

# CARAVAN PARKS

## Park Homes, Caravans and Other Structures



This factsheet is designed to provide guidance for owners of a park home or permanent caravan site who are wishing to build or renovate.

### What structures are allowed within a caravan park and camping ground?

Caravan park and camping grounds are required to comply with the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Ground Regulations 1997*. These regulations govern what

Structures allowed within a caravan site include:

- Park home or Caravan.
- Annexe.
- En-suite.
- Shed.
- Carport.
- Pergola or similar.

These buildings need to receive approval by the:

- Owner/s of the park home.
- Owner/s of the site (if different from above).
- Licence holder of the facility.
- Local government.
- If in a strata titled facility – the Strata Company.

Approval needs to be received before construction takes place. Please contact the building department at the Shire of Broome for more information on what is required.

### Park homes in caravan parks.

Under the regulations a park home is:

- To be one storey.
- To have a chassis with an axle and wheel assembly attached at all times (for each component of the park home), and to be maintained in such a condition that it is able to be moved under its own power or by being towed.
- To have a draw bar, which need not be attached at all times (for each component of the park home).
- To be stabilised as approved.
- To be secured to anchor points.
- All exposed metal to be corrosion resistant.

### Caravans

Under the regulations a caravan is:

- To have wheels attached to it and maintained in such a condition that it is able to be moved under its own power or by being towed.
- To not have more than one annexe attached to it.

### Annexes

An annexe is:

- Is to be attached to one caravan (and a caravan can only have one annexe).
- Not to be attached to a park home if it is assembled from 2 or more components.
- Not be longer than the caravan to which it is attached.

- Not be more than 300 mm higher than the caravan to which it is attached.
- Not to be wider than 3.6 metres.

### **Carports and Pergolas**

Carports and pergolas may be constructed within a facility however a building licence will be required. Please contact the building section of the Shire of Broome for further information.

### **Storage Sheds**

A shed cannot exceed 6m<sup>2</sup> in area and unless forming part of a carport cannot exceed 2.1m in height, and is to be built of light weight portable material.

### **Shade Sails**

For shade sails that are over 50m<sup>2</sup> or support poles are more than 3 metres tall a building licence is required from the local government.

### **Fences**

Written approval is required from the licence holder of the facility prior to the fence being built. The fence must comply with the following conditions;

- Must be a minimum of one (1) metre away from the facility road,
- A maximum of 1.2 metres high, and
- Constructed of lightweight material.

### **Distances between structures.**

There are minimum distances under the regulations that need to be met between you and any neighbouring site. These distances can be increased by the local government or licence holder of a facility.

Between a caravan or annexe and a

- Another caravan or annexe                      -3 meters
- Open sided carport                                      -1 meter
- Closed sided carport                                      -2 meters

Between an open sided carport and a

- Another open sided carport                      -2 meters
- Closed sided carport                                      -2 meters

The distance between a facility road and any structure is to be a minimum of 1 metre. This includes any steps, eaves, towbars etc.

### **Cyclone Activity**

Where a facility is within a cyclonic region each caravan, annexe or other structure is to be made safe during any cyclonic activity. In particular they are to be tied down using approved anchor points. These are to be capable of securing the caravan, annexe or other structure in winds at design wind speed for that area.

Before the cyclone season check and ensure that you have all the equipment needed to tie down all of the structures on your site.

### **Further Information**

For further information regarding building licenses and the regulations please contact the Shire of Broome on 9191 3456.