



Hawkesbury City Council

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to
item 212

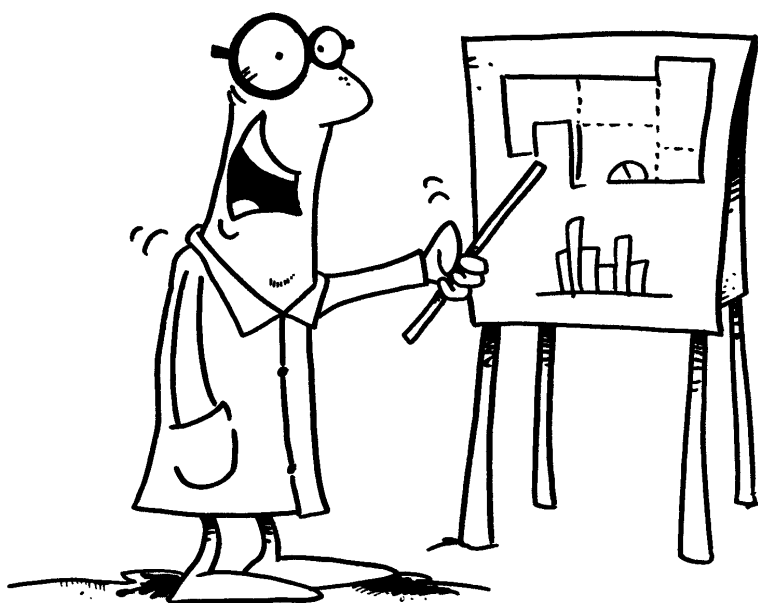
Draft Local Approvals
Policy Installation of
Structures in
Caravan Parks

date of meeting: 12 September 2006
location: council chambers
time: 5:00 p.m.

Hawkesbury City Council

Local Approvals Policy

For
Installation Of Structures In Caravan Parks
2006



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Preliminary

Title

This policy ("The Policy") is called the "Hawkesbury City Council Local Approvals Policy Installation of Structures In Caravan Parks".

Status And Purpose Of The Policy

The Policy is a local approvals policy prepared and adopted under Chapter 7, Part 3 of the Local Government Act, 1993 ("The Act").

The purpose of the Policy is to supplement provisions of the Act, the Local Government (General) Regulation and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 by:

- Part 1: Specifying the circumstances in which a person is not required to obtain a particular approval from the Council;
- Part 2: Specifying the criteria which the Council must consider when determining whether or not to grant approval for a particular activity;
- Part 3: Specifying other matters relating to approvals not dealt with by the Act or Regulations.

A study was commissioned by the Emergency Management of Australia Projects Program and conducted by Macquarie University-Sydney on the flood risk assessment and management strategies for Caravan Parks in NSW in 2001. The aim of the study was to identify for selected caravan parks in NSW the nature and scale of the flood threat and to suggest strategies for management of the problem.

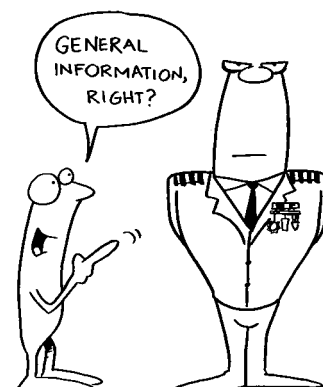
A conservative estimate suggests that perhaps two thirds of the States 896 registered caravan parks are flood liable, where flooding is defined as an overflowing of water onto land not usually submerged, and includes floods less than the 1% Annual Exceedance Probability (AEP) event.

It was also revealed that at no parks does the available warning time exceed 24 hours, at more than 50% of parks it is 12 hours or less, and at about 25% of parks it is 6 hours or less. An extreme risk rating was accredited to the caravan parks surveyed along the Hawkesbury River that reflects the high probability of experiencing deep, fast exposure.

General Aims Of The Policy

The Policy aims:

- To promote an integrated framework for dealing with applications for approval of structures within Caravan Parks that have flood affected land;
- To ensure consistency and fairness in the manner in which the council deals with applications for approval;
- To encourage and assist effective participation of local communities in decision making;



- To make the council's policies and requirements for approvals readily accessible and understandable to the public;
- To assist the council to fully pursue its charter under Section 8 of the Act;
- To apply consistent requirements and procedures to all types of approval;
- To establish a system of community participation which can effectively resolve disputes and conflicts as they arise; and
- To use straightforward English and explanatory notes throughout the text of the Policy.

Commencement Of The Policy

The Council adopted the policy on (???) 2006 and commences on (???)

Amendments Of The Policy

There has been no previous Local Approvals Policy. Therefore there are no amendments.

Revocation Of The Policy

The Policy will be automatically revoked at the expiration of 12 months after the declaration of the poll for the next general election, unless the Council revokes it sooner.

Land To Which The Policy Applies

The Policy applies to all Caravan Parks on flood-affected land within the Hawkesbury City Council area.

Approvals To Which The Policy Applies.

The Policy applies to approvals for activities listed in Table1, Part A of Section 68 of the Local Government Act 1993.

Definitions

- a) Generally the expressions used in the Policy are defined in the Dictionary at the end of the Local Government Act.
- b) Other words or expressions used in the policy not contained in the Local Government Act have the following meaning:

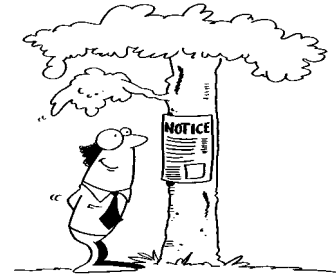
Awning: Awning roof like structure before a window or door. Its primary purpose is to provide weather protection to that window or door.

Building Line The building line is taken from the hitching point of the draw bar.

Ecologically Sustainable Development- using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased'. Three principles that are necessary to understand sustainable development are intergenerational equity, the precautionary approach and biodiversity conservation. Together these approaches aim to prevent and reverse adverse impacts of economic and social activities on the ecosystem, while continuing to allow the sustainable, equitable development of societies.

Flood Liable Land- is synonymous with flood prone (ie) land, that is susceptible to flooding by the Probable Maximum Flood event. Note the term flood liable land covers the whole floodplain, not just that part below the Flood Planning Levels.

Flood Planning Levels Are levels (derived from significant historical flood events or floods of specific annual exceedance probability) and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans. Council has adopted a 1 in 100 year flood level that determines where the flood waters associated with a 1 in 100 year flood is likely to rise on that land.



Pergola: An arbour formed by horizontal posts where vines, shade cloth or trellises are placed over.

Protected Waters- means a river, lake into or from which a river flows, coastal lake or lagoon (including any permanent or temporary channel between a coastal lake or lagoon and the sea).

Verandah: A structure projecting from the doorway and forming a covered entrance. For the purpose of this Plan the meaning is taken to be the same as an awning.

Notes In The Text

Notations in the boxes are explanatory notes, and do not form part of the Policy. They are provided to assist understanding.

Related Documents

The following documents are related, either directly or indirectly, to the Policy:

- Local Government Act 1993-particularly Chapter 7
- Local Government (General) Regulation 2005
- Local Government (Savings and Transitional) Regulation 1993
- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005
- Environmental Planning and Assessment Act, 1979
- Environmental Planning and Assessment Regulation, 2000
- Building Code of Australia
- Hawkesbury Local Environmental Plan 1989
- Hawkesbury Development Control Plan
- State Environmental Planning Policy No 21-Caravan Parks
- State Regional Environmental Plan 20-Hawkesbury/Nepean River
- Floodplain Development Manual: The Management of Flood Liable Land 2005
- Holiday Parks (Long-term Casual Occupation) Act 2002
- Holiday Parks (Long-term Casual Occupation) Regulation 2003
- Stephen. W. Yeo (2001) Flood Risk Assessment & Management Strategies for Caravan Parks in NSW 2001



- DIPNR, Regulatory Impact Statement Final Report, Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation June 2005

Part 1-Exemptions From the Necessity to Obtain Approval To Install Certain Structures.

Exempt development is minor development that will have minimal environmental impact and does not require development consent or approval under the Local Government Act 1993. Careful consideration is needed to ensure that exempt developments do not have a significant environmental impact regarding flooding in the specific areas proposed.

Exemption Schedules for Complying Development are contained within clauses 9B and 9C of Hawkesbury Local Environment Plan 1989.

Caravan Parks located on land above the flood planning level (1:100) are exempt from "Part 2- Criteria Council Must Consider When Determining Applications".

Annexe floors

Annexe floors are exempt from obtaining approval if the following conditions are complied with:-

Should be structurally sound, level and shall resist floating. Existing floors shall be checked by a qualified engineer and certified that it is structurally sound and appropriate for the wind and flood velocity specifications for that area.

The floor shall not exceed 600mm from the natural existing surrounding ground level. Any variation to this maximum floor height will be considered in a Section 68 Application to Council on the merits of the proposal with the practising structural engineer certifying that the structure is designed to withstand floods and is constructed of materials unaffected by water inundation. This structure should not exceed the floor level of the caravan.

Note: The installation of moveable dwellings and associated structures in caravan parks and camping grounds located above the 1:100 year flood level must be in accordance with "Part 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

Part 2- Criteria Council Must Consider When Determining Applications

General Provisions

Under Section 68 Part A of the Local Government Act an application is required to be made to Council for approval to install a manufactured home, moveable dwelling or associated structure, or a temporary structure such as an "annexe" on land.

Approvals under the Local Government Act Section 68, last for five years then a new approval must be obtained.

Part 2 covers development that is permissible with consent and can be assessed against preset standards to gain approval.

The owner of the land or the "Approval to Operate" holder has the right to deny any structures on their land.

The owner of the land must certify and endorse any application and subsequent modification applications made to council by completing the "Application to Install a Manufactured Home, Moveable Dwelling, Rigid Annexe or Associated Structure on Caravan Parks".

Determination.

The matters that Council must consider, in determining whether to approve an application are:

- The matters prescribed in Section 89 of the Local Government Act, 1993 and the regulations to the Local Government Act.
- Any relevant adopted Council Policy or performance standard.
- The possible environmental effects as recognised by Clause 2 of Part 1 of schedule 1 of the Environmental Planning and Assessment Act 1979.
- Statutory responsibility for land use planning and management which is consistent with State Environment Planning Policies, regional planning and strategies, directions made under Section 117 (2) of the EP&A Act, and circulars issued by Department of Natural Resources.



Note: Circulars issued by Department of Natural Resources have encouraged the preparation of Local Policies to be consistent with the principles of the Floodplain Development Manual: the management of flood liable land (April 2005)

Specifications-

The following specifications are to accompany the application:-

- a. Legible plans, drawn to a suitable scale, minimum A4 size.
- b. A site plan of the subject site, showing
 - Site number, dimensions and area of site in metres square
 - Location, size and area of existing and proposed structures, dwelling site boundaries caravans and annexes in metres square.
 - Distance of structures from the top of the bank of any watercourse, dwelling site boundaries and adjoining installations
 - Contours at a maximum .0 5m intervals
- c. Plans of the proposed structures, drawn by an appropriately qualified person, indicating the height and proposed external configuration as installed, in relation to the site and must include as a minimum:
 - A floor plan of each section,
 - A plan of each elevation,
 - The levels (AHD) of the lowest floor and of any site or unbuilt-on area and the levels of adjacent ground,
- d. Details must be provided of the following:-
 - Construction methods, material sizes and types shall be stated;
 - The method of drainage, sewerage and water supply;

- The colour of the structure(s) are to be painted or finished in accordance with the owners approved consent (eg Park Management Plan);
- The manner that structures other than annexes are to be detachable from the caravan and annexe to allow uninhibited removal of the caravan and/or annexe.

Note: The uninhibited removal refers to the manner in which the caravan is attached to the annexe example means of a silicone strip so that the caravan is easily removed without destruction to property

- e. A Practising Structural Engineers Certificate stating the:
- Design is structurally sound.
 - Structure complies with any standards, codes and specifications with which it is, by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 or by the Ministerial specifications required to comply.
 - Specifications as to the manner in which the structure must be installed and as to the nature of the footings (if any) on which it must be installed.

Note: Specifications with respect to footings or tie-down systems must have regard to the design, gust wind speed, water velocity, depth soil type and other design considerations applicable to the various locations in which the annexe may be installed.

- f. Aesthetic Requirements;

- Any proposed structure is to be designed to not detract from the existing environment;
- The installation of a manufactured home or associated structure of more than one storey will not be approved;
- The installation of a relocatable home, associated structure or rigid annexe of more than one storey will not be approved.
- Materials used must be non- reflective
- Appropriate screening or other measures may be required in order to reduce the visual impact of the structure.



Note: Second storey structures are not permissible on a flood plain on grounds that such development does not support ecologically sustainable development and the principles set out in the flood plain development manual.

- g. Structure is designed and constructed in accordance with Parts 1 and 2 of AS1170, except that the design gust wind speed referred to in Clause 3.2 of Part 2 of that Standard is not to be taken to be less than 41 metres per second.
- h. Manufactured home has been designed to withstand the flood characteristics of the site (if a manufactured home is being installed)
- i. A certification from the builder and/or manufacturer (as appropriate) stating that the:
- Annexe is capable of being removed within 24 hours.
 - Associated structure can be removed within 24 hours.

Note: The owner of the land (Approval to Operate holder) must clear all sites on flood liable land pertaining to the Caravan Park when given Notice from the State Emergency Services (SES) to evacuate. Therefore the owner of the land must make allowance for the task of clearing all structures by staff in their employ in case the individual owners of the structures and or caravans are unable to get access to the site.

Flood Hazard

The Floodplain Development Manual divides flood situations into three hydraulic categories:-

1. **Floodway** are those areas where a significant volume of water flows during floods and are often aligned with obvious natural channels. They are often, but not necessarily, areas with deeper flow or areas where higher velocities occur.
2. **Flood Storage areas** are those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood; and
3. **Flood Fringe** is the remaining area of land affected by flooding, after floodway and flood stage areas have been defined. Development in the flood fringe areas would not have any significant effect on the pattern of flood flows and/or flood levels.

In determining appropriate hydraulic categories, it is important that the cumulative impact of progressive development be evaluated, particularly with respect to floodway.

Other considerations such as:-

a) Access to the Site During Flood Events

Relies on the ability to predict flooding and warn residents of the need to evacuate during a flood event. Local topography and flood behaviour needs to be considered.

b) Fill or Excavation in the Floodplain

Is likely to change the flow pattern of a flood. The determination of these limits must take into account the cumulative effect.

c) Rapid Knock Down

All annexes and allowable associated structures in high hazard floodway situations must be of rapid knock down, flexible design..

d) Floor Levels

Minimum floor levels, particularly for habitable rooms can reduce the extent of flood damage. These have been based upon a selected Flood Planning Level.

e) Services

Essential services may be disrupted eg wastewater treatment plants, power generation and communication exchanges by flood waters.

f) Structural Soundness when Flooded.

Floodwaters can impact upon the structural soundness of buildings in a number of ways relating to flow velocities and depths and associated debris loads.

g) Building Materials

Some building materials are less susceptible to damage by flood waters, or are easier to clean up after a flood. Materials that are adversely affected, would reduce the stability of flood exposed structures.

h) Fences

Fences, whether solid or open, can impact upon flood behaviour by altering flow paths.



i) Flood Management Plan

Each park in a flood-affected area shall have an adequate Flood Management Plan determined by the Park Manager and subject to acceptance of Council under the Parks Approval to Operate

Velocity and Hazard Identification of Flooding

Hazard categories are broken down into high and low hazard for each hydraulic category these can be defined as:

High Hazard- possible danger to personal safety; evacuation by trucks difficult; able-bodied adults would have difficulty in wading to safety; potential for significant structural damage to buildings.

Low Hazard- should it be necessary, truck could evacuate people and their possessions; able-bodied adults would have little difficulty in wading to safety.

The following table identifies the:-

- Suburb;
- Associated estimated flooding velocity;
- Flood Planning Levels (1:100) and the
- Hazard identification for that area.

Table 2 Hazard Identification Rating

Suburb	Velocity m/s	FPL (1:100) AHD	Hazard Identification Rating
Windsor	2.5	17.3	High
Pitt Town	1.5	17.3	High
Ebenezer	2.5	16.3	High
Sackville Ferry	2.5	13.0	High
Cumberland Reach	2.5	12.6	High
Lower Portland	2.5	10.4	High
Wisemans Ferry	2.0	6.8	High

Note: All Flood Planning Levels (1:100) AHD shall be confirmed by Council.

Structures in Floodway

The following table identifies the type of movable dwelling permitted below the 1:100 year Flood Planning Level situated in ***new and existing parks***. The table identifies what is permitted subject to

- a. Compliance plates;
- b. Method of construction and construction certificate; and
- c. Written agreement to the Parks Flood Evacuation Plan.

Table 3 Compliance of Structures in Floodway- Extreme Hazard

Type of Moveable Dwelling	Permitted
Manufactured Home	No
Unregistered Moveable Dwelling	No
Caravan, Campervan, (Registered/Vehicle Compliance Certificate VCC)	Yes
Annexe built to wind & velocity specification	No

Annexe attached to a movable dwelling not able to be registered	No
Caravan, Campervan (unregistered/no Vehicle Compliance Certificate)	No
Annexe built in accordance with the specifications for "Rapid knock down structure" attached to a registered/VCC Caravan.	Yes
Flexible (Fabric) Annexes ,	Yes
Tent	Yes
Motor Homes and Buses, kept in good working order and currently registered	Yes

Other structures that may be considered as an associated structure will not be approved. (Example spa's wet bars, out door kitchens, connecting breeze ways, outdoor bathtubs)

Note: If the registration of the moveable dwelling has expired and no Vehicle Compliance Certificate has been produced the caravan must not be allowed to stay on site after three months expiration.

Associated structures.

The table below indicates the type of associated structures permissible on flood liable land below 1:100 FPL AHD on a caravan site either Short or Long Term dwelling site with the maximum allowable size to be built on each site, the maximum number on each site and if a compliance certificate is required to be attached for the method of and design of construction.

Table 4 Associated Structures permissible on Caravan Sites.

Types of Associated Structures	Can it be approved	Max Approval Size	Number	Compliance Certificate
Garage	No	Nil	Nil	N/A
Decking behind the building line	Yes	9sqm	1	Yes
Shed behind the building line	Yes	9sqm	1	Yes
Carport (Rapid Knock Down Type)	Yes	6m x 3m	1	Yes
BBQ Behind the building line	Yes	1msq	1	Yes
Gazebo	No	Nil	Nil	N/A
Pergola attached to annexe	Yes	9sqm	1	Yes
Awning attached to annexe	Yes	4sqm	1	Yes
Fences	No	Nil	Nil	N/A
Rain Water Tanks	No	N/A	Nil	N/A

Other structures that you may consider as an associated structure will not be approved. (Example spa's wet bars, shipping containers, out door kitchens, connecting breeze ways, out door bathtubs)

Annexes.

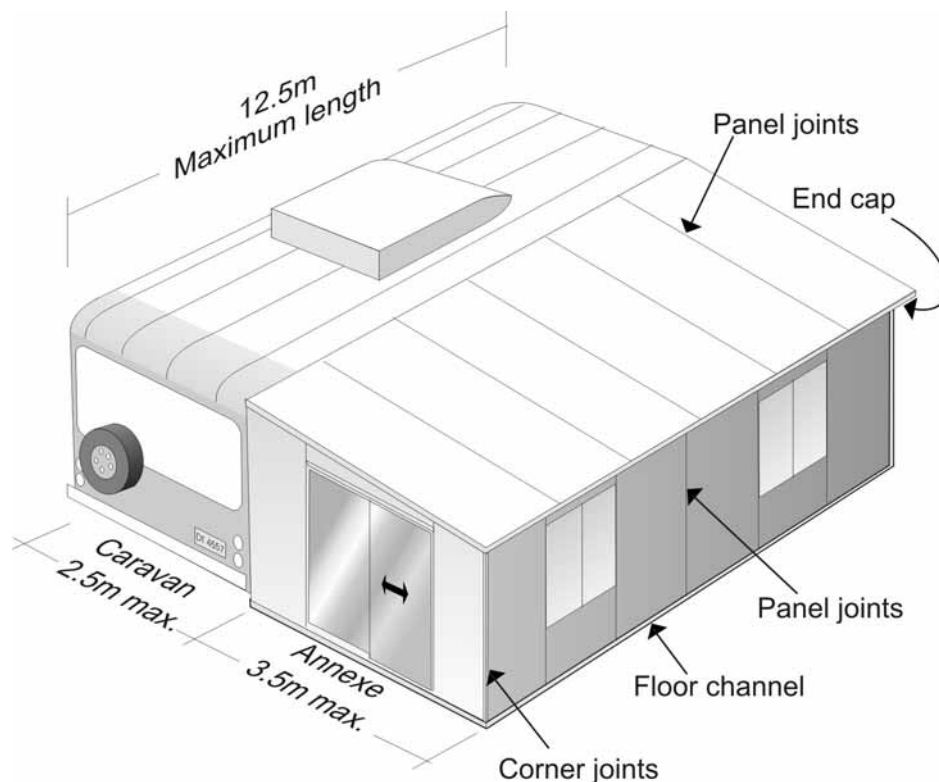
The following ***Rapid Knock Down Annexe*** has been designed and structurally certified by a practicing structural engineer. In order to comply with the design gust wind speed of a minimum of 41 M.P.S. the following specifications must be adhered to.

Panels to be pressure bonded using a heat and moisture resistant high performance adhesive. The product is not designed to be regularly dissembled but rather to be removed within 90minutes in the event of a threatened flood or a planned relocation.

The Rapid Knock Down Annexe shall be the same length as the caravan given to the width of 3.5m

Note: Rapid Knock Down Annexe's are intended for caravans only and not applicable to relocatable homes, manufactured homes cabins or the like and will not be approved accordingly.

Figure 1 Rapid Knock Down Annexe



The annexe is to stop level with the caravan at both ends.

Wall Panels- 50mm thick overall using 0.6mm pre-painted aluminium on the outer face and pre decorated on the inside of a rigid Polystyrene core. The wall panels, clad externally in aluminium are usually fixed directly to a concrete slab on ground or to a timber framed floor 200mm clear of ground level, including fixed solid awning as part of structure.

Maximum wall height 2.44m in side walls, 2.74m in end walls.

Roof Panels- 50mm thick overall using 0.6mm pre-painted aluminium each side of a rigid polystyrene core.

Maximum clearance-roof span 3.05m

Maximum width of openings or cut outs
Windows;

Normally 1200mm high can be fitted up to 1200 wide with no special conditions. Windows wider than 1200mm will need the addition of the mild steel reinforcement channel in the edge of the adjacent panels.

Doors

Normally 1800mm or 2400mm wide and 1970mm high need no special reinforcement IF fitted into a wall no higher than 2440mm. If the wall is higher than this then the reinforcement channel should be incorporated in the adjacent panels as for wide windows. The above assumes doors and windows used are designed and manufactured to a design gust wind speed of 41 M.P.S. in their own right.

The above assumes doors and windows used are designed and manufactured to a design gust wind speed of 41 M.P.S in their own right.

Fixing Instructions

The Floor Channel should be fitted with the higher leg to the inside of the unit. Before fixing, drain holes should be drilled through the base. This drain hole should be at 400mm centres and should be drilled from inside to outside to avoid swarf retention. The channel can then be fixed as follow:

- a. To timber floors using 10gx25mm self drilling or coach screws in each joist or at 600mm centres. Smaller diameter fixings can also be used at minimum 300mm centres.
- b. To concrete floors using 6mm Dynabolts or Hammer Pins at 600mm centres.

If the floor channel is fixed at floor level and is not recessed then a bead of sealant should be applied to the underside of the channel before fixing. On a flush timber floor a 100mm x 50mm aluminium angle flashing can be supplied to sit on the floor edge before fitting the channel.

The ends of the floor channel should be sawn to allow entry into the cap mould and the corner section.

The End Cap should be fitted to the side of the caravan using either $\frac{3}{4}$ x 6g self-drilling screws at 300mm centres or 10 gauge fixings into the main framework at 600mm centres.

The Annexe Mould should be fitted in the same manner. If the caravan profile is pronounced and as an added seal the 15mm willseal tape should be fitted to the rear of these sections before fixing.

Wall Panels can now be cut to size and the end rake cut for the gable walls, the **Corner Mould** can be cut to required length at the same time.

Panels can then be fitted into the floor channel and end cap and the corner fitted over the panel and floor channel. Panels are then fitted using the Panelink interlocking joint which exists on both faces of roof panels and the metal face only of wall panels where the ply face is joined using a colour matched ply joiner.

Door and Window openings should be left in the panel to suit the dimensions of the item to be fitted. Doors supplied require an opening of 1970mm high and 1800mm wide and windows 1200mm high and 1200 wide. Both doors and windows require fixing using $\frac{3}{4}$ x 6g self drilling screws at 300mm centres with sealant being applied prior to fixing or as an edge bead after fixing if required.

Roof Panels can be fitted last, one panel should be cut if required to leave approximately a 300mm overhang each side of the unit. Roof panels should be entered into the **Annexe Mould** and placed on top of the end cap over 10mm willseal tape and interlocking together. 12g x 75mm (minimum) roof screws should be fitted with the cyclone sealing washer at 400mm centres (or 3 per 1299mm panel) by screwing through into the **End Cap** on top of the walls. Note: If the roof panel overhangs the wall by more than 300mm additional support will be required to prevent uplift.

All panels should be joined to the **Floor channel** and the **End Cap** and the **End Capping** on top of the wall using $\frac{3}{4}$ x 6g self drilling screws at 400mm centres (3 per panel) inside and out, top and bottom.

A full application of **Silicone Sealant** to the cleaned and dry joints should ensure a dry and comfortable environment in which to enjoy your leisure time.

A compliance certificate must be affixed to the annexe indicating that the annexe complies with any standards, codes and specifications with which it is, by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005). The plate is also to indicate that the annexe is capable of being knocked down within 90 mins and has been installed in accordance with the requirements of this policy.

Note: A correctly installed annex can be taken down and removed within 90 minutes. It is not designed to be regularly dissembled but rather to be removed in the event of a threatened flood or a planned relocation.

Colour scheme

To enhance the visual amenity of caravan parks the colour scheme is to be limited to the nominate colour scheme by the owner of the land as approved by Council within the conditions of the "Approval to Operate".

Size of dwelling sites and site coverage.

You can have a dwelling site larger than the nominated size, however for the purpose of ecologically sustainable development in a environmental protection zone the maximum size of a dwelling site is:-

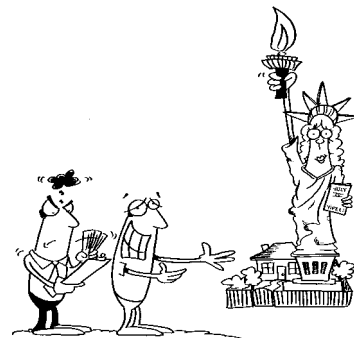
Minimum size for a Long Term Dwelling Site 80sqm

Maximum size for a Long Term Dwelling Site 100sqm

Minimum size for a Short Term Dwelling Site 65sqm

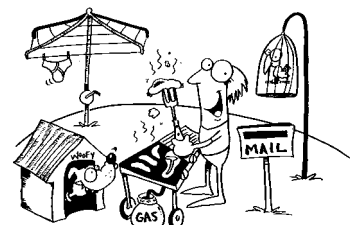
Maximum size for a Short Term Dwelling Site 80sqm

Therefore the site coverage (including any associated structure or annexe) must not exceed two thirds of a site. That site is considered to be a maximum of 67sqm for a long term dwelling site and a maximum of 54sqm for a short term dwelling site.



Set backs.

No associated structures will be approved within the 40-metre protection zone or in front of the building line, which shall be taken from the end of the



Draw Bar extremity. Therefore an annexe can only be as long as the caravan with a standard width defined as 3.5meters. It may have an awning attached however the awning/associated structure must not encroach in front of the tow bar extremity of the caravan.

A caravan on a dwelling site must face perpendicular to the internal road, with the draw bar also facing the road. This is to ensure easy evacuation from the site.

Note: The New Approvals Policy is not retrospective. Structures that were granted approval prior to the commencement date of the draft being placed on adoption can stay in their present location. However if the owner of the structure can produce no approval they must commence a works improvement program with the owner to ensure compliance within a two-year period from the adoption date of this policy.

Length of caravans.

The caravan situated on a dwelling site in flood liable land must be able to be road registered with the Roads Traffic Authority NSW. Therefore the:-

- Maximum Length of the Caravan is to be 12.5m;
- Maximum Width of the Caravan is to be 2.5m
- Either proof of current registration or an Engineering Certificate is required for all caravans located on flood affected land.

Note: The Engineering Certificate Scheme (ECS) is being replaced by the Vehicle Compliance Certification Scheme (VCCS). During the transition period from ESC to VCCS, signatories on the RTA List (VSI No. 15) will be allowed to continue to issue certificates. A list of VCCS accredited signatories (VSE No.48) will be posted on the RTA website when available. www.rta.nsw.gov.au

Note: On Flood Liable Land the Caravan must be able to be registered. This means if its not registered it can have a Vehicle Compliance Certificate to prevent liability when leaving the Park during times of emergency evacuation.

Part 3- Other Matters Relating To Approvals

This local approvals policy applies to those activities requiring approval under the provisions of Chapter 7 Part 3 of the Local Government Act, 1993.

Approvals/consents may be required for certain other activities under the provision of separate legislation, particularly in regard to the erection of other buildings which is controlled by the provisions of the Environmental Planning and Assessment Act 1979.