



1. Annual Fees and Utilities – as per the Occupation Agreement

Paid by or on the 1st of every month.

Electricity is metered and will be charged each quarter.

Late Payment fees apply

2. Van Insurance

All vans to be insured including at least \$10 million public risk liability (a current copy to be provided to park each year)

3. Van Owners

180 days in a 12-month period

Van owners must email the park when you are coming to the park

No more than 30 days consecutively (must vacate the park for a period of 48 hours)

Fees are for the person/s on the occupant agreement and any children under 21 living dependently with you at your home address unless there is written approval from the park owner to allow other family members.

4. Renovations/Repairs

Please act within the guidelines of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 prior to commencement to ensure approval. Details can be found at

<https://legislation.nsw.gov.au/view/html/inforce/current/s1-2021-0461>

and Shoalhaven City Council. The park Manager is the only person who can lodge this on the NSW planning portal.

Forms may be picked up at the office to help you start. Fees/costs apply.

All repairs, renovations, and additions must be approved in writing by the park.

Van/annexe/cabin to be kept in a maintained state.

No work to be carried out in/on busy times, public holidays, school holiday times or Sundays. Permission in writing is needed.

All repairs must be done in a non-combustible material.

5. Work Health and safety

Occupants must comply with any directions of the park owner in relation to compliance with the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2011 and stay within the guidelines of Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

Any installation, alteration, addition, or repair of the occupants dwelling must be approved in writing by the park manager and must be lodged with the NSW Planning Portal by management before any works are to start.

Any installation, alteration, addition, or repair of the occupants dwelling may only be undertaken by a licenced tradesperson.

Occupants must ensure that no tradesperson enters the holiday park until that person has provided license, public liability and workers compensation insurance details to Park management.

6. Van/Site

All utilities to be disconnected -leads and hoses to be rolled up and put away when leaving.

Site/Van must be kept neat, tidy, well maintained and must be kept structurally sound.

All items to be placed inside the van when leaving the park

Furniture to be put away inside your van

No tents, vans or swags to be erected on your site

BBQ and Gas bottles must be chained and secured to your structure.

No items to be stored around or under your site/van.

No tarps, plastic, shade cloth to be used at your site/van

No Items to be placed on your roof at any given time

No chemicals or flammable goods to be left at your site/van

Park holds no responsibility for any theft or damages place all items inside the van

1 car per site

A small tinnie may be left on site at the managers' discretion. It must be registered, locked and secured to the structure. A spare key with identification tag is to be left at the office.

Boats and trailers must be secured when not in use whilst the occupant is at the park

The park requires a copy of your keys to your van

No fixed hoses or sprinklers to be used to water lawns

No café blinds to be installed

7. Guests - if a name is not on the Occupation Agreement as occupant or occupants, they are a guest

All guest's **day or night** that come to the park must sign the guest register located at the front of the office and report to office to pay before entering the park as per Schedule one of your occupational agreements.

Day Guests

Must Park in visitor's car park

Must sign the guest register located at the front of the office before entering the park and report to office to pay and must vacate the park by 10pm.

Overnight Guests

For any overnight guests the owner must notify the park 48 hours of prior to arrival via email during business hours.

Guests must sign the guest register before entering the park.

If guests are staying without the owners, guests will need their own boom gate number not the site owners.

Only 6 people (including owners) to stay at/on the site at any given time.

The owner/s are responsible for their guests' actions and behaviour, they must abide by the Park Rules.

8. Boom gate code

This is your number and NOBODY else is allowed to use this number at any time.

All visitors and guests are to sign in at the guest register. Guests will be given their own boom gate number as a guest to your site when you are not here.

9.Garbage

All Domestic waste just like at home only to be placed in the bins located at the front of the park.

All rubbish to be removed from your site immediately

All other items to be taken to the Lake Conjola tip located on 488 Lake Conjola Entrance Road Lake Conjola. Open Saturdays from 8am.

Old BBQ's fridges, bikes etc not to be left at your site or fees will apply for the removal as per Schedule One of your Occupation Agreements.

10.Vehicles/Parking

1 Vehicle per site

Must be parked in your allocated car space on your site at all times

All vehicles' to be parked on the site and 1 metre off the road

Unregistered vehicles, including boats are not permitted in the park.

Speed limit 8 klm

No cars to be washed at the park

All visitors and trades visiting your site must park in the visitor's car park

No driving lessons in the park

11.Amenities/Laundry/Camp Kitchen/BBQ area

These areas to be left clean and tidy

Children under 14 must be accompanied by an adult

Playing in or around these areas is not permitted

No bathing children, washing up or cleaning of fish etc in laundry tubs

12. Pets

No pets allowed

13.Vandalism

Occupants must not commit any acts of vandalism

Occupants to report to the park any acts of vandalism

14.Ball games/Bikes and Recreational items

Ball games not to be played in the park during peak period.

No hard balls (like cricket balls) permitted at any time.

Push bikes, scooters etc only to be ridden in daylight hours during non-peak times

As required by law helmets to always be worn

No electric bikes, scooters or remote-controlled cars to be used at any time.

15.Children

Children must be supervised properly so that they are not a nuisance or danger to themselves or others.

16.Criminal activity

Occupants must not offend against the law at the park or use the dwelling unit for the furtherance of any criminal activity.

No firearms or weapons to be kept at the site.

Occupants must not use, or be under the influence of, any unlawful drugs or substances

17.Not carry on Trade or Business

Occupants or Guests not to carry on any trade or business within the park

18.Storage of Goods on site

No goods to be stored under or around your site

No chemicals or flammable goods to be left at your site

Occupants must ensure that no goods of any type remain outside when the occupant is not at the site

Gas bottles must be chained and secured

No tarps, plastics or shade cloth to be used at your site

19.Fires

Check that there is not a total fire ban in place

Contained fire pits are allowed within your site

All fires must always have a responsible adult at the fire

All fires must be extinguished when not in use

Area must be cleaned and free of ash and coals before leaving the park

20.Cameras/ Filming

No cameras to be installed on your site

No unlawful filming

Amended September 2024.

Effective 30 October 2024.