| 107 Number of showers and toilets to be provided | |
| Objectives/Requirements | Complies? |
| (1) A caravan park or camping ground with less than 200 dwelling sites must be provided with the facilities specified in the Table to this section. | Noted Whilst it is noted that the caravan park has a cumulative total of 387 sites, as the long-term sites will be provided with ensuite facilities (subject to a separate application), these sites are to be excluded in calculating the number of facilities under this Subdivision. As such, only the short-term sites are to be considered (147 sites). As this number is less than 200, the caravan park will be provided with the facilities specified in the Table in this section. The Table referenced is assessed at the end of this section. |

| <p>(2) A caravan park or camping ground with at least 200 dwelling sites must be provided with the facilities specified in the approval.</p> | <p style="text-align: center;">N/A The short-term sites only comprise 147 sites.</p> | | | | | | | | | | | | | | | | | | | | | | |
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| <p>(3) In considering the facilities to specify in the approval, the council must consider the quantities specified in the Table to this section.</p> | <p style="text-align: center;">N/A</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) In this section, a requirement for – (a) a shower may be fulfilled by providing a bathtub, and (b) a urinal may be fulfilled by providing— (i) a urinal intended to be used by 1 person, or (ii) a 600 millimetre length of a urinal facility.</p> | <p style="text-align: center;">Yes</p> <p>With respect to the urinals required to be provided, the requirement may be fulfilled by providing a urinal to be used by 1 person. As 3 additional water closets have been provided, this will satisfy the requirement of 3 urinals.</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>Facilities for caravan parks or camping grounds with less than 200 sites</p> <table border="1" data-bbox="109 596 1133 735"> <thead> <tr> <th rowspan="2">Sites</th> <th colspan="2">Water Closets</th> <th rowspan="2">Urinals</th> <th colspan="2">Showers</th> <th colspan="2">Handbasins</th> </tr> <tr> <th>Female</th> <th>Male</th> <th>Female</th> <th>Male</th> <th>Female</th> <th>Male</th> </tr> </thead> <tbody> <tr> <td>126-150</td> <td>9</td> <td>6</td> <td>3</td> <td>7</td> <td>7</td> <td>5</td> <td>5</td> </tr> </tbody> </table> | Sites | Water Closets | | Urinals | Showers | | Handbasins | | Female | Male | Female | Male | Female | Male | 126-150 | 9 | 6 | 3 | 7 | 7 | 5 | 5 | <p style="text-align: center;">Yes</p> <p>The development is compliant with the number of showers and toilets to be provided. Please see the summary below-</p> <p>Female Water Closets- 9 required, 12 provided Male Water Closets- 6 required, 9 provided Male Urinals- Nil provided, however as discussed above, the requirement is satisfied by the additional 3 water closets. Female Showers- 7 required, 15 provided. Male Showers- 7 required, 12 provided. Female Handbasins- 5 required, 27 provided. Male Handbasins- 5 required, 21 provided.</p> |
| Sites | | Water Closets | | | Urinals | Showers | | Handbasins | | | | | | | | | | | | | | | |
| | Female | Male | Female | Male | | Female | Male | | | | | | | | | | | | | | | | |
| 126-150 | 9 | 6 | 3 | 7 | 7 | 5 | 5 | | | | | | | | | | | | | | | | |
| 108 Facilities for people with disabilities | | | | | | | | | | | | | | | | | | | | | | | |
| Objectives/Requirements | Complies? | | | | | | | | | | | | | | | | | | | | | | |
| <p>(1) A caravan park or camping ground with at least 1, but less than 100 dwelling sites must have – (a) At least 1 disabled bathroom for each sex, and (b) At least 1 unisex disabled bathroom.</p> | <p style="text-align: center;">N/A</p> <p>The short-term sites exceed 100 and hence this standard does not apply. See below.</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>(2) A caravan park or camping ground with at least 100 dwelling sites must have – (a) 2 disabled bathrooms for each sex, or (b) 2 unisex disabled bathrooms, or (c) 1 disabled bathroom for each sex and 1 unisex disabled bathroom.</p> | <p style="text-align: center;">Yes</p> <p>The proposal provides 3 disabled bathrooms for both males and females, hence achieving compliance in this requirement.</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>(3) A disabled bathroom may be counted towards the required facilities for the caravan park or camping ground.</p> | <p style="text-align: center;">Noted</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>(4) In this section – Disabled bathroom means a room with shower, toilet and other associated facilities designed in accordance with AS 1428.1:2021, Design for access and mobility Part 1: General requirements for access – New building work.</p> | <p style="text-align: center;">Noted</p> | | | | | | | | | | | | | | | | | | | | | | |

| 109 Other facilities | |
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| Objectives/Requirements | Complies? |
| (1) All showers and handbasins required by this Subdivision must be supplied with hot and cold running water. | Yes All showers and hand basins will be adequately connected to a reticulated water supply and are expected to be supplied with hot and cold running water. |
| (2) A mirror must be provided – (a) For each handbasin, or (b) If 2 or more handbasins are provided together – for each pair of handbasins. | Yes It is expected that appropriate mirrors will be provided in the amenities' blocks. |
| (3) The following must be provided in a facility containing toilets for the use of females – (a) At least 1 sanitary napkin disposal unit, or (b) For a facility containing at least 10 toilets for the use of females – at least 1 additional sanitary napkin disposal unit for – (i) Every 10 toilets, and (ii) A remaining part, if any, of 10 toilets. | Noted It is expected that compliance with this clause will be achieved. |
| 110 Construction of shower blocks and toilet blocks | |
| Objectives/Requirements | Complies? |
| (1) Except as otherwise provided in an approval, the shower and toilet facilities in a caravan park or camping ground must be contained in a shower or toilet block – (a) Constructed of brick or concrete masonry block, and (b) With a non-slip floor of tile or other impervious material adequately drained to outlets, and (c) With smooth, hard, durable and water-resistant interior finishes, and (d) Containing shower recesses with tile or other impervious finishes to a height of at least 1.8 metres, and (e) With tile or other impervious skirtings around water closet cubicle walls, and (f) With tile or other impervious finish around handbasins, and (g) With adequate lighting, both inside and outside, and adequate ventilation at all times, and (h) With all walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition. | Yes It is expected that the amenities blocks will be constructed of suitable materials as per the requirements outlined here. |
| (2) A building containing both male and female facilities must be divided for the private use of each sex. | Yes The amenities blocks are divided into male and female facilities for the private use of each sex. |
| (3) Toilets must be provided in individual cubicles having a minimum floor area of 1.1 square metres and a minimum width of 0.8 metres. | Yes All toilets are provided in individual cubicles. |

| 111 Proximity of dwelling sites to shower blocks and toilet blocks | |
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| Objectives/Requirements | Complies? |
| <p>(1) A long-term site must be located within 75 metres, measured in a straight line, of a shower or toilet block.</p> <p>(2) A short-term site or camp site must be located within 100 metres, measured in a straight line, from a shower or toilet block.</p> <p>(3) This section does not apply to a dwelling site –</p> <p>(a) Reserved for use by self-contained moveable dwellings, or</p> <p>(b) Provided with ensuite facilities.</p> | <p>Yes</p> <p>In terms of the short-term sites, it is anticipated that each site is located within 100 metres of an amenities block. In this respect, it is noted that the park management office, and the other facilities located in the short-term area all contain readily accessible toilet facilities. The future moveable dwellings associated with the long-term sites are to be provided with ensuite facilities and therefore this clause does not apply.</p> |
| Subdivision 6 Laundry facilities | |
| 112 Modification of calculations under this Subdivision | |
| Objectives/Requirements | Complies? |
| <p>In calculating the number of facilities under this Subdivision, 2 camp sites are taken to be equivalent to 1 short-term site.</p> | <p>Noted</p> |
| 113 Washing machines | |
| Objectives/Requirements | Complies? |
| <p>(1) A caravan park or camping ground must be provided with at least –</p> <p>(a) 1 washing machine for every 25 long-term sites, and</p> <p>(b) 1 additional washing machine for a remaining part, if any, of 25 long-term sites exceeding 12, and</p> <p>(c) 1 washing machine for every 30 short-term sites, and</p> <p>(d) 1 additional washing machine for a remaining part, if any, of 30 short-term sites exceeding 15.</p> | <p>Yes</p> <p>The long-term sites are anticipated to be provided with laundry facilities but do not require assessment under this section.</p> <p>The amenities blocks located in the short-term area each contain four washing machines/dryers, equating to a total of 12. As per this section, 5 washing machines are required. Hence the proposal achieves compliance.</p> |
| <p>(2) At least 2 washing machines must be provided in a caravan park or camping ground.</p> | <p>Yes</p> <p>At least two washing machines are provided.</p> |
| 114 Laundry tubs | |
| Objectives/Requirements | Complies? |
| <p>(1) A caravan park or camping ground must be provided with –</p> <p>(a) At least 1 laundry tub for every 50 long-term sites, and</p> <p>(b) At least 1 additional laundry tub for a remaining part, if any of 50 long-term sites, and</p> <p>(c) At least 1 laundry tub for every 60 short-terms sites, and</p> <p>(d) At least 1 additional laundry tub for a remaining part, if any, of 60 short-term sites.</p> | <p>Yes</p> <p>As above, the long-term sites are anticipated to be provided with a suitable area to act as a laundry tub and hence do not require assessment under this section.</p> <p>In terms of the short-term sites, each amenities block provided four laundry tubs, for a total of 12. As per this section, 3 laundry tubs are required. The proposal therefore achieves compliance.</p> |
| <p>(2) At least 1 laundry tub must be provided in a caravan park or camping ground.</p> | <p>Yes</p> <p>At least one laundry tub is provided.</p> |

| 115 Clothes dryers | |
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| Objectives/Requirements | Complies? |
| <p>(1) A caravan park or camping ground must be provided with –</p> <p>(a) At least 1 mechanical clothes dryer for every 60, and remaining part of 60 greater than 30, long-term sites, and</p> <p>(b) At least 1 mechanical clothes dryer for every 80, and remaining part of 80 greater than 40, short-term sites.</p> | <p>Yes</p> <p>As above, the long-term sites are anticipated to be provided with a suitable clothes dryer (in the form of a joint washing machine/dryer) and hence do not require assessment under this section.</p> <p>In terms of the short-term sites, 2 clothes dryers are required. Each amenities block provides four combined washing machines/dryers. This is in excess of 2 clothes dryers and is therefore compliant.</p> |
| <p>(2) At least 1 mechanical clothes dryer must be provided in a caravan park or camping ground.</p> | <p>Yes</p> <p>At least one clothes dryer is provided.</p> |
| 116 Drying areas | |
| Objectives/Requirements | Complies? |
| <p>(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.</p> | <p>Yes</p> <p>Adequate space is available on site for the provision of clothesline space. It is anticipated that clothesline space can be easily provided in several areas of the development.</p> |
| <p>(2) At least 50 metres of clothes line space must be provided in a caravan park or camping ground.</p> | <p>Yes</p> <p>As above, at least 50 metres of clothesline space can easily be accommodated within the development.</p> |
| 117 Water supply | |
| Objectives/Requirements | Complies? |
| <p>Washing machines and laundry tubs required to be provided in a caravan park or camping ground must be supplied with both hot and cold water.</p> | <p>Yes</p> <p>The site will be provided with a reticulated water connection and hence will achieve compliance with the requirement for both hot and cold water.</p> |
| 118 Ironing facilities | |
| Objectives/Requirements | Complies? |
| <p>A caravan park or camping ground must be provided with at least 1 of each of the following for every 60, and remaining part of 60, short-term sites –</p> <p>(a) An ironing board,</p> <p>(b) An electric iron,</p> <p>(c) A power point available for connection to an electric iron.</p> | <p>Capable of Compliance</p> <p>It is anticipated that these items can easily be provided as a component of the caravan park, and located in communal amenities buildings.</p> |

| 119 Construction of laundry blocks | |
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| Objectives/Requirements | Complies? |
| <p>Except as otherwise provided in an approval, the laundry facilities in a caravan park or camping ground must be housed in a laundry block –</p> <ul style="list-style-type: none"> (a) Constructed of brick or concrete masonry block, and (b) With a non-slip floor of tile or other impervious material adequately drained to outlets, and (c) With smooth, hard, durable and water-resistant interior finishes, and (d) With adequate lighting, both inside and outside, and adequate ventilation at all times, and (e) With walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition, and (f) Maintained in a serviceable and safe condition. | <p style="text-align: center;">Capable of Compliance</p> <p>It is anticipated the amenities blocks will be suitably constructed.</p> |
| Subdivision 7 Management | |
| 120 Maximum number of persons per dwelling site or camp site | |
| Objectives/Requirements | Complies? |
| No more than 12 person may be permitted to stay overnight at a dwelling site or camp site at the same time. | Noted |
| 121 Register of occupiers | |
| Objective/Requirements | Complies? |
| (1) A register of occupiers must be kept for a caravan park or camping ground. | Noted |
| (2) At least 1 person who occupies a dwelling site or camp site must be registered. | Noted |
| (3) The register must include the following particulars for the registration of a person – | Noted |
| <ul style="list-style-type: none"> (a) The person's full name and address, (b) The person's dates of arrival and departure, (c) The site identification of the site occupied by the person, (d) If the person occupies a caravan or campervan – the registration number, if any, of the moveable dwelling, (e) For a relocatable home – details of the compliance plate. | |
| (4) The register must be available for inspection by an authorised person, free of charge, during normal working hours. | Noted |

| 122 Information to be given to prospective occupiers | |
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| Objectives/Requirements | Complies? |
| (1) The holder of an approval must enter an agreement with a person if – (a) The person intends to occupy a dwelling site or camp site, or (b) The person intends to occupy a long-term site for a holiday. | Noted |
| (2) The holder of the approval must give the person written notice of the conditions of occupation before entering the agreement. | Noted |
| (3) The notice must include the following information – (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 the person's occupation of the dwelling site or camp site will cease, (c) For an agreement relating to occupation of a short-term site or camp site – the maximum number of days the person may stay in a moveable dwelling on the site in a 12 month period, (d) The rules of the caravan park or camping ground, (e) A telephone number for contacting the holder of the approval, or their agent, in the event of an emergency, (f) Whether or not pets may be kept in the caravan park or camping ground and, if so, on what conditions, (g) 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 the use of the amenities, (h) The location of each fire extinguisher, fire hose, reel and fire hydrant that is installed within the park or ground, (i) If the council has given written notice to the holder of the approval that land in the caravan park or camping ground is flood liable or bush fire prone land- the location of the flood liable land or bush fire prone land, (j) 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. | Noted |
| 123 Use of caravan parks and camping grounds | |
| Objectives/Requirements | Complies? |
| (1) A caravan park or camping ground must not be used – (a) For a 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. | Noted |
| (2) A moveable dwelling installed in a caravan park or camping ground may be renovated, maintained or repaired. | Noted |

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| 124 Community map | |
| Objectives/Requirements | Complies? |
| The council must be given a copy of the community map – (a) As soon as practicable after an amendment is made to the map, and (b) At other times reasonably required by the council. | Noted |
| 125 Access to approval and community map | |
| Objectives/Requirements | Complies? |
| (1) The holder of an approval must ensure copies of the following documents are available for inspection, free of charge, in the location specified in the approval – (a) The approval for the caravan park or camping ground, (b) The community map, (c) This Regulation. | Noted |
| (2) A copy of the community map must be displayed in a prominent position in the caravan park or camping ground. | Noted |
| Subdivision 8 General | |
| 126 Garbage removal | |
| Objectives/Requirements | Complies? |
| Arrangements specified in an approval must be implemented and maintained – (a) For the removal of garbage, and (b) To keep garbage receptacles in a clean and sanitary condition. | Noted |
| 127 Fire hydrants | |
| Objectives/Requirements | Complies? |
| (1) No part of a dwelling site, camp site or community building within a caravan park or camping ground may be located more than 90 metres from a fire hydrant. | Yes Each dwelling site is within 90 metres of a fire hydrant. A plan has been prepared as a component of the Site Plans evidencing compliance. |
| (2) A fire hydrant located within a caravan park or camping ground must – (a) Be a double-headed pillar-type fire hydrant, and (b) Be maintained to the standard specified in the approval. | Capable of Compliance It is anticipated that the fire hydrants will achieve compliance. |
| 128 Fire hose reels | |
| Objectives/Requirements | Complies? |
| (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. | Capable of Compliance It is anticipated that fire hose reels will be suitably installed to achieve compliance in this regard. |
| (2) The fire hose reels must be – (a) Constructed in accordance with AS/NZS 1221:16997, Fire hose reels, and (b) Installed in accordance with AS 2441-2005, Installation of fire hose reels. | Noted |

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| <p>(3) The holder of the approval must give the council a certificate (a fire hose reel certificate) –</p> <p>(a) 7 days after the installation of a fire hose reel, and</p> <p>(b) At least once each calendar year for each fire hose reel installed in the caravan park or camping ground.</p> | <p>Noted</p> |
| <p>(4) The fire hose reel certificate must state that –</p> <p>(a) The fire hose reel has been inspected and tested by an appropriately qualified person, and</p> <p>(b) On the date of inspection and testing, the fire hose reel is capable of performing to the required standard.</p> | <p>Noted</p> |
| <p>129 Car washing bay</p> | |
| <p>Objectives/Requirements</p> | <p>Complies?</p> |
| <p>A caravan park must be provided with an area for washing vehicles.</p> | <p>Yes</p> <p>A suitable area for washing vehicles is provided in both the short-term and long-term areas.</p> |
| <p>130 Buildings</p> | |
| <p>Objectives/Requirements</p> | <p>Complies?</p> |
| <p>(1) A building must not be erected in a caravan park or camping ground unless the approval allows the erections of the building.</p> | <p>Yes</p> <p>This submitted application is seeking development consent for the erection of the buildings as specified within the plans and architectural drawing for the site.</p> |
| <p>(2) An approval may allow –</p> <p>(a) The erection of a community building on land in the caravan park or camping ground that is not a dwelling site or camp site, and</p> <p>(b) The erection of an ensuite facility on a dwelling site or camp site.</p> | <p>Noted</p> |