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# APPROVAL TO OPERATE CARAVAN PARK



# COFFS HARBOUR CITY COUNCIL

Our Ref: 5421347 (PN 216469)

8 December 2014



Mr Daniel McCarthy  
Arrawarra Beach Holiday Park  
46 Arrawarra Beach Road  
ARRAWARRA NSW 2456

Dear Mr McCarthy

## **CARAVAN PARK AND/OR CAMPING GROUND APPROVAL – ARRAWARRA BEACH HOLIDAY PARK – CP 1**

The Council of the City of Coffs Harbour hereby grants to **Astoria Group Pty Ltd** an approval to operate under *Section 68, Part F2, of the Local Government Act 1993* (NSW) in respect of the caravan park and camping ground situated at **46 Arrawarra Beach Road, Arrawarra** and known as **Arrawarra Beach Holiday Park** for the period commencing **1 September 2014** to **31 August 2017**.

Subject to compliance with the provisions of *Section 68, Part F2, of the Local Government Act 1993* (NSW) and any conditions imposed and attached to this approval by the Council, the following types of accommodation are permitted to the extent indicated:

### **Maximum number of sites approved for – 118**

#### **1. Long-term residence**

Number of sites approved – 6

Size – 80m<sup>2</sup>

Location – refer to community map dated 22 September 2014

#### **2. Short-term residence**

Number of sites approved – 91

Size – 65m<sup>2</sup>

Location – refer to community map dated 22 September 2014

#### **3. Camp-sites**

Number of camp-sites approved – 21

Size – 40m<sup>2</sup> or 50m<sup>2</sup> (with car space),

Location – refer to community map dated 22 September 2014

#### **4. Flood-liaible Land**

Location – refer to community map dated 22 September 2014



## STANDARD CONDITIONS

This approval is issued subject to the condition that the general relevant provisions of the *Local Government Act 1993* (NSW) and the *Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2005*, (NSW) their amendments and the following special conditions are observed.

1. The holder of the approval for the Caravan Park or camping ground must cause the council to be given a certificate (a **"fire hose reel certificate"**) in relation to the fire hose reels **once every calendar year**.

## SPECIAL CONDITIONS

2. The minimum floor levels now required for all new structures shall be in accordance with the following requirements:
  - (a) Unregistrable movable dwellings –

That all floors shall have a minimum level of 0.5 metres above the estimated 1% probability flood level.
  - (b) Registrable movable dwellings, including caravans and annexes –
    - (i) Those that cannot be dismantled and moved within thirty (30) minutes require a minimum floor level of 0.5 metres above the estimated 1% probability flood level.
    - (ii) Those that can be dismantled and moved within thirty (30) minutes require no minimum floor level if a warning system is in place to give early warning to residents.
    - (iii) Those that can be dismantled and moved within thirty (30) minutes but where there is no early warning system in place then the minimum floor level is to be 0.5 metres above the estimated 1% probability flood level.
  - (c) The minimum floor level within the park is 3.6 metres Australian Height Datum.
3. All short-term sites must be provided with an approved disposal point for the disposal of sullage (that is, domestic waste from baths, basins, showers, laundries and kitchens, including floor wastes from those sources) from any moveable dwelling installed on the site. More than one short-term site may be provided with the same disposal point.

This Approval to Operate shall include the container cabins numbered 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7, 8A, 8B, 9A, 9B, BC01, BC02, BC03, BC04, BC05 and BC06.

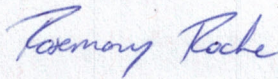


This Approval to Operate includes the use of the 'P' Section as part of Arrawarra Beach Holiday Park as all electrical and plumbing certification has been received and verified as compliant with relevant Australian Standards.

**Section 100 & 176 of the *Local Government Act 1993* (NSW) provides provisions for the applicant to appeal a determination or request a review of the determination.**

**This approval shall remain in force until 31 August 2017 or until such time as it is amended, modified or revoked under the relevant provisions of the *Local Government Act 1993* (NSW).**

Yours faithfully



Rosemary Roche  
Environmental Health Officer