wollongong
city of innovation

WOLLONGONG CITY COUNCIL

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APPLICATION	**LG-2023/60**
REGISTRATION	**CP-2003/3**
Date	30 August 2023

NOTICE OF DETERMINATION OF ACTIVITY APPLICATION

Issued under Section 68 Part F of the Local Government Act 1993

The activity application described below has been determined:

Proposal	Approval to Operate a Caravan Park and Camping Ground
Location	Lots 1,2,3 DP 197758 Pt Lot 4,5 DP 1129987 Pt Lot 111 DP 1161786 Lot 1 DP 436098 Lot 173 DP 728053 Lot 1 DP 1115647 Lot A DP 341923
	Bulli Tourist Park 1-3 Farrell Road BULLI NSW 2516

Approval is granted for the operation of the activity in accordance with the Local Government Act, 1993 (as amended) subject to the following conditions:

Duration of Approval
This approval to operate shall remain in force from **31 August 2023 to 31 August 2028.**

Approved Plans and Specifications
The approval is to be carried out in compliance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this approval

Drawing No	Dated	Prepared by
Community Map - 5758 - SK03 - Issue 9	5/23	Wollongong City Council - Design & Technical Services

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

High Risk
Medium Risk
Low 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**	**Showers[1]**	**Handbasins[1]**
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 applicatable

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 2021 (the regulation).
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 re-construction 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 section 79 of the Regulation and have regard to section 80 of the Regulation.

9. Until sites 55, 56, 57, 59, 60, 61, 62, 63, 64, 65 and 67 are serviced in accordance with Section 101, 102 and 104 of Local Government Caravan Parks, Camping Grounds and Moveable Dwellings Regulation 2021 these sites are limited to camping.

10. 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.

11. 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.

12. The attached program of works (Annexure Two) shall be completed within the time frames proposed.

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:

Greg O'donnell
Senior Development Project Officer
Wollongong City Council
Telephone: (02) 4227 7111

Attachments: Annexure One & Annexure Two

Annexure One

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 Councils 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 warranty 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 Section 74 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation, 2021.

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 refers 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 unnecessary circumstances for the potential for litigation being taken against the holder of the approval to operate a caravan park.

Annexure Two

Program of Works

Matter of Non-Compliance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (the regulation)	**Required Actions**	**Timeframe to Complete**
86 Site identification (1) A dwelling site must be numbered or identified with its site boundaries clearly outlined. (2) The site identification must be easily recognised.	Ensure all site boundaries are clearly recognised by the installation of permanent site boundary markers	30 June 2025
94 Width of roads (1) The width of an access road must be— (a) for a two-way access road—at least 6 metres, and (b) for a one-way access road—at least 4 metres. (2) The direction of travel for a one-way access road must be indicated by means of conspicuous signs.	The direction of travel for a one-way access road must be indicated by means of conspicuous signs	30 June 2024
100 Lighting All access roads must be adequately lit between sunset and sunrise.	Upgrade lighting to all access roads to the standard required by section 100 of the regulation	30 June 2026
102 Sewerage (1) A caravan park or camping ground must be— (a) connected to a main sewer, or (b) provided with an alternative sewage disposal system as specified in the approval. (2) A long-term site must be connected to the sewage disposal system for the caravan park or camping ground. (3) Short-term sites and camp sites in a caravan park or camping ground must be provided with at least 1 soil waste dump point—	Improve sullage connection points on short term sites to comply with the Plumbing and Drainage Act 2011 and the regulations	30 June 2025

(a) for the disposal of closet waste from caravan holding tanks, and (b) located to permit adequate access by caravans and campervans. (4) Short-term sites must be provided with a disposal point— (a) for the disposal of sullage from a moveable dwelling installed on the site, and (b) as specified in the approval. (5) The sewage disposal system must comply with— (a) the Plumbing and Drainage Act 2011 and the regulations made under that Act, and (b) the requirements of a relevant statutory body. (6) In this section— sullage means domestic waste from baths, basins, showers, laundries and kitchens, including floor wastes.		
127 Fire hydrants (1) No part of a dwelling site, camp site or community building within a caravan park or camping ground may be located more than 90 metres from a fire hydrant. (2) A fire hydrant located within a caravan park or camping ground must— (a) be a double-headed pillar-type fire hydrant, and (b) be maintained to the standard specified in the approval.	Install compliant Fire Hydrant System as required by section 127 of the regulation. The installation and maintenance of the fire hydrant system shall camply with the requirements of AS2419.1 - 2005	30 June 2026
Section 82 of the Local Government Act 1993 applications	Obtain concurrence from NSW Planning for current s, 82 applications under consideration	30 June 2024
Remedial works shall be completed in accordance with **Identified Compliance Issue Response to Z15/158958** detailed in document no.ECM_24481334 (copy attached in Annexure Three)	Any outstanding remedial actions identified in this letter are to be completed	30 June 2024

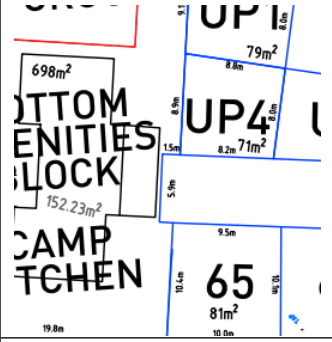
Annexure Three

Identified Compliance Issue Response to Z15/158958 detailed in document no..ECM_24481334

DRAFT SECTION 89 RESPONSES			
ALL PARKS			
Section	**Regulation**	**S89 assessment comment**	**Management comment**
Community Amenities (Section 84)	Space for recreational or other community amenities is required to be provided in accordance with Section 84 of the Regulation.	The community map continues not to clearly identify the location and dimensions of park boundaries and the total area of the park. The community map also does not include a table summary of the total area of the park and area of different community amenities/facilities. Council has previously asked that this information is incorporated on the community map. This request has not yet been addressed contrary to the response plan prepared by the operator (see Trim Document No. Z15/158958). This consideration shall again be raised with the operator.	This is provided as part of the approval to operate. Initially we were told to include on separate layers of mapping or in tabulated summaries, so the map did not have too much information. ?
Site Identification (Section 86) and Size (Section 85)	Section 86 of the Regulation requires that a dwelling site (being either a short or long term site) or camp site is to be numbered or identified, and its site boundaries clearly delineated	Inspection found continuing issues with site boundaries not clearly delineated and not delineated in accordance with the community map. This is an on-going issue that has previously been raised and yet to be properly addressed.	We will again address
Residential, Disabled and Visitor Parking (Section 96 to 99, 139)	The requirement for residential, disabled and visitor car parking is specified under Section 96 to 99 of the Regulation, including minimum dimensions for parking where not located on a dwelling site. Section 139 of the Regulation indicates that on-site vehicle space should have dimensions of 6 metres (long) by 3 metres (wide) and be accessible from an access road. To be considered accessible, the vehicular driveway/entrance to the dwelling site should be 3.0 metres wide per AS2890.1.	The community map indicates the availability of vehicle parking areas outside of the boundaries of the caravan park and to the west. This car parking area is public area on land owned by the State of NSW with Council is appointed to act. This public park area currently has an unrestricted time limit. There are 2 accessible spaces and more than 11 spaces available. This departure appears historical. For the purposes of visitor parking the use of the public car park is accepted while the public car park is accessible at all times and has no restricted hours of use. The operator nevertheless is encouraged	Though historical a Section 82 application has been made

		to provide parking within the caravan parks operating boundaries.	
Proximity of sites to shower/toilet block (Section 111)	Short-term and camp sites must not be situated more than 100 metres from a shower or toilet block whilst long-term site must not be more than 75 metres away.	All camp sites appear to be within 100 metres of the existing amenity block. It appears there are some short term sites are not within 100 metres of the amenities block. Where sites are not provided with own sanitary facilities this would be a departure from the regulation for which Section 82 concurrence has not yet been granted. As an on-going compliance consideration this issue is to be addressed with the operator.	A section 82 submission has been completed
Hydrants and Hose Reels (Section 128 and Section 129)	The location and installation of hydrants and hoses reels are required to comply with Section 128 and 129 of the Regulation. Section 128(a) of the Regulation requires the hydrant to be of a double headed pillar type.	Hydrant coverage does not appear to be available. While transitional saving provisions apply, it is recommended that a hydrant system is considered for inclusion in a works improvement program.	Though transitional arrangements are provided, a submission to progress these works will be completed
Setbacks from Park Access Roads and Park Boundary (Section 138 and 161)	Section 138 and Section 161 of the Regulation prescribes minimum setback requirements for relocatable homes, associated structures, tents, campervans and caravans. These installations are required to be located no closer than one metre to an access road or 2 metres to the park boundary. While not prescribed by the Regulation measured width of access roads in relation to roll or swale kerb is measured back of kerb while stand-up kerb is measured front of kerb. Ordinance 71 in affect from 1986 to 1995 also required a one metre setback from the access road.	The overall installation plan does not identify minimum setback of existing structures to the park boundary and to the access road.	Though we do not have a surveyed plan that demonstrate this all structures are further then 2m from the park boundary or have a S82 objection currently being assessed where the structure backs on to parkland. In relation to one metre form the access road, the previous planning officer was OK with current arrangements if a barrier was installed to stop people stepping onto the roadway. This has been completed for all sites within 1 metre of roadway.
Running Gear (Section 165)	Section 165 requires where a caravan is situated on flood liable land the running (that is the wheels, axles	Various caravans have running gear not maintained in proper working order. See section	This is subject to an approved Section 82

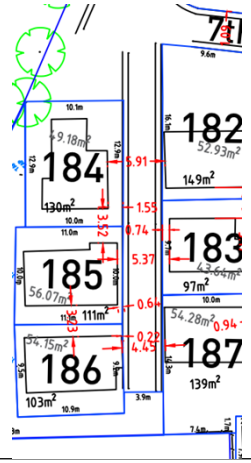
	and draw bar of the caravan) to be maintained in proper working order.	2.1.1 of the report for further comments regarding this matter.	application as noted in the approval to operate
Common sanitary facilities (Part 3, Division 3, Subdivision 5 of the Regulation)	Part 3, Division 3, Subdivision 5 of the Regulation specifies requirements for showers, toilets, urinals, hand basins and mirrors. The minimum rate of sanitary facilities is based on the number and designation of a dwelling site. In calculating facilities in accordance with the regulation 2 camp sites are taken to be the equivalent of one short term site.	The operator has previously been requested to include on the community map a table summarising sanitary facilities provided within each amenity block. It is preferable that these details are incorporated on community map rather than as presented on a separate attachment. Matter again to be raised with operator. Details of sanitary facilities provided do not accurately reported existing conditions.	These are provided as part of the approval to operate in a tabulated summary.
Laundry Facilities (Part 3, Division 3 of Subdivision 6 of the Regulation)	Part 3, Division 3 of Subdivision 6 of the Regulation specifies minimum laundry facilities, including number of washing machines and laundry tubs (each required to be supplied with hot and cold water) clothes dryers, drying areas and ironing facilities. In calculating facilities in accordance with the regulation 2 camp sites are taken to be the equivalent of one short term site.	The operator has previously been requested to include on the community map a table summarising laundry facilities provided within each amenity block. It is preferable that these details are incorporated on community map rather than as presented as a separate attachment. Matter again to be raised with operator. Details of laundry facilities provided do not accurately report existing conditions.	These are provided as part of the approval to operate in a tabulated summary.
BULLI			
Setbacks of Community Buildings (Section 88)	Section 88 of the Regulation prescribes minimum separation requirements for community buildings. Community building is a building used or intended to be used in connection with a “community amenity” and includes a building used as a manager’s or caretaker’s office or residence. The Regulation requires a community building to be setback a minimum of 3 metres from the park boundary and 5 metres from the boundary of a dwelling site.	Various community buildings are less than 5.0 metres from site boundaries. The following non-compliances are noted: i. assistant manager’s residence and the boundary of site H17 and possibly site C1. ii. “bottom amenities block” and the boundaries of sites 65 and UP4 Section 82 objection under the Local Government Act, 1993 and concurrence has not been applied for or granted for the above departures. The operator is advised that where reasonably	Asst Mgrs & Site H17 & C1, if under 5m will have boundary moved to comply.

		practical to adjust site boundaries to comply with minimum separation requirements. This matter has previously been reported to the operator. As an on-going compliance consideration this issue is to be addressed by the operator.	Amenities and UP4 and site 65 to have boundaries adjusted to comply. 
Setbacks from Park Access Roads and Park Boundary (Section 138 and 161)	Section 138 and Section 161 of the Regulation prescribes minimum setback requirements for relocatable homes, associated structures, tents, campervans and caravans. These installations are required to be located no closer than one metre to an access road or 2 metres to the park boundary. While not prescribed by the Regulation measured width of access roads in relation to roll or swale kerb is measured back of kerb while stand-up kerb is measure front of kerb. Ordinance 71 in affect from 1986 to 1995 also required a one metre setback from the access road.	a. The overall installation plan does not identify minimum setback of existing structures to the park boundary. b. Sites that appear or may have installations closer than 2 metres from the park boundaries include, but necessarily limited to dwelling sites 132, 164, 165, 166, 169, 171, 172, 173, 174, 175, 176, H22 and H25. Council is not supportive of the encroachments within 2 metres of the park boundary which adjoins residential properties. In relation to dwelling sites 132, 164, 165, 166 and H25 Council may give further consideration, but only where an appropriately prepared report under Section 82 of the Local Government Act, 1993 is received. Note: a section 82 objection has been received with this application i=and is currently under assessment, the program of works with the approval to operate addresses this issue.	*Distance to park boundary* 169, 171, 172, 173, 174, 175, 176 – all have had structures moved further then 2m from fence line 132, 164, 165, 166, H25 are subject to a S82 application H22 no longer has a structure present *Distance to Access Road* 143, 149,156, 158, 161, 167, 174, 179, H42, H22, H26, H49 - **no structure on site**

		c. The overall installation plan appears not to detail the minimum setbacks from the access road to permanent installations. Clarification is required for sites1 to 6, C11, C14, C20, C31, C32, H18, H42, 152, 153, 158, 162, 166, 167, 169, 171, 175, 181, 189, 193, 196, 197, 202, 204, 205 and 206. d. Sites identified on plan drawing no. 5758-SK03-issue 3 with installations closer than 1 metre to the park access road, but not necessarily limited to include sites 143, 147, 149, 150, 151, 152, 156, 158, 160, 161, 164, 165, 166, 167, 169, 171, 172, 173, 174, 175, 176, 179, 182, 183, 185, 186, 187, H18 (minimum dimension not reflected on plan), H19, H21, H22, H26, H27, H33, H34, H49, H52 and C11. The above matters are a part of an on-going compliance rectification plan as prepared by the operator (see Trim Document No. Z15/158958). Council may give further consideration, but only were an appropriately prepared report lodged under Section 82 of the Local Government Act, 1993 is received. Council to follow-up the above matters.	Sites 1-6, 152, 153, 162, 166, 169, 171, 181, 183, 189, 205, H18, H33, H34, H52, C11, C14, C31, C32 – **greater then 1m** 147, 150, 151, 160, 164, 165, 172, 173, 175, 176, 182, 185, 186, 187, 193, 196, 197, 202, 204, 206, H19, H21, H27 **are within 1m however have installed barriers to prevent stepping out onto roadway as previously advised to do by planning**
Setback Requirements (Section 91)	Unless otherwise permitted under section 91(2) (note: concession limited to class 1a semi-detached relocatable homes on adjoining dwelling sites and compliance with section 3.7.1 and 3.8.6 of the Building Code of Australia) and Section 140 of the Regulation (note: concession limited to garages and compliance with section 3 of the Building Code of Australia), a moveable dwelling and including an associated structure that forms a part of manufactured home or relocatable home is required to be setback from any other home and its associated structures, at least 2.5 metres in the case of a short term site or camp site; and 3.0 metres in the case of a long-term site.	The overall installation plan indicates minimum separation distances. The following short-term sites do not comply with minimum separation requirement of 2.5 metres:- a. C29 and C30 (2.17m) b. H31 and H52 (1.51m) c. H33 and H50 (1.43m) d. H34 and H49 (H49 has no structure) e. H37 to H46 (H37 has no structure) f. 83 and 84 (84 has no structure) g. 145 and 152 (plans note separating fire wall) h. 147 and 149 (No structure on 149)	Advised previously by planning that greater than 1.8m separation was Ok as in line with BCA requirements and no further action was required. Those sites highlighted are being reviewed by park management to ensure compliance. Further update to be provided.

	An associated structure includes a carport, garage, shed, pergola, deck or other structure designed to enhance the amenity of a moveable dwelling and attached to or integrated with, or located on the same site as the dwelling concerned. Section 141 of the Regulation implies a lesser separation can be considered for carports. See Section 8 of this report regarding carport requirements. Other separation considerations apply to garages see section 9 of this report.	i. 147 and 150 (2.33m) j. 150 and 151 (0.54m) k. 153 and 162 (plans note fire wall) l. 155 to 160 (2.46m) m. 173 to 174 (No structure 174) n. 175 and 176 (unknown) o. 181 and 182 (unknown) p. 179 and 183 (No structure 179) q. 179 and 187 (No structure 179) r. 191 to 205 (2.14m) s. 192 and 193 (no structure 193) t. 192 and 203 (1.54m) u. 194 and 201 (plans note firewall) v. 194 and 202 ((plans note firewall) w. 196 and 197 (unknown) x. 189 to 206 (2.32m) y. 201 and 202 (No structure on 201) z. 202 and 203 (0.43m) aa. 203 and 204 (0.51m) bb. 189 and 206 (2.32m) It is noted that concurrence under section 82 of the Local Government Act, 1993 does not exist for this departure. Council has previously raised separation departures with the operator (refer to trim document Z15/42755). The operator has not provided a formal response to this matter. Noted from the community map are installation of fire walls. These works have recently been completed and have not been subject to prior local government approval. As an on-going compliance consideration this issue is to be addressed with the operator.	
Carports (Section 141)	Section 141 of the Regulation provides a definition of a carport. Where a carport does not meet this definition, it is considered to be a garage. Separation requirements for garages are specified under Section 140 (2) of the Regulation. Pursuant to advice from Council's legal counsel, while section 141 does not specify a	Short term sites 151, 196 and 205 with covered vehicular parking and separation less than prescribed by Section 91(1) of the Regulation, includes sites. Prior installation approval appears not to have been obtained when required or concurrence	Sites 151, 196, 205 are considered carports. However, management to review and provide evidence as such.

	separation distance for a carport, it can be interpreted that it does allow for consideration of a lesser separation distance than that prescribed by section 91(1). With respect to separation for fire safety Part 3.7.1 and Part 3.7.2 of the Building Code of Australia is applied.	under section 82 of the Local Government Act, 1993 does not exist for this departure. Council has previous raised the matter of proximity of carports with operator and concerns for fire safety spread (refer to trim document Z15/42755). The operator has not provided a complete response addressing the departure. Noted from the community map are installations of fire walls. These works have recently been completed and have not been subject to prior local government approval. Verification of the structural soundness and standard of fire resistance achieved is required. As an on-going compliance consideration this issue is to be addressed with the operator.	Notice of installations to be completed for fire walls
Residential, Disabled and Visitor Parking (Section 96 to 99, 139)	The requirement for residential, disabled and visitor car parking is specified under Section 96 to 99 of the Regulation, including minimum dimensions for parking where not located on a dwelling site. Section 139 of the Regulation indicates that on-site vehicle space should have dimensions of 6 metres (long) by 3 metres (wide) and be accessible from an access road. To be considered accessible, the vehicular driveway/entrance to the dwelling site should be 3.0 metres wide per AS2890.1.	Each dwelling site is required to be provided with a car space located within the park boundaries. The space may be located either on the dwelling site or in an alternate designated parking area. Most sites appear to have on-site parking, however the arrangements for dwelling site 143, 153, 163, 173, 179, 181, 184, 197 and 206 requires clarification. Details of resident parking contained within the parks boundaries is to be reflected on the community plan. This matter has previously been raised with the operator and yet to be resolved.	143 – powered site no structures 153 – in front of site 163 – powered site no structures 173 – On vacant site 174 however not identified on community map. To be mapped 179 – powered site no structures 181 – at side on 7th avenue 184 – at side 197 – at side 206 – space provided and identified on community map

Dwelling Site Access (Section 87)	Section 87 of the Regulation requires a site to have vehicular access to an access road.	The arrangements for access in relation to dwelling sites UP4, 60, 61, 62, 64, 65, 183, 185, 186 and 187 requires clarification. Where these sites include on-site parking, the access must be via an appropriately designed access road. Currently, these sites require access via a two road, but the existing road is less than the required 6 metre width. Therefore, additional information demonstrating compliance with Sections 87, 94, 99 and 100 of the Regulation is required.	UP4, 60, 61, 62, 64, 65, - access is from access road 5th Avenue 183, 185, 186 and 187 from access road 
Road Design and Condition (Section 94, 99, 100)	Section 94 of the Regulation prescribes standards for access road widths. The total width of the road is measure to include the back of roll or v-kerb guttering and in the case stand-up kerb the front vertical face. Two-way access roads must be at least 6 metres wide while one way access roads must be at least 4 metres wide. Section 99 of the Regulation describes surface conditions for access roads (including passing and parking bays). Section 100 of the Regulation requires all access roads to be adequately lit between sunset and sunrise.	Access in relation to dwelling sites UP4, 60, 61, 62, 64, 65, 183, 185, 186 and 187 requires clarification. Where these sites include on-site parking, the access must be via an appropriately designed access road. Currently, these sites require access via a two road, but the existing road is less than the required 6 metre width. Therefore, additional information demonstrating compliance with Sections 87, 94, 99 and 100 of the Regulation is required.	Access road to be reviewed to ensure 6m in width where two way and update to be provided,