

Caravan Park and Camping grounds rules



GREAT OCEAN ROAD
COAST & PARKS AUTHORITY

March 2026

Purpose of rules

The Great Ocean Road Coast and Parks Authority (the Authority) is appointed pursuant to the *Crown Land (Reserves) Act 1978* (Authorising Act) to manage certain Crown land including caravan parks and camping grounds (Parks) situated on that Crown land and is incorporated by an order of the Governor in Council. The Authority has power to make these rules to govern the use and occupation of those Parks which it manages and to provide respectively for their safe and enjoyable use. Occupancy in the Parks is conditional upon the occupant complying with these requirements.

1. INTERPRETATION

“**Act**” means the *Residential Tenancies Act 1997* and includes any statutory modification or re-enactment thereof or substitution therefor for the time being in force.

“**Adult**” means, for the purposes of these Rules and a Permit, a person 18 years of age.

“**Amenity**” or “**Amenities**” mean the land and buildings intended for laundry, bathroom, toilet and washing use.

“**Annexe**” means a moveable dwelling within the meaning of the Act that is attached to a registered or registrable moveable dwelling and extends the habitable area of that dwelling.

“**Boom gate pass**” means a pass (key, code or card) issued by management entitling a motor vehicle to have access to the park during the term for which the pass is issued.

“**Business day**” means every day except Saturday, Sunday or a public holiday in the area where the Park is situated.

“**Caravan**” means a registered or registrable moveable dwelling within the meaning of the Act other than such as the Manager shall generally or specifically reject at their sole and absolute discretion.

“**Casual permit**” means a permit other than a Twelve-Month Permit or a Seasonal Permit for a period not more than 59 consecutive days.

“**Child**” means any person between the ages of four and 17 years, both inclusive.

“**Common area**” means a facility or open area.

“**E-Bike**” means a legal electronic bike powered by rechargeable batteries with a motor to provide electric assist while pedaling. Legal E-Bikes are those with a maximum continuous rated power output of no more than 250 watts, motor assistance that cuts off after reaching 25km/h & with functioning pedals.

An e-bike that falls outside the scope of this definition is considered an unregistered motor vehicle, is liable to penalties and banned in all Caravan Parks.

“E-Scooter” Means a legal electronic scooter designed for one person, with a maximum speed of 25km/h, weighing no more than 45kg, and propelled by an electric motor or by the rider pushing one foot along the ground. An e-scooter that falls outside the scope of this definition is considered an unregistered motor vehicle, is liable to penalties and banned in all Caravan Parks.

“Facilities” means the land or buildings in the park intended for use for storage space, car parking, laundry, cooking, garbage storage, disposal facilities, bathroom, toilet and washing facilities, appliances for heating or cooling, communications facilities, pool, playground, activity areas or outhouses.

“The Authority” means the Great Ocean Road Coast and Parks Authority and, where the context so admits, includes the Manager and any Officer.

“Ground cover” means a breathable material used to cover, by direct contact, a small portion of the ground of a site external to a caravan, annexe or tent, and does not include carpet.

“Guests” means all occupants and temporary occupants of the park.

“Infant” means any person up to and including three years of age.

“Manager” means the Manager of the Park and their delegated representative or delegated representatives.

“Management” means an Officer or Officers exercising their delegated authority to perform a function or make a decision in respect of the management of a park.

“Motor vehicle” means a motor vehicle as defined in section 3 of the Road Safety Act 2001.

“Occupant” means a person named as such in a Permit.

“Officer” means an Officer appointed by the Authority and includes the Manager.

“Open area” means any space in the park intended for use as a recreational area, lawn, or for common use by Guests and their Visitors other than a Facility.

“Park” means the caravan park for which a Permit is granted as specified in the Schedule of that Permit.

“Period” means the term for which a Permit is granted, as specified in the Schedule of that Permit.

“Permit” means the right contained in a permit document for the occupants named in it to occupy a site for the Period and on the terms specified in the Permit including the use, in common with others, of common areas. A permit is neither transferable nor useable by anyone other than an occupant named in it.

“Permit Holder” means the occupant who enters into a Permit with the Authority in respect of a site.

“Regulations” means the regulations made under the Act for the time being in force.

“**Rent**” means the permit fee payable for the use of a site.

“**Rules**” mean these Rules as amended from time to time.

“**Schedule**” means the Schedule to a Permit.

“**Seasonal permit**” means a permit for a term of not less than two months nor more than six months as the Authority shall from time to time determine, and may determine on the basis of seasons of the year which permits the Permit Holder to install a caravan and annex for the period of that Seasonal Permit, and which the Permit Holder may use for not more than 59 consecutive days nor more than 80 days in total during the Period;

“**Service charge**” means a charge in respect of a service supplied to a site and separately metered.

“**Site**” means a site in the park the boundaries of which, in the event of any dispute, shall be fixed by the Authority in its sole and absolute discretion.

“**Special event**” means an event occurring in the park which the Manager deems to be special.

“**Temporary occupant**” means a visitor who is permitted to remain in the park under the provisions of Rule 43 for so long as they are permitted to so remain.

“**Trailer**” means a trailer within the meaning of the *Road Safety Act 1986*.

“**Annals**” means a permit for a period of twelve months which permits a Permit Holder to install a caravan and rigid annexe for the period of that Twelve Month Permit and which the Permit Holder may use for not more than 59 consecutive days nor more than 180 days in total during the Period.

“**Vehicle**” includes but is not limited to motor vehicles, trailers, boats and watercraft of all descriptions, and the Authority reserves the right at its sole discretion and either generally or specifically to determine what constitutes a vehicle for the purposes of these Rules and any Permit.

“**Visitor**” includes a person who, in the opinion of an Officer, has entered the Park apparently for the purpose of visiting an occupant or who is on or in the near vicinity of a site and apparently visiting that site or one or more of the occupants of that site.

2. ALCOHOL

Alcohol may be consumed on a site but not on common areas unless approved by the Manager, who may make limited exceptions to this rule for special events.

3. AMENITY BLOCK KEYS

A cash deposit may be charged for each Amenity Block Key. Only the Permit Holder will be issued with an Amenity Block Key. Amenity Block Keys must be returned to the park office for the deposit to be refunded. (This is subject to each park).

4. AMENITIES

- 4.1 Infants and children under seven years of age must be accompanied by an adult when using amenities.
- 4.2 Laundry sinks must not be used as baths.
- 4.3 Laundry or bathroom sinks must not be used for washing dishes.
- 4.4 Cleaning of fish is not permitted in any amenity.
- 4.5 Washing of wetsuits in showers and/or sinks is not permitted in any amenity.
- 4.6 Amenities are closed during cleaning. This will be communicated by signage at the entrance.
- 4.7 Smoking is not permitted in any amenity.

5. ANNEXES AND SIMILAR STRUCTURES

One annexe or similar structure is permitted per site. The maximum permitted width of an annexe or similar structure up to 3.6 metres and its length must not extend beyond the front or rear of the caravan body (exclusive of guy ropes and tie downs) (See also Rule 23 – Gazebos, Shade Structures)

6. DECKING

One decking may be installed on each site.

The decking can be sighted at the front of the caravan and must be no greater than the caravan and annexe and not extend from the caravan beyond the length of the drawbar.

or

Side of caravan and must be on principal entry side as determined by the Authority and be no longer than the length of the caravan or wider than 1.2 metres.

or

Rear of the caravan and it must not be greater in width than the caravan and annexe or extend more than 1.2 metres from the caravan.

7. PROPERTY STORAGE

A storage box may be installed in the front or rear of the caravan. The storage box must not be greater width than the caravan.

Maximum storage box height must not exceed 1.2 metres from ground level and depth must not exceed 1.2 metres front to back.

If gas bottles are stored in the storage box, it must be well ventilated.

8. ANIMALS

Animals, including pets and domestic birds, are not permitted in the park unless exempted. All exemption provisions, if any, are shown on the park website.

9. BARBEQUES AND FIRES

Fires and solid fuel barbeques, including heat bead and 'kettle' type units, are not permitted in the park at any time. Portable gas BBQs and cook tops are permitted. Users must observe all relevant rules, safety clearances and regulations. Including fires and BBQ's being extinguished by 10pm.

10. BEHAVIOUR

Excessive noise, unruly behaviour, bad language, unreasonable disturbance, or any other conduct which disturbs the peaceful and quiet enjoyment of any site by its occupants, Park staff or the Manager will not be tolerated at any time. Park quiet time is 10 pm to 7 am. The Manager may make limited exceptions to this rule for special events.

11. BICYCLES / SCOOTERS / ROLLER BLADES / SKATEBOARDS / E-BIKES/ E-SCOOTERS

Bicycles, scooters, rollerblades, skateboards, e-scooters, e-bikes and similar equipment may be used during daylight hours only, and are not allowed near park entry/exit points or within facilities areas.

Only approved and legal E-bikes and E-scooters are permitted in Parks (refer to definition)

All users must wear safety helmets at all times & must not travel at more than 5km/h (walking pace- See also Rule 39 – Speed Limits).

12. BOOM GATE OPERATION

If the Park has a Boom Gate, the Manager may issue one Boom Gate pass/code to the Permit Holder which will allow the parking on the site of a specified motor vehicle. Boom Gate Passes will only be issued to the Permit Holder, who may be requested to provide identification prior to issue. No motor vehicle may enter the Park without a Boom Gate Pass. The Boom Gate code/pass is designated to your site/booking and should remain confidential.

13. CARAVANS

Every Caravan in the Park must always be:

- 13.1 registerable (Seasonal Permits or Annuals only) and insured for Public Liability risk with a Certificate of Currency provided upon request.
- 13.2 in a sound structural and mechanical condition with all exterior cladding, glass, Perspex, canvas, and fly wire completely whole and without cracks tears or other damage to the Manager's reasonable satisfaction.
- 13.3 fitted with wheels that are inflated and appropriate to the Caravan.

- 13.4 capable of being moved within 24 hours (caravan and annexe).
- 13.5 fitted with a drawbar and coupling hitch properly attached and useable; (unless engineered to be removed)
- 13.6 parked with the drawbar facing the nearest Park Road unless otherwise directed by an Officer.
- 13.7 not more than eight (8) metres in length (measured from tip of drawbar to rear of caravan), or at managers discretion.
- 13.8 fitted with the following, which must be in working order:
 - 13.8.1 at least one main powered smoke alarm with a battery back-up power supply; and 10-year lithium battery photo and electric smoke detector photo to be supplied and
 - 13.8.2 at least one fire extinguisher and fire blanket.

14. CLOTHESLINES

Subject to Manager's approval

A small sized clothesline may be erected on a site, within its boundaries, not attached to or impacting trees or other vegetation and not causing any access or safety hazard or unreasonable impact on the aesthetics of the park. Clotheslines must be erected appropriately and securely when in use and packed away when the site is unoccupied overnight.

15. ELECTRICITY AND ELECTRICAL APPLIANCES

All electrical appliances must be contained and stored within the caravan, annexe, or tent when not in use. Any extension or supply lead must be arranged so as not to obstruct or endanger persons walking in the vicinity of the site. Every lead must be located where it will not be subject to mechanical damage or provided with suitable protection against it and from damage by high winds. All leads must be above ground, using power head extension poles where supplied or other means.

Charging electric vehicles, e-bikes and e-scooters using powerheads, cabin outlets, annexe/van outlets, or amenity and camp kitchen electricity outlets is strictly prohibited.

Connections to power heads must be by a single length of heavy duty 15 amp double insulated extension lead. Leads must be tested, using either the Park or another registered service, and carry a current compliance tag (not more than 12 months old). Electricity must be switched off at the power head when a site is unoccupied overnight. (See also Rule 25 – Lighting).

16. EMERGENCIES

Guests should familiarise themselves with the Park Emergency Management Procedures and Evacuation Plans. These can be viewed in the park office or in amenity blocks. The emergency phone numbers for the parks are:

- Torquay – (03) 5261 2496

- Anglesea – (03) 5295 1990
- Lorne – (03) 5289 1382
- Wye River – (03) 5289 0412
- Kennett River – (03) 5289 0272
- Skenes Creek – (03) 5237 6132
- Marengo – (03) 5237 6162
- Apollo Bay – (03) 5237 6577.
- Princetown – 0459 828 012
- Port Campbell - 0459 828 012

17. FENCES

No fencing or use of star pickets is permitted within the park. A small ‘infant play pen’ (approx. 2m wide x 2m long x 0.5m high) may be erected on a site when infants are present but must be removed when the site is unoccupied overnight.

18. FIREARMS AND OTHER DANGEROUS ITEMS

Guns, rifles, longbows, crossbows, spear guns or other weaponry, poisons, traps and snares are not permitted within the park. Spear guns and knives, etc. used for fishing are permitted but must be securely and safely stored when not in use.

19. FIRE BANS

All guests must comply with all conditions of any fire ban or restriction declared for the area in which the Park is situated.

20. FIREWORKS

Fireworks are not permitted in the park, on the beach or in any other areas.

21. GARBAGE

Domestic garbage must be disposed of in a bin. Domestic garbage and recycling bins are located throughout the park. Bins must not be removed from their locations. Permit Holders are responsible for the removal from the park of their non-domestic garbage and all hard rubbish that cannot be disposed of in a garbage bin.

22. GAS AND LPG

LPG equipment must be installed and maintained in accordance with legal requirements. The gas supply must be shut off at the bottle when the site is unoccupied overnight. All gas bottles must be in a safe condition and within the 10-year test period.

23. GAZEBOS, SHADE STRUCTURES, ETC.

A single gazebo or similar open sided shade structure may be erected on each site. Gazebos and shade structures must be fully dismantled and stored inside the caravan, annexe, tent, or trailer when the site is unoccupied overnight. (See also Rule 5 – Annexes and similar structures).

Slide-outs on Caravans must be retracted and stored away when the site is not occupied.

24. GROUND COVERS

Only ground covers as defined in Rule 1 are permitted. In the case of any doubt as to compliance with Rule 1, the matter must be referred to an Officer whose decision will be final.

25. LIGHTING

One appropriately sized and located light external to the caravan, annexe, tent, etc. is permitted on each site. All other external lighting is prohibited. Any lighting that unreasonably affects other guests and in particular neighbouring sites is prohibited. External lighting and power points must be weather resistant rated. Guests are encouraged to use energy efficient globes and appliances. Lights must not be hung from trees.

26. NON-COMPLIANCE WITH RULES

A breach of any park Rule is a breach of the conditions of the Permit and may result in the cancellation of the Permit and a Notice to Vacate being issued.

If a guest fails to vacate the Park promptly and in any event within such time as the Authority requires or notifies or as specified in the Notice to Vacate, the Authority will seek police assistance to remove the guest(s).

27. NOTICE TO VACATE

If a guest fails to remove a caravan or annexe from the Park promptly and in any event within such time as the Authority requires and notified or as specified in the notice to vacate, a guests caravan and annexe may be deemed abandoned and the Authority will dispose of the caravan, annexe and other goods left at the site in accordance with the Australian Consumer Law and Fair Trading Act 2012 (VIC)

28. PARK SECURITY

Security officers and Park staff patrol the Park. For any assistance, guests can telephone the park's emergency after hours phone number by phoning the park reception.

29. PLAYGROUNDS AND JUMPING PILLOWS

Playgrounds are provided for infants and younger children and may be used during daylight hours only. Use of playgrounds is at the user's risk. No ball games are permitted within these areas.

Please observe the following Jumping Pillow rules and the detailed signage within the Jumping Pillow area.

Anglesea	Torquay
<p>Maximum people at any one time – 30</p> <p>Children under 12 must be always supervised by a parent and/or guardian.</p> <p>Children over the age of 14 are not permitted on the Jumping Pillow</p>	<p>Maximum people at any one time – 15</p> <p>Children under 12 must be always supervised by a parent and/or guardian.</p> <p>Children over the age of 14 are not permitted on the Jumping Pillow</p>

30. PRIVATE WASHING MACHINES

The use of private onsite washing machines is prohibited.

31. PROOF OF AGE

The Manager reserves the right to require proof of the age of any occupant or prospective occupant and to specify what is an acceptable proof of age. The Manager's decision as to the age of a person is final and binding. No Permit will be issued otherwise than to a person who is at least 18 years of age. Personal identification must be provided by all applicants.

32. PROPERTY STORAGE

Guests should ensure that their property and valuables are stored securely at all times. No excess property is to be stored under the van or annexe.

33. RULES

The Authority reserves the right to revoke, cancel or vary these Rules at any time and without giving prior or subsequent notice thereof to any person. Updated Rules will be available on the Authority website and on the notice board at the park office.

34. SECURITY BOND

The Permit Holder may, before a permit is issued, be required to pay a security bond for which a receipt will be given. A security bond is refundable at the conclusion of the Period subject to any claim by the Authority for:

- 32.1 unpaid rent, fees or charges.
- 32.2 damage to any property owned or managed by the Authority.
- 32.3 cleaning the site or onsite accommodation occupied under the Permit.
- 32.4 cost of replacing any lost or destroyed ancillary property: or
- 32.5 costs to the Authority resulting from the behaviour of any Occupant or Occupants.

35. SITE MAINTENANCE

The Permit Holder must keep the site (including lawn area) and all structures on it in a clean, tidy and safe condition at all times.

36. SITE OCCUPANCY

Not more than six occupants (of whom not more than four are adults), including children (but excluding infants) may occupy any site and at least one such occupant must be over the age of 18 years. Sufficient berths must be provided in the caravan, annex or tent for all Occupants. All vehicles, tents, caravans (including drawbars and drawbar covers), annexes, guy ropes, and any other property of the Guests must be contained within the site boundaries as defined by the Manager and which may at the Manager's discretion be altered at any time without notice. (See also Rule 43 – Visitors).

37. SITE OCCUPANCY – COURTESY AND RESPONSIBILITY

Access through occupied sites is restricted to the Occupants of that site.

38. SOIL DISTURBANCE

Occupants must not dig holes or trenches or disturb the soil to a depth more than 100 mm, other than by driving in tent pegs, without the Manager's prior approval. The existence of Cultural Heritage items must be reported to the Manager and their presence left undisturbed.

39. SPEED LIMITS

Vehicles, bicycles, scooters skateboards, roller blades, e-scooters, e-bikes and similar equipment must not travel at more than 5 km/h (e.g., walking pace) within the park boundaries.

40. SUB-LETTING

Sub-licensing of any site, caravan, annexe, tent, cabin or unit is prohibited.

41. VEGETATION

The growing of any flora, except grass or plants supplied or approved by the Manager, is prohibited. Guests must not damage, prune, lop or trim any existing trees, plants and vegetation in any way nor introduce any seed, grass, tree, shrub, fern or other new potted plant in the park.

42. VEHICLES

Subject to Peak period and other exclusion times

- Two vehicles per permit, including a maximum of one car and caravan, are permitted in the park.
- An additional vehicle, including a car, per permit may be permitted to enter the Park, subject to prior approval by the Manager.
- An additional vehicle charge applies.
- Each vehicle must be registered with the park office prior to entering the Park.
- All vehicles must be parked within the boundaries of the site to which they are registered.
- Vehicles which cannot fit within the one site boundary are required to be removed from the park.
- Vehicles exceeding three (3) tonnes are not permitted in the park without prior approval by the Manager.
- The Manager reserves the right to refuse any Vehicle entry to the park.
- Motorised recreational scooters and other similar unregistered motorised vehicles, other than motorised wheelchairs or other mobility devices, are prohibited within the park. (See also Rule 12 – Boom Gate Operation.)

43. VISITORS

Visitors are permitted in the park only between the hours of 8 am and 10 pm on any day. A visitor wishing to remain on any site outside those hours must before doing so:

41.1 Deliver the consent of the Permit Holder to Visitor remaining and the duration thereof to the Manager.

41.2 Register as a Temporary Occupant of that site with the Manager and pay the appropriate fee for doing so in advance.

Registration as a Temporary Occupant will not be granted if the temporary occupancy will cause the total occupancy of the site to exceed the number of occupants specified in Rule 36 or if an occupant of the site will not be present during the whole of such temporary occupancy. The Permit Holder will be charged a penalty rate of \$50 per unregistered visitor per day.

44. WATER USAGE

Use of water by guests must be kept to a minimum at all times. When water restrictions apply, they must be observed by all guests. At this time, notices are displayed within the amenity blocks and the Park office. Only handheld hoses and watering cans are permitted. Water sprinklers and their use are prohibited. Washing of any vehicle in the park is prohibited. Pools, of any description, are prohibited.

45. WASTEWATER & GREY WATER

Dumping Caravan Wastewater Cassettes into toilets and sinks is prohibited.

Grey Water discharge on to land and river streams is prohibited.

• Where can I dispose?	Land or rivers streams	Toilets & sinks	Dump points
Caravan Wastewater Cassettes	No disposal	No disposal	Yes
Grey Water (without cassette chemicals)	No disposal	Yes	Yes

Failure to comply with the above is a breach to park rules and may result in booking discontinuation and formal reportable notification to the Environmental Protection Authority.

The Great Ocean Road Coast and Parks Authority (the Authority) was established on 1 December 2020 to deliver better protection and management of the iconic coast and parks of Victoria's Great Ocean Road.

In partnership with the Traditional Owners, our role is to manage, protect and foster resilience of the natural, cultural and heritage values of coastal Crown land and marine waters along the Great Ocean Road.