Frequently Asked Questions: New Club Standards

GMW's Club Standards set out the requirements for the development of recreation infrastructure and individual site works by recreational clubs. They also assist clubs in preparing proposals and applications for these works.

When will the new Club Standards come into effect?

The new Club Standards will only take effect once the new leases are entered into as of 1 July 2016.

Are the Club Standards only for new developments?

Any developments undertaken after the proposed Club Standards are adopted, must comply with them.

Compliance time frames for existing works will be developed following compliance inspections and time frames agreed to in discussion with the individual club.

It's important to note that future works may require previous developments to be brought up to current standards. However this would be worked out in consultation with the club in question.

Under the Club Standards, common questions include:

Can grey water be disposed of in the club system?

If an individual site wants to discharge grey water from a shower or washing machine, it must be connected to the club effluent system.

Smaller amounts of grey water (e.g. from a kitchen sink) should be collected and disposed of in the club effluent system.

Will pre-existing site fire places be subject to the new Club Standards?

As in the previous Club Standards, existing fire places must meet CFA Standards (e.g. have a three metre clearance around the site).

All fire places or fire pits must have written approval from GMW prior to construction.

Portable fireplaces such as braziers or chimineas that can be stored inside when not in use don't require GMW approval, but must still comply with the relevant CFA standards for fireplaces.

What is the definition of 'minimal' in regard to firewood?

'Minimal' firewood can be contained in a container approximately one cubic metre in volume.

What constitutes a flyover?

Any material 'roofing' that has airspace between the existing caravan roof and the new material is deemed a flyover, regardless of whether or not it's attached to the van or ground.

What is the maximum size allowed for a deck outside a flyover?

The maximum size of any caravan, veranda and annexe of flyover is 80 square metres and must not exceed two thirds of the entire site area.

These specifications can be found in Section 5.3 of the new Club Standards and remain unchanged from the current Club Standards.

What is the maximum accepted annex width?

GMW accepts a maximum annex width of 3.6 metres. This is in line with the Residential Tenancies (Caravan Parks & Movable Dwellings Registrations and Standards) Regulations 2010 which provide for the health and safety of park users.

The regulations also state that a rigid annexe must 'overall not [be] larger than the total floor area of the moveable dwelling to which it is attached'.

How often must fire extinguishers, alarms, and blankets be tested?

While the proposed Club Standards don't specify testing schedules for firefighting equipment, the CFA's Caravan Park Fire Safety Guidelines suggest that Caravan Parks follow the instructions set out in Australian Standards AS1851-2012.

AS1851-2012 requires all firefighting equipment such as extinguishers, hose reels and blankets to be inspected and certified on a six-monthly basis.

Further questions should be directed to the Victorian Fire Services or other suitably qualified persons.

Does general maintenance require permits?

General maintenance is a lease requirement and doesn't need permit approval.

Typical club works that do require permits include:
- building retaining walls
- foreshore works (e.g. environmental works, landscaping and stormwater control)
- alterations to effluent pipework or systems
- boundary fencing
- digging or excavating