

PRINCIPAL OFFICE:
8 Elizabeth Street, Maitland
Telephone (08) 8832 0000
ALL CORRESPONDENCE TO:
PO Box 57, MAITLAND, SA 5573
Fax (08) 8853 2494
Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au



CARAVAN ANNEXES AND MINOR STRUCTURES IN CARAVAN PARKS

IS242

Responsible Officer: Manager
Development Services

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Applications for the construction of Caravan Annexes must be submitted on the prescribed form, SF014 Development Application, accompanied by the appropriate fees, plans and specifications. The application will be referred to Manager Development Services, Planning and Development Officers for assessment.

Minor structures do not require Development Approval from Council however will require Park Management consent and shall comply with this Policy.

Minister's Specification SA 76

A minimum separation distance of 3.0 metres shall be provided between any tent, caravan, annexe, mobile home and buildings, including any attached awning or other minor structures to any adjoining occupancy of likewise development. A concession on the separation distance may apply if the site is within 90 metres of a fire hydrant system complying with AS2419.1. Site plan to show all distances.

Hard wired smoke alarms are to be installed with 9V battery back-up in the annexe - clause E1.7 of BCA. Floor plan of annexe to show position of smoke alarm.

Fire Extinguishers shall be provided in the annexe - clause E1.6 of BCA. Floor plan of annexe to show position of fire extinguishers.

All gas installations shall be designed and installed in accordance with AS/NZS 5601.2 – Gas Installations.

Electrical Installation shall be installed to AS/NZS 3000 – SAA Wiring Rules.

Hazard Reduction: The underside of semi-permanent / permanent caravans and annexes shall be enclosed to prevent the entry of wind-blown debris and to prevent the storage of goods or materials underneath. Description of enclosing material to be noted on plans.

Note: A full copy of Minister's Specification 76A is available from the Department of Planning, Transport & Infrastructure web site.

Council's Planning Guidelines

All building material shall be new and of merchantable quality and fit for the intended purpose.

Minor structures shall at all times allow for the required minimum 3m separation. Minor Structures shall be constructed of factory pre-painted materials.

Carports, canopy structures or shade sails over caravans or annexes whether freestanding or attached are not permitted.

Solid Annexes are to be constructed in vertical modular (1200 wide) composite panels with a powder coated aluminium external wall finish and a pre-decorated plywood internal wall finish.

All composite powder coated panels are to be of subdued colours. Annexes are not to exceed the body length of the caravan.

Minimum separation distance of 3 metres from any other structure is to be maintained at all times. There are to be no objects, fixtures, structures, projections to encroach into that space, e.g. fencing, garden sheds, air conditioning units, awnings.

Air conditioners are to be roof mounted to either the caravan or annexe, or may be wall type if located over draw-bar of caravan.

The porch should be limited to a depth of 1.5 metres and be no wider than the width of the annexe.

In-situ type floors (concrete) are not permitted.

Floors to be of panel form-type, either of plywood or structafloor, of the appropriate thickness to suit joist spacings.

Porch floor to be of brick or concrete pavers or alternatively CCA treated decking in slat form.

Caravan must be maintained in a roadworthy condition at all times.

Caravan must be placed so that the tow-bar is facing the roadway.

Development involving annexes and or porches, should comply with the minimum setbacks as shown in Figure 1. (see following page)

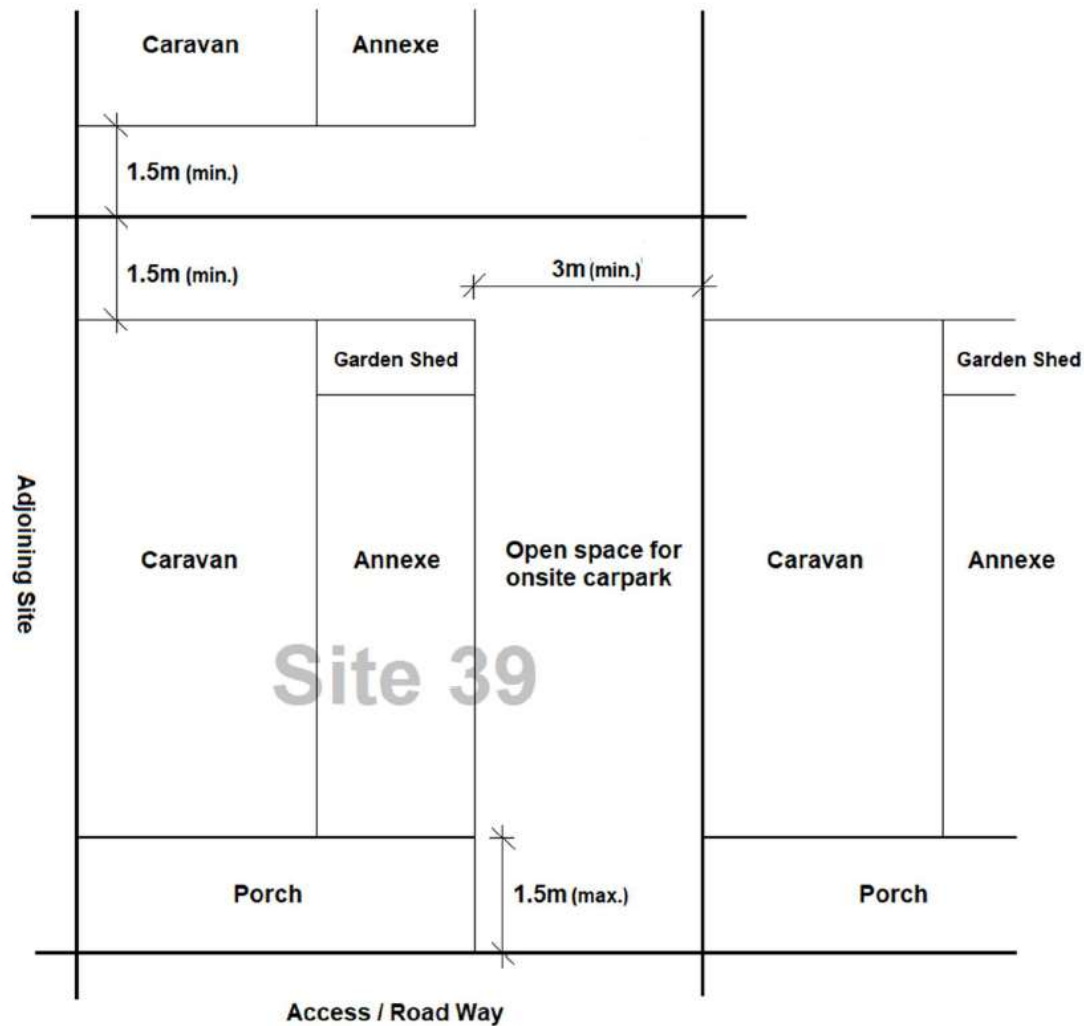


Figure 1: Example Site Plan

Note

Irrespective of any agreement or approval of any structure, the Caravan Park Management or Council reserves the right to require its removal from a site or the Caravan Park at its discretion.

Additional Construction Requirements

All annexes in Caravan Parks within the Yorke Peninsula Council area need to be designed for a wind velocity of 41 metres per second.

Floor structures to be of CCA treated pine to Hazard Level 5 of the appropriate stress. graded sizes to conform to AS 1684 or of hot-dipped galvanized steel to conform with AS 3700.

Floor structures to be anchored to ground on four corners using galvanised mild steel angles of 76 x 76 x 5 thick (or equivalent) into concrete pads of 450 x 450 x 600 deep.

Window panels not to exceed 1200 high and 1200 wide fixed in accordance with Manufacturer's Specification and shall comply with AS 1288.

Annexe wall height not to exceed 2.5m for side walls and must not be higher than caravan at junction of annex to caravan.

Interlocking of composite panels to be powder coated aluminium channels, capping's and flashings fixed in a manner that is easily de-mountable.

Roof panels are to be of the same composite panel as that of the walls with maximum clear roof span of 3.05m.

The roof panel shall overhang the wall panels a maximum of 100mm.

Porches at the front of an annexe are to be constructed of same material as the annexe with posts to be of 50 x 50 square powder coated aluminium, embedded into concrete pads of 400 x 400 x 600.

Wet area facilities are not permitted in annexes.

Checklist for the Applicant

To assist with the assessment process for caravan annexes, the applicant should ensure the following information will accompany the application prior to submitting to Council:

- Accurately scaled drawings showing all materials and relevant construction details.
- A scaled site plan showing the setback distance from site boundaries including dimensions from any buildings / structures on adjoining sites.
- Site plan of the park and the position of the site for the proposed development.
- Ensure the plans have been signed by the relevant Park Manager endorsing the application and confirming that the required 3m separation distances have been achieved.
- Floor plan showing the position of the smoke alarm and fire extinguisher.
- Details of the perimeter infill under the annexe and caravan.
- Details of anchoring the annexe to the ground, material sizes and positions of anchorage.

For further information and enquiries, please contact Yorke Peninsula Council on 8832 0000.