



**Brisbane City Council**

**Subordinate Local Law  
(Caravan Parks and Relocatable  
Home Parks) 2000**

**BRISBANE CITY COUNCIL**  
**SUBORDINATE LOCAL LAW**

**(CARAVAN PARKS AND RELOCATABLE HOME PARKS) 2000**

To be read with  
LOCAL LAW (CARAVAN PARKS AND RELOCATABLE HOME PARKS) 2000

Date Resolved: 2000

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**PART 1 - PRELIMINARY**

**Citation**

1. This Subordinate Local law may be cited as Subordinate Local Law (Caravan Parks and Relocatable Home Parks) 2000.

**Objects**

2. The object of this Subordinate Local law is to assist in the implementation of Local Law (Caravan Parks and Relocatable Home Parks) 2000 ("the Local Law").

**Definitions**

3. (1) Where an expression used in this Subordinate Local law is defined in Local Law (Caravan Parks and Relocatable Home Parks) 2000, it has the meaning given in that definition unless it is otherwise defined in this section.

- (2) "aged people" means people over the age of 65 years.

"all weather surface" includes, but is not limited to bitumen;

"animal" has the meaning given in Local Law (Keeping and Control of Animals) 1997,

"BCA" means the Building Code of Australia as defined in the Building Act 1975;

"building" means a fixed structure that is enclosed by walls and is roofed, and includes any part of a building;

"on-site caravan" means a caravan that is provided for hire by a site occupier or owner for occasional occupancy;

"on-site relocatable home" means a relocatable home that is provided for hire by a site occupier or owner for occasional occupancy;

"people with special needs" includes aged people, people with disabilities and people with young children.

"rigid annexe" means an attachment consisting of a rigid material in whole or in part, which is fixed to the ground and attached to a caravan or relocatable home, as an extension to the livable area.

"structure" includes a rigid annexe, wall or fence and anything fixed to or projecting from a building, wall, fence or other structure;

"swimming pool" has the meaning given in the Building Act 1975;

"young child" means a child under the age of 5 years.

**Cabins**

(To be read with section 3 of the Local Law)

4. "cabin" means a residential building that is provided for hire.

## **PART 2 - PERMITS**

### **Permit Assessment Table**

(To be read with sections 8, 9 and 10 of the Local Law)

5. The Permit Assessment Table set out in the Schedule:-
- (1) Enumerates aspects of the operation of a residential park and states objectives for each in accordance with the objects <sup>1</sup> of the Local Law.
  - (2) States performance criteria against which applications will be assessed;
  - (3) States solutions acceptable to Council for operation of a residential park.

### **Conditions which will ordinarily be imposed**

(To be read with sections 8(4) and 10(1)(b) of the Local Law)

6. (1) The acceptable solutions specified in the Permit Assessment Table comprise conditions which will ordinarily be imposed on a permit.
- (2) If there is an acceptable solution specified in the Permit Assessment Table which an applicant cannot satisfy, Council may impose a condition that the permit holder develop and implement a three year management plan addressing the relevant performance criterion to the satisfaction of Council.
- (3) The Permit Assessment Table applies subject to any conditions required by a development approval or relevant code under Council's City Plan. <sup>2</sup>
- (4) The following conditions will ordinarily be imposed on a permit in addition to the acceptable solutions specified in the Permit Assessment Table:
- (a) Mechanical equipment must be maintained in a clean, serviceable and safe condition.
  - (b) Buildings and other structures must, subject to sub-section (3)(c):
    - (i) comply with the BCA<sup>3</sup> if applicable<sup>4</sup>; or

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<sup>1</sup> The objects of the Local Law are:

(a) ensure that Residential Parks are properly operated and maintained;

(b) safeguard the health, safety and amenity of residents in those Residential Parks and of the community and the environment in which the Residential Parks are situated.

<sup>2</sup> S.8.(1) of the Local Law provides that, in assessing an application, Council must have regard to whether the premises have appropriate development approval. Under S.3, "development approval" includes a development permit or a continuing approval under the Integrated Planning Act 1997

<sup>3</sup> The Building Code of Australia (BCA) 1996 took effect in Queensland on 1 July 1997

<sup>4</sup> Section 5(2) of the Building Act 1975 provides: "In carrying out building work or in occupying a building a person must comply with the Standard Building Regulation even if a development permit given by an assessment manager is contrary to the Standard Building Regulation."

- (ii) if erected before the BCA came into effect, comply with the Standard Building Law and Standard Building By-Law; in force at the date the building or other structure was erected;
- (c) a structure to which neither the BCA, the Standard Building Law nor the Standard Building By-Law applies or did apply, must be certified by a building certifier acceptable to Council as:
  - (i) safe and structurally sound;
  - (ii) capable of withstanding the loadings likely to arise from its use<sup>5</sup>;
  - (iii) complying in respect of any plumbing with the Standard Sewerage Law, the Standard Water Supply Law and AS3500<sup>6</sup>.
  - (iv) reasonably providing for:
    - (a) the prevention of fire;<sup>7</sup>
    - (b) the safety of persons in the structure if there is a fire (including means of egress);
    - (c) the suppression of fire; and
    - (d) the prevention of the spread of fire.

### **Time for lodging permit application**

(To be read with section 6(3) of the Local Law)

- 7. (1) An application for a permit must be lodged:
  - (a) in the case of a residential park being operated at the commencement date of this local law, within 21 days of the commencement date of this local law;
  - (b) in other cases, at least 21 working days prior to the proposed commencement date of the operation of a residential park.
- (2) An application for renewal of a permit must be lodged at least 21 working days prior to the expiry date of the current permit.

### **Park Register**

(To be read with section 20 of the Local Law)

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<sup>5</sup> Tie down and anchor points must be sufficient to resist the wind forces applicable to the site as determined either by AS1170 - Part 2, or AS4055.

<sup>6</sup> Water pipes, fittings and appliances must be installed and connected to a public water supply and comply with the Standard Water Supply Law and AS3500. Materials, fittings, fixtures, pipes and apparatus for the disposal of sewage must meet the requirements of the Standard Sewerage Law. Disposal of sewage is to be approved by Council in accordance with the Sewerage and Water Supply Act 1949. Conditions applicable to the disposal of sewerage may be imposed by the Queensland Department of Environment.

<sup>7</sup> The external walls of, and separating walls between, attached dwellings and other habitable buildings and appurtenant structures, should mitigate the risk of the spread of fire, conforming as far as practicable with the BCA Volume 2, Part 2.3 for Class 1a and 10a use; and Volume 1 Section C for all other Classes of use.

8. The register must record:
- (a) the residential address of all occupants;
  - (b) the date of occupation;
  - (c) the site number occupied; and
  - (d) the registration number of any private vehicle on the premises.

**PART 3 – PERMIT ASSESSMENT TABLE**

| <b>RESIDENTIAL PARK DESIGN</b>                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                               |
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| <b>INTERNAL ACCESS</b>                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                               |
| <b>OBJECTIVES:</b> <ul style="list-style-type: none"><li>➤ <i>The internal movement network provides convenient vehicular and safe pedestrian movement.</i></li><li>➤ <i>Residential Park design addresses the mobility requirements of all people, particularly people with special needs.</i></li></ul> |                                                                                                                                                                                                               |
| <b>PERFORMANCE CRITERIA</b>                                                                                                                                                                                                                                                                               | <b>ACCEPTABLE SOLUTIONS</b>                                                                                                                                                                                   |
| P1 Emergency services have direct access to every site and building. There is a road access without a height impediment to fire fighting facilities.                                                                                                                                                      | S1.1 Unrestricted road access for fire fighting appliances is provided within 60m of all sites and buildings.<br>S1.2 Landscaping and fencing do not create barriers that prevent necessary emergency access. |
| P2 All internal roads in a residential park used for long-term occupancy and relocatable homes have a drained all weather surface.                                                                                                                                                                        | S1 Internal roads, including traffic calming devices, are to be constructed to the satisfaction of the Council                                                                                                |
| P3 All park roads and areas of pedestrian activity have effective and practical lighting. Lighting design minimises glare to individual sites and outside the park.                                                                                                                                       | S3.1 The light technical parameters design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.      |
| P4 Designs allow for appropriate access to common buildings for people with special needs.                                                                                                                                                                                                                | S4 Access for people with disabilities meets the requirements of the Building Code of Australia, Section D3 – Access for People with Disabilities.                                                            |

| RESIDENTIAL PARK DESIGN                                                                                                                                    |                                                                                                                                                                                                                        |
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| PARKING                                                                                                                                                    |                                                                                                                                                                                                                        |
| <b>OBJECTIVE:</b><br>➤ <i>Vehicle parking areas are conveniently located, while preserving the amenity of the residential park for other users.</i>        |                                                                                                                                                                                                                        |
| PERFORMANCE CRITERIA                                                                                                                                       | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                   |
| P1 Car washing spaces are designed and managed, so that grease, oil residues and other substances are prevented from entering the stormwater system.       | S1 Car washing spaces have access to water and are connected to an approved trade waste system. Signs are erected stating that car washing spaces are not to be used for engine degreasing or minor vehicle servicing. |
| P2 Easily accessible parking is provided for people with special needs.                                                                                    | S2.1 Parking for people with disabilities complies with the <u>Australian Standard, AS2890.1 – Off-Street Parking</u> .<br><br>S2.2 Parking is located in close proximity to accommodation sites.                      |
| P3 Areas for the storage and repair of boats, trailers and vehicles do not detract from the visual amenity or create harbourage for vermin or a fire risk. | S3 No acceptable solutions specified.                                                                                                                                                                                  |

| RESIDENTIAL PARK DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| RELOCATABLE HOMES, CARAVANS, CABINS AND TENTS                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>OBJECTIVES:</b></p> <ul style="list-style-type: none"> <li>➤ <i>To extend the range of housing options for tourists and long-term residents by providing relocatable homes, on-site caravans and cabins for long-term use in caravan or relocatable home parks.</i></li> <li>➤ <i>To ensure that individual sites adequately accommodate a caravan cabin or tent and provide a high level of amenity and privacy for park occupants.</i></li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                      | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>P1 Residential parks provide a range of site sizes to accommodate variations in relocatable homes, caravans, annexes and tents.</p>                                                                                                                                                                                                                                                                                                                    | <p>S1.1 All relocatable home, caravan, cabin and tent sites are defined and marked on the approved plan and numbers are displayed on each site.</p> <p>S1.2 <b>Caravan sites</b> are not less than 1.5 times the area of a caravan and associated awning. They meet the following minimum requirements:</p> <ul style="list-style-type: none"> <li>(i) 1,5m setback fro any other site boundary;</li> <li>(ii) 3m setback from any adjoining building;</li> <li>(iii) 2m setback from an internal road; and</li> <li>(iv) frontage of 10m.</li> </ul> <p>S1.3 <b>Relocatable home sites</b> are not less than 1.5 times the area of a relocatable home and associated structure or carport. They meet the following minimum requirements:</p> <ul style="list-style-type: none"> <li>(i) 1.5m setback from side and rear site boundaries;</li> <li>(ii) 3m setback fro any adjoining building;</li> <li>(iii) 30m<sup>2</sup> private open space area;</li> <li>(iv) 3m setback to an internal road; and</li> <li>(v) frontage of 13m.</li> </ul> |
| <p>P2 Tent sites are large enough to permit free and safe passage between tents.</p>                                                                                                                                                                                                                                                                                                                                                                      | <p>S2 Park Rules require minimum 1.8m separation distance between tents or, if devices are used to secure a tent, between the devices and the adjacent tent or devices used to secure it.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| P3 All sites are located s that relocatable homes and caravans can be easily manoeuvred onto or removed from the site from internal roads. | S3 See S1.2 and S1.3 above                                                                                                     |
| P4 Adequate space for parking a car is incorporated.                                                                                       | S4.1 See S1.2 and S1.3 above<br><br>S4.2 Each parking space has a minimum area of 14m <sup>2</sup> required for parking a car. |
| P5 Every caravan site has a hard standing and well-drained surface.                                                                        | S5 No acceptable solutions specified.                                                                                          |
| P6 Adequate furniture and fittings suitable for living are provided in each on-site caravan and cabin.                                     | S6 No acceptable solutions specified.                                                                                          |
| P7 Residential parks accommodate the requirements of people with special needs.                                                            | S7 No acceptable solutions specified.                                                                                          |

| RESIDENTIAL PARK DESIGN                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| RECREATION AREAS AND OPEN SPACE                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>OBJECTIVES:</b></p> <ul style="list-style-type: none"> <li>➤ <i>Park occupants enjoy a high standard of recreational amenity.</i></li> <li>➤ <i>Young children have a safe and easily supervised play environment.</i></li> <li>➤ <i>Landscaping, fencing and open space enhance the external appearance of residential parks, assist functional design and promote visual amenity and safety for the occupants.</i></li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                  | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| P1 Residential parks incorporate areas for both active and passive recreation.                                                                                                                                                                                                                                                                                                                                                        | <p>S1.1 If a public park is not located with 200 metres of the residential park, areas for passive recreation (e.g. sheltered seating and pedestrian / cycle pathways) and active recreation, (e.g. suitable for informal ball games, family recreation and children's play) are incorporated into the residential park.</p> <p>S1.2 Children's playground designs allow for safety, variety, flexibility, imagination and creativity.</p>                   |
| P2 Open fireplaces, where provided, cause no fire hazard or smoke nuisance to neighbouring premises.                                                                                                                                                                                                                                                                                                                                  | <p>S2.1 Fires are permitted only in fire places designed and provided for the purpose.</p> <p>S2.2 A dry storage area for wood is provided for wood burning fireplaces.</p> <p>S2.3 Fireplaces are:</p> <p>S2.4 Constructed of non-combustible and heat resistant materials;</p> <p>S2.5 Located at a safe distance from any camp site or flammable substance.</p> <p>S2.6 If barbecues are provided, they are maintained in a clean and safe condition.</p> |
| P3 The development maintains a sense of individuality and privacy.                                                                                                                                                                                                                                                                                                                                                                    | P3 Screen fencing and tree planting is provided to buffer communal areas and other sites incorporating a variety of shade trees and other flowering trees designed to enhance livability within the residential park.                                                                                                                                                                                                                                        |

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| <p>P4 Where a swimming pool is provided, it is safe for children and does no adversely affect residential amenity.</p> | <p>S4.1 Any pool or spa complies with the requirements of a recognised water quality guideline as nominated by Council or within the Park's pool management plan.</p> <p>S4.2 Any pool filter or pump complies with the <i>Environmental Protection Act (Environmental Protection Policy) Noise</i>;</p> <p>S4.3 All pool fencing meets the standards imposed by the <i>Building Act 1975</i> and the <i>Standard Building Regulation 1993</i> as if the premises were a class 1 or class 2 building for the purposes of that Act or Regulation.</p> <p>S4.4 Park Rules require that:</p> <ul style="list-style-type: none"> <li>• the pool enclosure is kept securely locked at all times;</li> <li>• no child under the age of 8 enters or remains in the pool enclosure except under the supervision of a competent adult.</li> </ul> |
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## RESIDENTIAL PARK DESIGN

### ANNEXE AND STORAGE FACILITIES

**OBJECTIVE:**

➤ *To provide adequate and convenient annexe and storage facilities for park residents.*

| PERFORMANCE CRITERIA                                                                                       | ACCEPTABLE SOLUTIONS                                                                                       |
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| <p>P1 Annexe and storage facilities are easily assessed and provide adequate space for park occupants.</p> | <p>S1 Either an annexe at each park or a storage facility for residents is provided by the park owner.</p> |

| RESIDENTIAL PARK SERVICES AND FACILITIES                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| TOILET AND ABLUTION FACILITIES                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>OBJECTIVE:</b></p> <p>➤ Adequate and convenient toilet and ablution facilities are provided for occupants of caravans, tents and other residences where no independent facilities are provided.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PERFORMANCE CRITERIA                                                                                                                                                                                      | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>P1 A sufficient number of conveniently located and suitably equipped toilet and ablution facilities is provided for each gender.</p>                                                                   | <p>S1.1 Toilet and ablution facilities are located at least 6m, but no more than 100m from any site (except where private ensuite facilities are provided).</p> <p>S1.2 Where there are 40 sites or fewer, one pedestal for every 7 sites is provided for female occupants and one pedestal for every 10 sites is provided for male occupants and a 0.6m urinal is provided for every 20 sites (or part of) for male occupants.</p> <p>S1.3 For every 15 sites exceeding 4 sites, an additional pedestal is provided in both female and male lavatories.</p> <p>S1.4 For every 20 sites exceeding 40 sites, an additional 0.6m urinal is provided in male lavatories.</p> <p>S1.5 At least one sanitary disposal unit is provided for every four female toilet cubicles.</p> <p>S1.6 All ablution facilities have reticulated hot and cold water provided to all shower cubicles and hand basins.</p> <p>S1.7 Shower cubicles have a shelf and additional space for hanging clothes and undressing and dressing.</p> <p>S1.8 One 240 volt power point suitable for an electric razor or hair dryer, is installed for every 5 washbasins.</p> <p>S1.9 Toilet roll dispensers and hand dryers are provided in conjunction with all lavatory facilities.</p> |

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| <p>P2 Ablution facilities provide absolute privacy to the user.</p>                 | <p>S2.1 Separate toilet and ablution facilities for each gender are provided in the ratio of one shower or bath and hand basin to every 15 sites.</p> <p>S2.2 Individual toilets, showers or baths are screened.</p>                                                                                                                                                                                                                                                                                            |
| <p>P3 At least one “unisex” facility is provided for people with special needs.</p> | <p>S3.1 Unisex facilities allow access and use by people with special needs and a helper of either gender.</p> <p>S3.2 Unisex facilities include a toilet, bath, shower, and basin and accommodate stroller and wheelchair access.</p> <p>S3.3 Any cubicle provided for people with special needs is constructed and equipped to provide access in accordance with <u>AS1428.1-1998 Design for Access and Mobility Part 1</u>.</p> <p>S3.4 Appropriate equipment is provided to facilitate use by children.</p> |

| RESIDENTIAL PARK SERVICES AND FACILITIES                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                      |
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| LAUNDRY AND DRYING FACILITIES                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>OBJECTIVE:</b></p> <p>➤ Adequate and convenient laundry and drying facilities are provided for occupants of caravans, tents and other residences not equipped with those facilities.</p> |                                                                                                                                                                                                                                                                                                                                                      |
| PERFORMANCE CRITERIA                                                                                                                                                                           | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                 |
| <p>P1 Suitable laundry facilities are provided for caravan and tent occupants.</p>                                                                                                             | <p>S1.1 One laundry tub and one washing machine are provided for every 20 sites where private laundry facilities are not provided.</p> <p>S1.2 Hot and cold reticulated water is provided to clothes washing facilities.</p>                                                                                                                         |
| <p>P2 Sufficient clothes washing line or a hoist is provided in areas open to sunshine and an adequate number of clothes dryers are provided.</p>                                              | <p>S2 One clothes line of suitable length or a hoist is provided for every 20 sites where private laundry facilities are not provided.</p> <p>At least one mechanical clothes drier is provided for:</p> <p>(i) Every 60 sites or part thereof for long-term occupants; and</p> <p>(ii) Every 80 sites or part thereof for short-term occupants.</p> |
| <p>P3 Ironing boards, irons and sufficient power outlets are provided.</p>                                                                                                                     | <p>S3 At least one ironing board and power outlet is provided for every 20 sites where private laundry facilities are not provided.</p>                                                                                                                                                                                                              |

| RESIDENTIAL PARK SERVICES AND FACILITIES                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| WASTE AND REFUSE DISPOSAL FACILITIES                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>OBJECTIVE:</b></p> <ul style="list-style-type: none"> <li>➤ To provide for the safe disposal of refuse.</li> <li>➤ To ensure that waste collection points are conveniently located for park users.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PERFORMANCE CRITERIA                                                                                                                                                                                                | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>P1 The provision of waste containers in residential parks must facilitate sanitary conditions, convenient usage and the residential amenity of the park and neighbouring premises.</p>                           | <p>S1.1 Waste containers are:</p> <ul style="list-style-type: none"> <li>• located at least 10m from children's play areas, cooking facilities and camp sites;</li> <li>• provided for convenient disposal of waste from each site, on a durable and impervious surface such as a concrete slab;</li> <li>• kept clean and covered;</li> <li>• constructed in accordance with Environmental Protection (Interim Waste) Regulation 1996, (eg weather proof and vermin proof with close fitting fly-proof lids).</li> </ul> <p>S1.2 All bins and bin areas are cleaned and disinfected at least weekly.</p> <p>S1.3 Any area used to clean bins is kept clean and tidy at all times and any solid or liquid waste does not contaminate any stormwater drain.<sup>8</sup></p> |
| <p>P2 Waste collection and disposal arrangements for the residential park are approved by the Council.</p>                                                                                                          | <p>S2 A waste management plan is developed and implemented detailing:</p> <ul style="list-style-type: none"> <li>• waste collection</li> <li>• waste disposal</li> <li>• waste storage</li> <li>• waste recycling</li> </ul> <p>Ensure any contractor engaged to collect waste is licensed in accordance with the Environmental Protection Act 1994. Ensure any waste collected by Park Management is disposed at a licensed waste disposal facility in accordance with the Environmental Protection Act 1994.</p>                                                                                                                                                                                                                                                         |

<sup>8</sup> Refer Environmental Protection (Interim Waste) Regulation 1996.

| RESIDENTIAL PARK SERVICES AND FACILITIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| FIRE PROTECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>OBJECTIVES:</b></p> <ul style="list-style-type: none"> <li>➤ To safeguard occupants from the risk of fire.</li> <li>➤ To ensure that, in the event of fire, there is adequate: <ul style="list-style-type: none"> <li>• fire warning</li> <li>• in-built and external fire protection services to – <ul style="list-style-type: none"> <li>♦ restrict fire growth within a building,</li> <li>♦ facilitate the fighting of fire to minimise damage and prevent fire spread to adjoining buildings or sites.</li> </ul> </li> </ul> </li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>P1 The storage and use of fuels, gas, accumulated vegetation and other flammable materials etc., do not cause risk to occupants or neighbours or park dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                              | <p>S1.1 Suitable safe storage facilities for flammable material are provided.</p> <p>S1.2 The requirements of the Chief Gas Examiner and the standards in the:</p> <ul style="list-style-type: none"> <li>• <i>Building (Flammable and Combustible Liquids) Regulation 1994;</i></li> <li>• <i>Gas Regulations 1989;</i> and</li> <li>• <i>AS 1596 <u>Liquefied Petroleum Gas – Storage and Handling</u>;</i></li> </ul> <p>are complied with.</p> |
| <p>P2 All buildings and structures are fire resistant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>S2 No acceptable solution specified.</p>                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>P3 Buildings, including rigid annexes, used for assembly and residential purposes are fitted with automatic smoke detection devices.<sup>9</sup></p>                                                                                                                                                                                                                                                                                                                                                                                              | <p>S3 Automatic warning devices comply with the <i>Building Code of Australia</i>.</p>                                                                                                                                                                                                                                                                                                                                                             |

<sup>9</sup> For further information refer to the publication Smoke Alarms Save Lives produced by the Queensland Department of Local Government and Planning and the Queensland Fire and Rescue Authority.

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| <p>P4 Fire hydrants are provided within reasonable access to all sites or buildings.</p>                                                                                                                                                         | <p>S4.1 Hydrants to provide coverage to all sites and buildings. Hydrant pressure / flow and location to be in accordance with AS 2419.1. The minimum flow is to be 600L/Min with a residual pressure of 200 kPa. Hydrants must be clearly indicated and kept free of obstruction at all times.</p> <p>S4.2 If hydrants are of the upstanding type they must be protected from vehicular damage. If hydrants are in-ground, they must be located in roads or other areas where they cannot be parked over.</p> |
| <p>P5 Water supply is able to cope with fire-fighting demands.</p>                                                                                                                                                                               | <p>S5 If an adequate reticulated mains pressure water supply is not available or not viable, alternative sources such as tanks, swimming pools, dams or fire extinguishers are available for use.</p>                                                                                                                                                                                                                                                                                                          |
| <p>P6 Fire hose reels are:</p> <ul style="list-style-type: none"> <li>• provided for access to caravan and camp sites;</li> <li>• accessible at all times;</li> <li>• protected from vehicular damage; and</li> <li>• clearly visible</li> </ul> | <p>S6 Fire hose reels:</p> <ul style="list-style-type: none"> <li>• comply with <u>Australian Standard, AS1221 – Fire Hose Reels</u>; and</li> <li>• installed to comply with <u>Australian Standard, AS2441 - Installation of Fire Hose Reels</u></li> <li>• With access to all caravan and camp sites;</li> </ul> <p>are provided.</p>                                                                                                                                                                       |
| <p>P7 All equipment for fire fighting purposes is maintained to a suitable standard of safety and reliability in the event of fire.</p>                                                                                                          | <p>S7 All equipment for fire-fighting purposes complies with <u>Part E: Services and Equipment</u> of the <u>Building Code of Australia (Volume 1)</u> and must be maintained in accordance with the appropriate Australian Standard.</p>                                                                                                                                                                                                                                                                      |
| <p>P8 The permit holder develops and implements a fire management plan.</p>                                                                                                                                                                      | <p>S8 The plan is certified by the Queensland fire and Rescue Authority as suitably addressing:</p> <ul style="list-style-type: none"> <li>• Smoke detection and alarm system;</li> <li>• Fire safety equipment;</li> <li>• Compliance certificates;</li> <li>• Evacuation procedures;</li> <li>• Training;</li> <li>• Accumulation of vegetation and other combustible material.</li> </ul>                                                                                                                   |

| RESIDENTIAL PARK SERVICES AND FACILITIES                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                 |
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| PROVISION FOR EMERGENCIES                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                 |
| <p><b>OBJECTIVES:</b></p> <ul style="list-style-type: none"> <li>➤ To ensure caravans accommodating long-term residents can withstand wind forces to which they may be subjected.</li> <li>➤ To provide shelter for caravan and tent occupants in the event of emergencies caused by natural disasters.</li> </ul> |                                                                                                                                                                                                                                                                                                 |
| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                               | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                            |
| P1 The Park Rules require the owner of each caravan accommodating long-term residents to ensure that it is prevented from overturning or from excessive movement in high winds.                                                                                                                                    | <p>S1 The method of tie down complies with the wind loading requirements in either <u>AS1170 – Part 2, Wind Loads</u> or <u>AS4055 – Wind Loads for Housing</u>.</p>                                                                                                                            |
| P2 Every residential park has an adequate emergency evacuation plan and procedure.                                                                                                                                                                                                                                 | <p>S2 A disaster management plan is developed and implemented:</p> <ul style="list-style-type: none"> <li>• Capable of providing shelter to all occupants of a residential park in emergency situations such as cyclones, fierce storms or flooding;</li> <li>• Approved by Council.</li> </ul> |

| <b>RESIDENTIAL PARK SERVICES AND FACILITIES</b>                                                                     |                                                                                                                                                                                                                       |
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| <b>ACCESS TO TELEPHONE SERVICES</b>                                                                                 |                                                                                                                                                                                                                       |
| <p><b>OBJECTIVE:</b></p> <p>➤ <i>To provide adequate communal telephones for the park occupants.</i></p>            |                                                                                                                                                                                                                       |
| PERFORMANCE CRITERIA                                                                                                | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                  |
| P1 Sheltered pay phones are provided for the park available on a 24-hour basis and capable of STD and IDD dialling. | S1 Where facilities are not provided by Telstra in the immediate locality, a caravan park or relocatable home park has available one pay phone for each 100 sites which do not have individual telephone connections. |

| RESIDENTIAL PARK SERVICES AND FACILITIES                                                                                                                                                                                                |                                                                                                                             |
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| STORMWATER DRAINAGE                                                                                                                                                                                                                     |                                                                                                                             |
| <p><b>OBJECTIVES:</b></p> <ul style="list-style-type: none"> <li>➤ <i>Contaminants are prevented from entering the stormwater drainage system.</i></li> <li>➤ <i>Effects of rainfall are minimised by adequate drainage.</i></li> </ul> |                                                                                                                             |
| PERFORMANCE CRITERIA                                                                                                                                                                                                                    | ACCEPTABLE SOLUTIONS                                                                                                        |
| P1 There is no transfer of litter, oils and other pollutants from residential parks to downstream waters.                                                                                                                               | S1 Pollution traps and litter screens are provided in stormwater drainage outlets.                                          |
| P2 Underground drainage is sufficient to ensure no pollution or flooding results from rainfall.                                                                                                                                         | S2 The capacity of the underground drainage system network is designed for an annual flood recurrence interval of 10 years. |

| RESIDENTIAL PARK INFRASTRUCTURE                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                 |
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| DOMESTIC WATER SUPPLY                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>OBJECTIVE:</b></p> <p>➤ Residential park occupants are provided with a water supply maintained to an acceptable standard.</p>                                                                              |                                                                                                                                                                                                                                                                                                                                                                                 |
| PERFORMANCE CRITERIA                                                                                                                                                                                             | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                            |
| <p>P1 All taps, water pipes, fittings and appliances are connected to the public water supply system. If a reticulated water supply is not available, arrangements are made for the supply of potable water.</p> | <p>S1.1 Potable water supply points are provided within a convenient walking distance of every occupancy site and within all toilet and ablution buildings.</p> <p>S1.2 All taps, water pipes, fittings and appliances comply with the requirements of the <u>Standard Water Supply Law</u> and <u>Australian Standard AS 3500.1 – National Plumbing and Drainage Code</u>.</p> |
| <p>P2 Non-potable water is secured against oral consumption.</p>                                                                                                                                                 | <p>S3 Any water supply point which provides water not suitable for drinking is labelled <b>“UNSUITABLE FOR DRINKING”</b> and provided with a ‘<b>SYMBOL</b>’ which is easily recognisable by non-English speaking people and provided with child-proof taps.</p>                                                                                                                |
| <p>P3 Water supply stand pipes and elevated tanks are sited so that water spillage is contained and drained.</p>                                                                                                 | <p>S3 A water supply stand pipe is provided within 10m of any site. The stand pipe has an impervious paved area of at least 1m x 1m, graded to a central drain connected to a sewerage or drainage system.</p>                                                                                                                                                                  |

| RESIDENTIAL PARK INFRASTRUCTURE                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| SEWAGE AND SULLAGE                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>OBJECTIVE:</b></p> <p>➤ To provide safe disposal of sewage and sullage.</p>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PERFORMANCE CRITERIA                                                                                   | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>P1 Appropriate arrangements are made for the treatment and disposal of sewage and liquid waste.</p> | <p>S1.1 Residential parks are connected to the Council's sewerage system. If the Council's sewerage system is not available, alternative arrangements are made for the treatment and disposal of sewage and liquid waste.</p> <p>S1.2 On-site treatment and irrigation conform to the <i>Code of Practice for On-Site Waste Water Management</i> and any requirements of the Queensland Department of Environment.</p> <p>S1.3 The following are directly connected to the sewerage disposal system:</p> <ul style="list-style-type: none"> <li>• common toilet or ablution blocks;</li> <li>• laundries; and</li> <li>• sites occupied by movable dwellings that contain a water closet.</li> </ul> <p>S1.4 All materials, fittings, fixtures, pipes and apparatus for the disposal of sewage and liquid waste comply with the <i>Standard Sewerage Law</i> and <u><i>Australian Standard, AS 3500.2.</i></u></p> |
| <p>P2 Liquid waste disposal (sullage) points are provided at convenient locations around the park.</p> | <p>S2.1 A liquid waste disposal point is provided within 10m of any site.</p> <p>S2.2 Each disposal point is provided with:</p> <ul style="list-style-type: none"> <li>• A water stand pipe in an impervious paved area of at least 1m x 1m, graded to a central drain connected to a sewerage system; and</li> <li>• A backflow prevention device.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| RESIDENTIAL PARK INFRASTRUCTURE                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| PROVISION FOR EMERGENCIES                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>OBJECTIVE:</b></p> <p>➤ To provide park residents with a safe and convenient source of power and gas supply for decanting, fixed supply and outdoor cooking areas.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PERFORMANCE CRITERIA                                                                                                                                                         | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>P1 A safe and convenient source of power is provided to individual sites (except for camp sites) and common facilities.</p>                                               | <p>S1.1 Each on-site relocatable home, on-site caravan, park cabin and building housing common facilities is provided with internal reticulated power.</p> <p>S1.2 No rigid annexe is hard wired.</p> <p>S1.3 Adequate electrical lighting is provided to ensure a safe environment.</p> <p>S1.4 Reticulated power to individual sites and common facilities does not interfere with the moving and set-up of structures.</p> <p>S1.5 An electricity safety certification program is developed and implemented, complying with Australian Standards:</p> <ul style="list-style-type: none"> <li>• <u>AS3000 – Rules for the Electrical Equipment of Buildings, Structures and Premises (Wiring Rule)</u> for dwellings and associated structures; or</li> <li>• <u>AS3001 – Electrical Installations, Caravans and Caravan Park Areas</u> for caravans and such other conveyances.</li> </ul> <p>S1.6 The permit holder obtains electrical safety clearance certificates every 5 years.</p> |
| <p>P2 Adequate power outlets are provided for each site (except for camp sites).</p>                                                                                         | <p>S2 No acceptable solutions specified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| <p>S3 All gas appliances and fixtures provided in parks comply with the <b>Gas Regulations 1989</b>.</p> | <p>S3.1 A gas safety certification program is developed and implemented, ensuring all Gas fittings comply with <u>AG601 (Gas Installation Code), Australian Standard, AS1596 – Liquefied Petroleum Gas – Storage and Handling</u>, and also are approved by the Australian Gas Association.</p> <p>S3.2 Park Rules require that gas safety certificates re provided and kept with park management for all relocatable homes, long-term and rental caravans with a fixed gas supply.</p> <p>S3.3 A training register is developed and kept on site detailing all persons who have received appropriate gas safety decanting and handling training.</p> |
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| PARK OPERATION                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| MANAGEMENT AND MAINTENANCE                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>OBJECTIVE:</b></p> <p>➤ Residential parks are kept clean and maintained to provide a safe and habitable environment for all park residents.</p>                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PERFORMANCE CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                           | ACCEPTABLE SOLUTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>P1 The permit holder must</p> <p>➤ maintain:</p> <ul style="list-style-type: none"> <li>all rental accommodation and their fittings in good repair, weatherproof and fit for human occupation;</li> <li>all common facilities and accommodation, including any supplied household linen and fittings in a clean, sanitary and safe condition;</li> <li>all facilities and equipment in a safe working condition.</li> </ul> | <p>S1.1 A cleaning and sanitation program is developed and implemented.</p> <p>S1.2 A management plan is developed and implemented addressing the “state of repair” of all structures including:</p> <ul style="list-style-type: none"> <li>long-term caravans and relocatable homes</li> <li>amenity blocks</li> <li>community halls</li> </ul> <p>S1.3 A park security plan is developed and implemented addressing:</p> <ul style="list-style-type: none"> <li>emergency access</li> <li>security lighting</li> <li>van security</li> <li>security fencing.</li> </ul> <p>S1.4 Park Rules require that:</p> <ul style="list-style-type: none"> <li>all residents maintain their dwellings in a state consistent with the health, safety and visual amenity of the residential park;</li> <li>no structure built or transported into a park is occupied by more people than it was designed to accommodate;</li> <li>all landscaping is maintained, including any necessary replanting.</li> </ul> <p>S1.5 Directional signs are provided in a clearly legible style.</p> |
| <p>P2 The permit holder ensures that vermin and other pests are adequately managed so as not to create a nuisance or cause potential for disease.</p>                                                                                                                                                                                                                                                                          | <p>S3 A pest control management plan is developed and implemented by park management.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

*Subordinate Local Law (Caravan Parks and Relocatable Home Parks) 2000*

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| <p>P3 The permit holder maintains an office for registration of occupants, general enquiries, telephone and postal services.</p>                                                                                                                                                                                                                                                                               | <p>S3 No acceptable solution specified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>P4 The permit holder takes steps to ensure that:</p> <ul style="list-style-type: none"> <li>• persons wanting to stay at the park are informed of special requirements regarding pets, site details and facilities and residential park rules;</li> <li>• no site occupier carries on any profession, business or trade on the premises that could interfere with the amenity of park residents.</li> </ul> | <p>S4.1 The permit holder displays in the office or other readily accessible place on the premises at all times:</p> <ul style="list-style-type: none"> <li>• the residential park permit;</li> <li>• a plan of the residential park;</li> <li>• details of all prescribed plans and procedures;</li> <li>• a copy of the residential park rules; and</li> <li>• details of contacts in cases of emergency.</li> </ul> <p>S4.2 Park Rules require that:</p> <ul style="list-style-type: none"> <li>• All animals kept within the residential park are kept in accordance with Council's Local Law (Keeping and Control of Animals);</li> <li>• Park occupants wishing to conduct a home-based business comply with the requirements of Council's planning scheme.</li> </ul> |