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Wollongong City Council
ATTN: General Manager
LOCKED BAG 8821
WOLLONGONG DC NSW 2500

APPLICATION	LG-2018/91
REGISTRATION	CP-2003/3
Date	13-Dec-2019

NOTICE OF DETERMINATION OF ACTIVITY APPLICATION

Approval to operate a Caravan Park and Camping Ground is granted by Wollongong City Council under Section 99 of the Local Government Act 1993.

The following details apply to the determination:

Applicant's Name	Wollongong City Council
Applicant's Address	LOCKED BAG 8821 WOLLONGONG DC NSW 2500
Telephone	02 4227 7111
Email	council@wollongong.nsw.gov.au
Application No.	LG-2018/91
Registration No	CP-2003/3
Number of Park/Estate	BULLI BEACH CARAVAN PARK Lot 173 DP 728053, 3 Farrell Road, BULLI NSW 2516 Lot 1 DP 197758, Campbell Street WOONONA NSW 2517 Lot 3 DP 197758, Campbell Street WOONONA NSW 2517 Lot 4 DP 1129987, Campbell Street WOONONA NSW 2517 Lot 5 DP 1129987, Campbell Street WOONONA NSW 2517

This approval to operate shall remain in force from **31 August 2018 to 31 August 2023**.

This determination does not constitute development consent or preclude the need for development consent under the Environmental Planning & Assessment Act 1979.

This caravan park is located on **flood liable land**. The mapped flood risk at date of issue of this approval is shown in **Figure 1**. Other environmental constraints mapped by Council are referred for information in Annexure 1.

Figure 1: Mapped Flood Risk



This local government approval is **limited to 222 sites** as described in Table 1.

Table 1: Site Designation

Site Designation	Maximum Number
Long Term Sites	0
Short Term Sites	217
Camp Sites	5
TOTALS	222

The designation, configuration and delineation of sites and layout of the caravan park is to be general in accordance with **Community Map (drawing no 5758, sheet no. SK02, issue 3 updated 8/18)** unless as modified as a condition of this approval.

Table 2 specifies available communal sanitary facilities required to be maintained by the park operator.

Table 2: Available Communal Sanitary Facilities

Provided Amenities:

Toilet and Shower Facilities				
Building Description	Toilets	Urinals	Showers¹	Handbasins¹
Bottom Block (north)				
Females	6	NA ²	5	5
Males	4	Trough 1.8 m	5	3
Accessible Unisex Facilities	1	Nil	1	1
Top Block (south)				
Females	6	NA	5	5
Males	4	Trough 1.8 m	5	4
Accessible Facilities	1	Nil	1	1

Note 1: each shower and handbasin required to be supplied with hot and cold water

Note 2: NA – Not applicable

Laundry Facilities		
Facility Type	Building Description	
	Bottom Laundry (north)	Top Laundry (south)
Washing Machines ¹	4	3
Clothes Dryers	1	2
Washing Tubs ¹	2	2
Line Spaces (metres)	86	50
Iron ²	5	
Ironing Boards ²	5	

Note 1: each washing machine and wash tub supplied with hot and cold water

Note 2: iron and ironing boards available on request from park office

The following conditions apply to this application:

Conditions

1. A copy of the approved community map together with this approval is to be prominently displayed on the premises where it can be seen by all residents.
2. The operations of the caravan park/camping ground and any building or work associated with the operation of the caravan park must comply with any applicable standards established by the Local Government Caravan Parks, Camping Grounds and Moveable Dwellings Regulation 2005.
3. It is a condition of this approval that the land is not to be used for any commercial purpose other than a caravan park or camping ground or an associated purpose.
4. It is a condition of this approval that the land not be used for the manufacture, construction or reconstruction of moveable dwellings (this condition does not prevent the on-site repair of moveable dwellings).
5. It is a condition of this approval that inspection of the premises may be conducted by Council, to ensure continued compliance with the Act and the relevant regulations.
6. No site must be leased unless provided with water, sewerage and electricity supply installed and compliant with clause 101, 102 and 104 of the Regulation.
7. Sites are to be clearly delineated and numbered as required by clause 86 of the Regulation and in accordance with Community Map (drawing no 5758, sheet no. SK02, issue 3 updated 8/18).

Special Conditions

8. It is a condition of this approval that an application for the installation of moveable homes and/or associated structures (as defined under the provisions of the Local Government Act 1993 as per the attachment Annexure 1) on flood liable land be submitted to Council under the provisions of Section 68 of the Local Government Act 1993. The documentation supporting the application is to be prepared in accordance with clause 79 of the Regulation and have regard to clause 80 of the Regulation.
9. Remedial works shall be completed in accordance with the programme of works detailed in document no. Z15/158958.
10. Until sites 55, 56, 57, 59, 60, 61, 62, 63, 64, 65 and 67 are serviced in accordance with Clause 101, 102 and 104 of Local Government Caravan Parks, Camping Grounds and Moveable Dwellings Regulation 2005 these sites are limited to camping.
11. Site 61 shall not be utilised until it is provided with connection to the park access road and access details are included on the community map.
12. No on-site selling is permitted within the park.
13. The operation of the premises is the subject of a Section 82 variation consideration, with concurrence given by NSW Departmental Executive Chief on 10 March 2017 (Council registered reference Trim Doc No. Z17/93288). Variation granted to the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* applies to:

- Clause 165 – Running gear

The variation is limited to existing caravans on sites 140, 141, 142, 143, 144, 145, 146, 147, 148, 150, 151 and 152. The variation ceases once the existing caravan is removed.

Reasons

The reasons for the imposition of the conditions are:

- 1 To ensure the park operation and condition complies with the provisions of Local Government Act 1993, associated Regulations, Policies and Standards.
- 2 To minimise any likely adverse environmental impact of the proposed development.
- 3 To ensure the protection of the amenity and character of land adjoining and in the locality.
- 4 To ensure the activity is not conducted in conflict with the public interest.

Notes

- 1 Section 176 of the Local Government Act, 1993 confers on an applicant who is dissatisfied with the determination of a council a right of appeal to the Land and Environment Court exercisable within twelve months from the date of this notice.
- 2 Section 100 of the Local Government Act, 1993 confers on an applicant who is dissatisfied with the determination of a council a right to request the council to review the determination. The request for review of the determination must be made within 28 days after the date of the determination.
- 3 Pursuant to Section 107 of the Local Government Act, 1993 an extension or renewal may be applied for and should be made at least 3 months before the approval lapses and lodged for considered with the consent authority.

This letter is authorised by:

Conny Gissel

Senior Development Project Officer

Wollongong City Council

Telephone: (02) 4227 7111

Attachments: Annexure 1

Annexure 1

Classification of Flood Risk

Flood Level Information

You are advised that the property subject to this license is located on flood liable land identified as Uncategorised Flood Risk Precinct. Surveyed ground levels of the property and buildings to AHD (Australian Height Datum) should also be obtained.

It should also be noted that flood level increases due to climate change and ocean level rise may be applicable to any development on the subject property.

Flood Policies

For information on Council's requirements for development on flood affected lands, you are advised that this information is contained in Council's Wollongong Development Control Plan 2009 and the NSW Government's Floodplain Development Manual 2005. These documents are available in Council's Reference Library on Level 1 of the Council Administration Building in Burelli Street, Wollongong and Wollongong DCP 2009 is also available on Council's web site. Alternatively you may wish to engage the services of a Consulting Civil Engineer who will advise you of your development opportunities.

Disclaimer

Council does not warrant the accuracy of the information provided by Council. A suitably qualified professional engineer should be engaged to assist in the interpretation of the information provided by Council.

Prior Approval Required

As per notice given above, **prior** approval of Council for the installation of a relocatable home or associated structure on a dwelling site is required in accordance with Clause 74 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation, 2005.

Access to Approval and Community Map

The holder of an approval to operate a caravan park or camping ground must ensure that copies of the following documents are readily available for inspection without cost in a location in the caravan park or camping ground specified in the approval for the caravan park or camping ground:

- a) The approval for the operation of a caravan park or camping ground,
- b) The current community map,
- c) A copy of the current Local Government (manufactured home estates, caravan parks, camping grounds and moveable dwellings) Regulation 2005

A copy of the current community map must also be displayed in a prominent position in the caravan park or camping ground.

Aboriginal Heritage

Council's records indicate the site as affected by Aboriginal Heritage. Under Section 90 of the NSW National Parks and Wildlife Act 1974, a person must not disturb or excavate any land in NSW knowing or having reasonable cause to suspect that the disturbance or excavation is likely to result in an Aboriginal object being discovered, exposed, moved, damaged or destroyed unless the damage or excavation is carried out in accordance with an Aboriginal Heritage Impact Permit.

Acid Sulphate Soils

Council's records indicate that the site is affected by Acid Sulphate Soils and further investigations are necessary in the event of any work involving the disturbance of natural ground

Coastal Zone

The site is identified as being located in a coastal zone and may be affected by future tidal inundation. Further investigations should be carried out on the probable impact of tidal inundation when considering a proposal to install a moveable dwelling on an existing site located within the caravan park

Disability (Access to Premises – Buildings) Standards 2010

The above standard came into force on the 1st May 2011 and makes reference 4 or more single dwellings located on the same allotment and are used for short term holiday accommodation.

The standard should be examined in detail to avoid un necessary circumstances for the potential for litigation being taken against the holder of the approval to operate a caravan park