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Wollongong City Council  
 ATTN.: Alaine Corrigan  
 LOCKED BAG 8821  
 WOLLONGONG DC NSW 2500

<b>REGISTRATION</b>	<b>LG-2016/55</b>
<b>REGISTRATION</b>	<b>CP-2003/1</b>
<b>Date</b>	<b>3 May 2017</b>

## NOTICE OF DETERMINATION OF ACTIVITY APPLICATION

Approval to operate a Caravan Park and Camping Ground is granted by Wollongong City Council under Section 94 of the Local Government Act 1993.

The following details apply to the determination:

<b>Applicant's Name</b>	Wollongong City Council
<b>Applicant's Address</b>	LOCKED BAG 8821 WOLLONGONG DC NSW 2500
<b>Telephone</b>	02 4227 7111
<b>Email</b>	council@wollongong.nsw.gov.au
<b>Application No.</b>	LG-2016/55
<b>Registration No</b>	CP-2003/1
<b>Number of Park/Estate</b>	WINDANG BEACH CARAVAN PARK Lot 133 DP 728047, Reserve R53977 Windang Tourist Park, 11 Fern Street, WINDANG NSW 2528

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

This approval to operate shall remain in force from 1 September 2016 to 31 August 2018.

This approval is limited to a total maximum operational capacity of **237** sites. The "maximum approved capacity" of the different site designations are limited to the number specified in Table 1. Table 1 also includes the number of actual operational sites available for use at the date of issue of this approval.

**Table 1: Site Designation Maximum Capacity and details of Actual Operational Sites**

Site Designation	Maximum Approved Capacity	Actual Operational Sites <sup>(Note 1)</sup>
Long Term Sites	0	0
Short Term Sites	227	183
Camp Sites	10	10
<b>TOTAL</b>	<b>237</b>	<b>193</b>

Note 1: Actual sites are established dwelling/camp sites provided with functional utility service connections required by Clause 101, 102 and 104 of Local Government Caravan Parks, Camping Grounds and Moveable Dwellings Regulation 2005

APPROVAL

**Table 2: Available Communal Sanitary Facilities**

<b>Toilet and Shower Facilities</b>				
<b>Building Description</b>	<b>Toilets</b>	<b>Urinals</b>	<b>Showers<sup>1</sup></b>	<b>Handbasins<sup>1</sup></b>
<b>Block 1 (north)</b>				
Females	12	NA <sup>2</sup>	8	4
Males	10	Trough 2.6 m	8	3
Accessible Unisex Facilities	1	Nil	1	1
<b>Block 2 (south)</b>				
Females	6	NA	5	5
Males	4	Trough 1.2 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

<b>Laundry Facilities</b>		
<b>Facility Type</b>	<b>Building Description</b>	
	<b>Block 1 (north)</b>	<b>Block 2 (south)</b>
Washing Machines <sup>1</sup>	5	3
Clothes Dryers	2	2
Washing Tubs <sup>1</sup>	3	2
Line Spaces (metres)	314	78
Iron <sup>2</sup>	4	
Ironing Boards <sup>2</sup>	4	

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

This approval shall be implemented in accordance with the details and specifications set out on the **Community Map – drawing no. 5783, No. PJ-2289**, and as amended by the conditions specified and imposed hereunder.

The following conditions apply to this application:

## Conditions

1. It is a condition of this approval that the operation 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 (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.
2. 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.
3. 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).
4. It is a condition of this approval that an annual inspection of the premises may be conducted by Council, to ensure continued compliance with the Act and the relevant regulations.
5. It is a condition of this approval, because the land has been identified as flood liable land, an application for the installation of moveable homes and/or an associated structures (as defined under the provisions of the Local Government Act 1993 as per the attachment Annexure 1) be submitted to Council under the provisions of Section 68 of the Local Government Act 1993.

Plans and specifications supporting the application must comply with the provisions of Clause 79 of the Local Government (manufactured home estates, caravan parks, camping grounds and moveable dwellings) Regulation 2005

6. It is a condition of this approval that any modifications to Long Term, Short term and Dwelling Sites located in the park will require the prior written consent of Council for modifications to the existing development consent.

## Special Conditions

7. Remedial works shall be completed in accordance with the programme of works detailed in document no. Z15/158958.
8. "No on-site selling is permitted within the park.
9. 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 145, 167, 168, 169, 170, 173, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 188, 189, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 218, 219, 220, 221, 222, 223, 224, 225, 240, 241, 242, 243, 244, 245, 247, 248, 251, 252, 254, 255, 256, 257, 258, 259, 260, 261, 263 and 348. 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

Attachment: Annexure 1  
Annexure 2



# 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. The Lake Illawarra Floodplain Risk Management Study dated January 2012 identifies this property as being in a Low/Medium Flood Risk Precinct. 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. For further information see Lake Illawarra Floodplain Risk Management Study dated January 2012 available on Council's web site.

### **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.

## Classification of Bush Fire Risk

The land is recorded in Council's records as bushfire prone land. Consideration should be given to the requirements of the New South Wales Rural Fire Services guidelines for developments within bushfire prone areas

## 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 1<sup>st</sup> 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 unnecessary circumstances for the potential for litigation being taken against the holder of the approval to operate a caravan park

## Annexure 2

### Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 & Local Government Act 1993

#### Definitions:

**"associated structure"** means:

- a) a carport, garage, shed, pergola, verandah 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, or
- b) a separating wall between 2 moveable dwellings.

**"installation"** means:

- a. in relation to a manufactured home or a relocatable home--the process of connecting together the major sections of the manufactured home or relocatable home, and any associated structures forming part of the manufactured home or relocatable home, and attaching them to footings, or
- b. in relation to an associated structure--the process of constructing or assembling the components of the associated structure, and (if appropriate) attaching them to footings, and includes the connection of gas, electricity, telephone, water, sewerage and drainage services

**"moveable dwelling"** means:

- a. any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- b. a manufactured home, or
- c. any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.

**"relocatable home"** means:

- a. a manufactured home, or
- b. any other moveable dwelling (whether or not self-contained) that comprises one or more major sections, including any associated structure that forms part of the dwelling,
- c. but does not include a tent, caravan or campervan or any moveable dwelling that is capable of being registered under the Road Transport (Vehicle Registration) Act 1997

**"manufactured home"** means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling:

- a. that comprises one or more major sections, and
- b. that is not a registrable vehicle within the meaning of the Road Transport (Vehicle Registration) Act 1997, and includes any associated structures that form part of the dwelling.

**"holiday van"** means a moveable dwelling (other than a tent) that is or usually is continuously located on a short-term site and used primarily by its owner for occasional occupancy for holiday purposes

**"park van"** means a moveable dwelling (other than a tent), whether or not capable of being registered under the Road Transport (Vehicle Registration) Act 1997, that:

- a. is or usually is continuously located on a short-term site, and
- b. is provided for hire, and
- c. is used by a site occupier other than the owner of the moveable dwelling primarily for holiday purposes.

**"short-term site"** means a dwelling site on which a moveable dwelling that is ordinarily used for holiday purposes may be installed and that is specified in the approval for a caravan park as being a short-term site.

**"long-term site"** means a dwelling site that is specified in the approval for a caravan park as being a long-term site.





# LEGEND

- SHORT TERM  3 BEDROOM DELUXE 6 BERTH CABIN (23-31)
  - SHORT TERM  2 BEDROOM DELUXE 6 BERTH CABIN (20-22)
  - SHORT TERM  2 BEDROOM FAMILY 6 BERTH CABIN (9-10)
  - SHORT TERM  2 BEDROOM FAMILY 5 BERTH CABIN (33-35)
  - SHORT TERM  2 BEDROOM ENSUITE 5 BERTH CABIN (12-19)
  - SHORT TERM  1 OR 2 BEDROOM ENSUITE 4 BERTH CABIN (1-6,11)
  - SHORT TERM  POWERED CARAVAN AND CAMPING SITE
  - SHORT TERM  DRIVE THROUGH POWERED CARAVAN AND CAMPING SITE
  - CAMPING  CAMPING SITE
  - SHORT TERM  HOLIDAY VAN SITES
- 
- DUMP POINT
  - GARBAGE STATION
  - RECYCLING STATION
  - EMERGENCY ASSEMBLY AREA
  - FIRE HOSE REEL
  - SURVEYED BOUNDARY
  - FENCE LINE OF PARK
  - LAND AND PROPERTY INFORMATION BOUNDARY



CP-2003/1  
 WOLLONGONG CITY COUNCIL  
 ACTIVITY APPROVAL  
 10/10/2013  
 10/10/2013

**P**  
VISITOR

**P**

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

CITY OF WOLLONGONG  
 COMMUNITY MAP  
 PART 2 OF 4  
 WINDANG TOURIST PARK

		PLAN NO: P-2003 SHEET 1 OF 4 SHEET NO: 5783	A1 ORIGINAL ISSUE
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DATE	DESCRIPTION	DRAWN	APP'D	DATE

  

DATE	DESCRIPTION	DATE	DATE

  

DATE	DESCRIPTION	DATE	DATE

