

Schedule 14 Operation of caravan parks

Section 11

1. Prescribed activity

Operation of caravan parks.

2. Activities that do not require approval under the authorising local law

Intentionally left blank

3. Documents and materials that must accompany applications for approval

An application for approval must be accompanied by –

- (a) the prescribed fee; and
- (b) evidence of compliance with the standard public liability insurance condition; and
- (c) if the applicant is not the owner of the land on which the caravan park is situated—the written consent of the owner to the application; and
- (d) details of public consultation held in the division in which the caravan park is proposed; and
- (e) if applicable, Native Title consent and land-owner consent; and
- (f) details of the proposed resident manager of the caravan park; and
- (g) the plan of the proposed caravan park showing the location, the sanitary conveniences, the ablutionary facilities and the details of each site; and
- (h) maximum number of persons who can be accommodated in the caravan park; and
- (i) any other documentation or materials requested by the local government in writing.

4. Additional criteria for the granting of approval

The additional criteria for the granting of an approval are that –

- (a) the proposed resident manager is a suitable person to be manager of a caravan park; and

- (b) the caravan park can be operated in a way which will not cause nuisance, inconvenience or annoyance to the occupiers of adjoining land; and
- (c) all facilities in the caravan park are at an acceptable standard or can be brought to acceptable standard for use by residents.

5. Conditions that must be imposed on approvals

A condition that must be imposed on an approval is that the approval holder must comply with the standard public liability insurance condition.

6. Conditions that will ordinarily be imposed on approvals

- (1) the conditions that will ordinarily be imposed on an approval are that the approval holder must –
- (2)
 - (a) ensure that the manager resides in the caravan park; and
 - (b) ensure the resident manager can be contacted at all times; and
 - (c) ensure the resident manager and private owners of rented caravans have access to a copy of the *Residential Tenancies and Rooming Accommodation Act 2008* (Qld), the *Manufactured Homes (Residential Parks) Act 2003* (Qld), and sections 595-595 of the *Police Powers and Responsibilities Act 2000* (Qld), or relevant successors; and
 - (d) keep a register of persons using the caravan park; and
 - (e) not to hire out part of caravan park for separate occupation; and
 - (f) maintain buffer zones between accommodation sites and roads, external boundaries, or facilities on the caravan park; and
 - (g) ensure the limitation of the number of persons occupying a site or complementary accommodation; and
 - (h) if applicable, maintain Native Title consent and tenure; and
 - (i) maintain all buildings, structures and facilities provided by the operator of the caravan park in good and serviceable condition; and
 - (j) ensure the operator keeps the caravan park (including all sites) clean and tidy; and
 - (k) provide adequate water supply, toilets, showers and waste facilities; and
 - (l) ensure that potable water is at all times protected from contamination; and
 - (m) ensure that, if water obtained from a particular water outlet in the park may be unsuitable for drinking, a sign is prominently displayed at the outlet stating “Unsuitable for Drinking”; and
 - (n) ensure any supplied bedding is kept in a clean and sanitary conditions and changed whenever the occupier changes; and
 - (o) not to change the sites or structures or facilities in the caravan park without agreement of the local government; and

-
- (p) ensure the operator does not to permit a person to bring onto a site a caravan or other type of accommodation that is not fit for human habitation; and
 - (q) A requirement for the operator to maintain all applicable licences and Approvals to operate a caravan park.

7. Term of approval

The term of an approval shall be for a period of 12 months.

8. Term of renewal of approval

The term of a renewal of the approval shall be the term stated in the renewal.