

INSTALLATION OF MOVEABLE DWELLINGS, RELOCATABLE HOMES IN CARAVAN PARKS LOCATED ON FLOOD LIABLE LAND

Information Sheet

This Guideline provides information on Councils requirements, in line with the Local Government Act and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 (the Regulation), for the installation of moveable dwellings and relocatable homes in Caravan Parks located on flood liable land, within the Edward River Council area.

The guidelines set out the controls that will be applied to minimise flood impacts and reduce the potential for personal and property damage within the Caravan Park.

Definitions

- Caravan means a moveable dwelling designed to be capable of being registered as a trailer.
- Relocatable home means a manufactured home or other moveable dwelling, that is not a tent, caravan, campervan or vehicle capable of being registered.

Section 68 Approval, Local Government Act 1993

Any installation of relocatable homes, annexes or associated structures (being any structure other than caravans, campervans or tents) that are to be installed on flood liable land require the prior approval of Council under Section 68 of the Local Government Act 1993 (the Act) and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 (the Regulation)

A Section 68 Application form is attached to this application (See Attachment 1). The application will need to be accompanied by;

- Site plan indication the area of the site and site number
- Location, size and area of existing and proposed structures and distance from adjoining installations
- Details of the proposed materials and construction method
- Engineers Certification for structure /footings /compliance with relevant standards (Local Govt Regs)
- An application fee and inspections will apply. This application is lodged directly with Council and does not go through the NSW Planning portal.

Special conditions relating to Section 68 Applications

- S68 Applications for installations within Caravan Parks must be accompanied by an approval from the Park Lessee/Manager, for the proposed works.
- The Lessee or the Park Manager shall be responsible for ensuring ongoing compliance with the requirements of Council and the Regulation for new and existing installations in the Park and the conditions applying to approval issued.
- Holiday Cabins that are owned and managed by the Lessee or Caravan Park Manager are not required to meet the minimum finished floor height. This exemption exists on the basis that the Lessee or Manager is on-site, well informed of the developing flood event and able to readily arrange transportation of the cabin/s from the site. This applies to the replacement of existing holiday cabins and does not give approval for additional new holiday cabins.

Note: this exemption does not apply to other replacement relocatable homes within the park that are not owned and managed by the Park Manager /Lessee

- The land may be subject to flooding and the development has been assessed using the best available information concerning the likelihood of flooding at the date of determination. If the land is flooded, Council will not, pursuant to Section 733 of the Local Government Act 1993, incur any liability in respect of the granting of this consent.

Conditions relating to installations within caravan parks on flood liable land

Caravans

The installation of a Caravan only on a dwelling site does not require prior approval of Council however the following requirements must be met;

- Nothing more than the caravan/registerable dwelling, may be installed on a designated site.
- Must be a registered vehicle upon installation to the site.
- The axles and draw bar of a caravan must—

(a) not be removed, and

(b) be maintained in good working order

Rigid Annexes

- The enclosed floor area must not exceed the enclosed floor of the caravan to which it is attached.
Note: The floor area of a caravan has a maximum internal width of less than 3.1m and must be determined as if that width were 3.1m.
- Only one annexe is permitted for each caravan.
- A compliance plate must be attached to an accessible part of the rigid annexe.
- There shall be no plumbing fixtures within an annexe.
- Associated structures must allow uninhibited removal of the Registered moveable dwelling, caravan or rigid annexe
- Rigid Annexes may with approval of Council, be attached to registrable moveable dwellings on dwelling sites, provided the method of attachment to the registered moveable dwelling be such as to allow disconnection within 90 minutes

Relocatable Homes

• **Must be designed accordingly for the possible flood depths and velocities of the site. All relocatable dwellings must have a Finished Floor Level (FFL) of 300m above the 1% Flood event.**

- Must be constructed and assembled off site and transported in major sections into the park.
- Be designed, constructed and installed in accordance with Division 4 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation.
- Be installed on a dwelling site.
- Have an adequate sewage disposal system (a separate s68 application may be required).

Associated Structures (Carport, Garage, Garden Shed, Pergola, Veranda, Awnings and Decking)

- Approval is required for the installation of an Associated structure.
- An associated structure must not be designed or modified so as to be used as a habitable room.
- The proposed works must not result in non-compliance with the fire separation distances amongst sites and the requirements of the Local Government Regulations.
- Structures and annexes are to be detachable from the caravan Annexe to allow uninhibited removal of both the caravan and annexe.

Site Coverage

- A relocatable home, caravan, rigid annexe and/or any associated structures must not be installed on a single dwelling site if the floor plan of the relocatable home (together with any associated or other building or structure on the site) is more than two thirds of the area of the site structure in accordance with Clause 72 of the Regulation.

Address this application to: The General Manager, Edward River Council		Contact us	
Mail PO Box 270 Deniliquin NSW 2710	Personal Delivery 180 Cressy Street Deniliquin NSW 2710	Phone Fax Email	03 5898 3000 03 5898 3029 council@edwardriver.nsw.gov.au

1. Applicant Details			
Applicant Name			
Postal Address <i>Your reply will be posted to this address</i>			
Company contact person			
Phone		Email	

2. Land Details			
Street Number		Street	
Town		Site Area m ²	
Lot/DPs numbers			

3. Proposed Activity (see attached Section 68 table)			
<input type="checkbox"/> Water supply work		<input type="checkbox"/> Install & Operate a sewer management facility*	
<input type="checkbox"/> Sewerage work		<input type="checkbox"/> Public entertainment	
<input type="checkbox"/> Stormwater Drainage		<input type="checkbox"/> Other (see attached table)	

* Note: for new systems of sewerage management you need to also complete Attachment B and provide a site and layout plan for the proposed Sewer Management Facility and associated Effluent disposal system

4. Owner/s Consent (Must be completed by the owner of the land). <i>As the owner/s of the land to which this application relates, I/we consent to this application. I also give consent for authorised Council Officers to enter the land to carry out inspections.</i>			
Owner Name		Additional owner/s	
Signature	Signature/s

5. Applicant's Declaration	
I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct.	
I also understand that if incomplete, the application may be delayed, rejected or more information may be requested.	
Signature:
Date	

PART A – STRUCTURES OF PLACES OF PUBLIC ENTERTAINMENT	
<input type="checkbox"/>	Install a manufactured home, moveable dwelling or associated structure on land

PART B – WATER SUPPLY, SEWERAGE AND STORMWATER DRAINAGE WORK	
<input type="checkbox"/>	Carry out water supply work
<input type="checkbox"/>	Draw water from a council water supply or a standpipe or sell water so drawn
<input type="checkbox"/>	Install, alter, disconnect or remove a meter connected to a service pipe
<input type="checkbox"/>	Water supply work
<input type="checkbox"/>	Carry out sewerage work
<input type="checkbox"/>	Carry out stormwater drainage work
<input type="checkbox"/>	Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer

PART C – MANAGEMENT OF WASTE	
<input type="checkbox"/>	For fee or reward, transport waste over or under a public place
<input type="checkbox"/>	Place waste in a public place
<input type="checkbox"/>	Place a waste storage container in a public place
<input type="checkbox"/>	Dispose of waste into a sewer of the council
<input type="checkbox"/>	Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility
<input type="checkbox"/>	Operate a system of sewage management (within the meaning of s68A)

PART D – COMMUNITY LAND	
<input type="checkbox"/>	Engage in a trade or business
<input type="checkbox"/>	Direct or procure a theatrical, musical or other entertainment for the public
<input type="checkbox"/>	Construct a temporary enclosure for the purpose of entertainment
<input type="checkbox"/>	For fee or reward, play a musical instrument or sing
<input type="checkbox"/>	Set up, operate or use a loudspeaker or sound amplifying device
<input type="checkbox"/>	Deliver a public address or hold a religious service or public meeting

PART E – PUBLIC ROADS	
<input type="checkbox"/>	Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
<input type="checkbox"/>	Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road

PART F – OTHER ACTIVITIES	
<input type="checkbox"/>	Operate a public car park
<input type="checkbox"/>	Operate a caravan park or camping ground
<input type="checkbox"/>	Operate a manufactured home estate
<input type="checkbox"/>	Install a domestic oil or solid fuel heating appliance, other than a portable appliance
<input type="checkbox"/>	Install or operate amusement devices
<input type="checkbox"/>	Use a standing vehicle or any article for the purpose of selling any article in a public place
<input type="checkbox"/>	Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations

Water plumbing, sewer and stormwater disposal works should be depicted on a hydraulics plan indicating location, size and types of materials to be utilised. All such work must be carried out by a NSW Licensed Plumber and Drainer.

ATTACHMENT B – Application for New System of Sewerage Management

1. Nature of works	
<input type="checkbox"/>	Connection to reticulated sewer system by gravity
<input type="checkbox"/>	Connection to sewer by private pump station
<input type="checkbox"/>	Install septic tank
<input type="checkbox"/>	Install aerated wastewater treatment system (AWTS)

Waste outlets to be connected (eg Water Closet)	
Number of persons using system	

2. Details of Installer			
Plumber / Drainer			
Postal Address			
Licence Number		Phone	

3. Septic Tank System	
Septic Tank Manufacturer	
Septic Tank Capacity (litres)	
Certification of Accreditation Number	
Collection Well	<input type="checkbox"/> No <input type="checkbox"/> Yes – capacity in litres:

Disposal method	
<input type="checkbox"/> Absorption method	<input type="checkbox"/> Transpiration bed
<input type="checkbox"/> Perforated pipe	<input type="checkbox"/> Irrigation – pump to remove area above ground disposal
Hydraulics plan and specifications for the disposal method is attached	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Aerated Wastewater Treatment System (AWTS)	
AWTS Manufacturer	
Capacity (litres)	
Certification of Accreditation Number	

Name of who will maintain the system	
- Postal Address	
- Phone	
Manufacturer’s specifications and details of the disposal method is attached	<input type="checkbox"/> Yes <input type="checkbox"/> No

5. Disposal Area Details (The land over which treated wastewater is used or disposed of)	
Describe the watercourse (eg permanent creek, dam etc)	
Distance of disposal area from nearest downhill boundary	
Distance of disposal area from nearest residence	
Distance of disposal area from nearest bore	
Level of groundwater (if known)	
What provision is there for stormwater runoff diversion away from the disposal area?	
Has a soil test or percolation test been conducted?	<input type="checkbox"/> Yes <input type="checkbox"/> No