

CABIN SITE USE AND DEVELOPMENT POLICY **(as at June 2012)**

1. BACKGROUND

This policy provides guidance on the matters against which the Council will assess any application for consent received pursuant to clause 9 of any Site Licence for a proposed alteration or addition, including the installation of a Cabin, to or on a Site.

The terms of this policy apply in addition to any requirements of the *Development Act 1993 (SA)* (**Act**) and the provisions of any relevant development plans. If there is any inconsistency between the terms of this policy and the provisions of the Act or any relevant development plan, the provisions of the Act and the relevant plan prevail to the extent of the inconsistency.

2. DEFINITIONS

In this policy:

Cabin means a small, simply constructed structure comprising a room or a number of rooms which provides living and sleeping accommodation for one or more persons.

Park means the Wallaroo North Beach Tourist Park located at 1 Pamir Court, Wallaroo South Australia 5556.

Site means a site within the Park.

Site Licence means a licence issued by the District Council of the Copper Coast for the long term use of a Site within the Park.

3. GENERAL GUIDELINES

Where any application for consent is received for the development of a Site, the following general guidelines will apply in addition to the relevant specific guidelines.

- 3.1 All additions and alterations must be set back at least 600 millimetres from the boundary between the road and the Site.
- 3.2 A straight driveway that is at least 3 metres in width must be constructed from the boundary between the road and the Site to the rear boundary of the Site.
- 3.3 Sufficient open space must be provided on the Site to enable washing to be hung out to dry at the rear of the Site.
- 3.4 A rainwater tank with a minimum capacity of 1000L must be installed and used at the Site.
- 3.5 All alterations and additions must comply with the requirements of the *Development Act 1993 (SA)*.

4. **OTHER ALTERATIONS AND ADDITIONS**

4.1 **Electricity and Gas Connections**

Where any consent is applied for, and granted for, any electrical or gas connection to a Site, copies of all relevant certificates of compliance must be provided to the Council immediately after such connection has been completed.

4.2 **Fencing**

The only fence that may be erected on a Site is a fence which has been erected for the sole purpose of keeping an animal at the Site and any such fence must not be visible from the boundary between the road and the Site.

5. **CABINS**

Cabins can only be purchased from the Council.

A range of 2 and 3 bedroom cabins priced from \$75,995.00 and two bedroom duplex units from \$66,853.00 are available.

6. **SITES**

A range of sites are available from \$4,500.00 per annum

\$4,500.00 small / duplex

Site numbers
215 - 216
259 - 264
Individual sites available by request
Others available in stage 2

\$5,500.00 medium / 2 bedroom

Site numbers
208 - 210
217 - 225
Others available in stage 2

\$6,500.00 large / 3 bedroom

Site numbers
212 - 214
Others available in stage 2

