

Annexure B Details of the Existing Caravan Park

Reference: B01930
Contact: Chrys Warren

12/11/02

29th November 2002

Mr J.H. Field
Solicitor & Attorney
P.O. Box 3113
DURAL NSW 2158

Dear Sir,

I refer to your correspondence of the 12th November 2002 and advise as follows:

1. The current "approval to operate" for the Shady Nook Caravan Park will expire in January 2007.
2. The total number of dwelling sites approved is 48.
3. The total number of long term sites approved is 18.
4. The total number of short term sites approved is 20.
5. The total number of camp sites approved is 10.
6. An inspection of the Shady Nook Caravan Park by Council's Building Surveyor on the 16th April 2002 did reveal some matters which required attention. A copy of this report is attached.
7. The Shady Nook Caravan Park is affected by Maclean Shire Council's Palmers Island Riverbank Erosion Development Control Plan, a copy of which is also enclosed for your information.

I do advise that Council staff carry out an annual inspection of all caravan parks within the Shire to check compliance with the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 1995.

If you have any enquiries concerning the above information please don't hesitate to contact Council's Strategic Planning and Environmental Services Department.

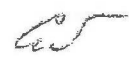
A fee of \$40.00 does apply for this enquiry and it is requested that this be forwarded to Council at your earliest convenience.

Yours faithfully



Chrys Warren
Coordinator of Development & Health

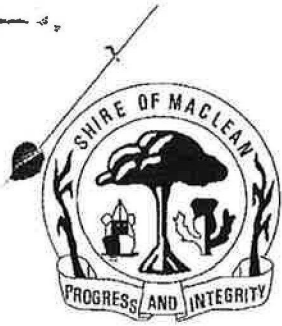
11.12.02 MET Paul Reed on site. Advised him that amenity block could be demolished & rebuilt (506, 70 1/2) - of equivalent size. Is located in Precinct 2. Discussed with Greg Mashinik.



Council Chambers
50 River Street
Maclean
NSW 2463

Communications to:
General Manager
PO Box 171
Maclean
NSW 2463

02 6645 2266
02 6645 3552
email
an@msc.nsw.gov.au



Maclean Shire Council

STRATEGIC PLANNING & ENVIRONMENTAL SERVICES

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ABN: 68 393 113 596

GIS No: 1040
Contact: D Manners
Your Reference: B01930

All communication to be addressed to
The General Manager, P.O. Box 171, Maclean 2463

14th January 2002

Shadynook Caravan Park
8 River Road
PALMERS ISLAND NSW 2463



APPROVAL TO OPERATE ON-SITE SEWAGE MANAGEMENT SYSTEM

Dear Sir/Madam

In relation to the On-site Sewage Management System located at:
Lot No 417 DP No 751388, Amenities block, Shadynook Caravan park 8 River Road Palmers Island

An assessment of the sewage management system at the above property was carried out by Council's Environmental Officer on the 7/1/2002. Your sewage system has been classified as a high risk.

An approval to operate an on-site sewage management system **has been granted** subject to the following conditions:

The effluent disposal area shall be mowed on a regular basis to facilitate the evaporation of treated effluent.

The gutters on the amenities block are to be repaired / replaced to prevent rainwater from entering the effluent disposal area. The downwater pipe is to be connected to subsurface piping and redirected away from the effluent disposal area.

These conditions, along with the standard conditions attached, must be met in order to satisfy the requirements of the Local Government (Approvals) Sewage Management (Amendment) Regulation 1998.

This approval commences from the 7/1/2002, and expires on the 7/1/2003.

Your co-operation in complying with the required works and the standard conditions is requested and will prevent the need for any further action when council re-inspects the sewage system.

An invoice for the inspection cost is included with this letter.

If you would like further literature, advice or information on any sewage management issues, please contact me on 02 66452266.

Yours faithfully,

David Manners
Environmental Officer

Standard Conditions for Approval to Operate On-site sewage Management System

1. The system of sewage management must be operated in accordance with the performance standards set out in *Clause 47 of the Local Government (Approvals) Regulations 1999*. These performance standards are:
 - a) the prevention of the spread of disease by micro-organisms,
 - b) the prevention of the spread of foul odours,
 - c) the prevention of contamination of water,
 - d) the prevention of degradation of soil and vegetation,
 - e) the discouragement of insects and vermin,
 - f) ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned,
 - g) the minimisation of any adverse impacts on the amenity of the premises and surrounding lands,
 - h) if appropriate, provision for the re-use of resources (including nutrients, organic matter and water).
2. The sewage management facilities used in the operation of the system must be maintained in a sanitary condition and must be operated in accordance with the relevant requirements of the *Local Government (Approvals) Regulation 1999*, and other relevant operating specifications.
3. The system of sewage management must be operated in accordance with the relevant operating specifications and procedures for the component facilities, and so as to allow removal of treated sewage in a safe and sanitary manner (*Clause 47 (3) Local Government (Approvals) Regulation 1999*).
4. A sewage management facility used in the operation of the system must not discharge into any watercourse or onto any land other than its related effluent application area (*Clause 48 of the Local Government (Approvals) Regulation 1999*).
5. The conditions (if any) of any certificate of accreditation issued by the Director General of the Department of Health under this division in respect of the plans or designs for any components of the sewage management facilities must be complied with (*Clause 48 of the Local Government (Approvals) Regulation 1999*).
6. The person operating the system of sewage management must provide details of the way in which it is operated, and evidence of compliance with the relevant requirements of the Regulation and of the conditions of the approval, whenever the Council reasonably requires the person to do so (*Clause 48 of the Local Government (Approvals) Regulation 1999*).
7. It is a requirement of this approval that no alterations or amendments be made to any part of the on-site sewage management system without prior approval by the Council or other relevant authorities.
8. The Council may carry out an audit inspection of the sewage management system to determine compliance with conditions of approval.

Poll 03232

ON-SITE SEWAGE MANAGEMENT INSPECTION REPORT

Application No. 3237 Receipt No. GIS Key 1040
 Approval to operate Yes No Approval To Operate Issue Date.....
 Number of Systems 1 Proposed Sewer No

J Blackwell Pty Ltd & E Blackwell Pty Ltd

OWNER DETAILS
 Surname..... Initials..... Title Mr/Mrs/Ms/Miss
 Phone No. Shady Nork Coravan PK
 Postal Address Street 8 River Rd
 Town Palmerston Is. Postcode 2463
 Site Details
 Lot/DP No. 417/751338 House No.....
 Street Amenities Block Town Other 4/4 trenches
 No. of Bedrooms / persons..... Rental Property.....

SEWAGE MANAGEMENT FACILITY DETAILS

Standard septic tank and trench Composting toilet
 Aerated septic system Pump out
 Septic tank and polishing pond
 Other.....

Method of disposal
 On-site trench disposal Pump out and disposal off-site
 On-site aerated Composting toilet / Greywater
 Other.....

Soil Type
 Gravel/sand Sandy loam Loam
 Clay loam Light clay Med/heavy clay

Use Residential / Commercial / Public
 Water Supply Town Water / Tank / River / Bore / Other
 Bore on property Yes/No
 Approval to install Yes/No
 Service date.....

PLUMBER DETAILS
 Surname..... Initials..... Title Mr/Mrs/Ms/Miss
 Street..... Town..... Postcode.....

Inspection Date 19-4-00
 Next Inspection Due 19-4-01
RISK CLASSIFICATION LOW MEDIUM HIGH

B0.1930

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SITE ASSESSMENT

Flood Potential
Land Application Area below: 1 IN 100yr **YES/NO**
Slope.....level.....
Erosion Potential.....-.....
Groundwater Depth.....-.....
Buffer Distances
Permanent Water.....9.0m.....
Other Water.....-.....
Sensitive Environment.....-.....
Boundary.....10m.....
Premises.....3m.....
Pool.....
Surrounding Vegetation.....

SEPTIC TANK

Tank Size..... Tank Condition.....
Last Desludge.....
Inspection Holes covered Adequately Yes/No
Odour Present Yes/No
Desludging Required Yes/No
Is Lid Above Ground Level Yes/No
Comments.....

ABSORPTION AREA / TRANSPIRATION AREA

Where.....
Is the area parallel with the contours of the land Yes/No
Is the area fenced off Yes/No
Signs of pooling Yes/No
Dimensions of area
Vegetation cover.....
Excess Weeds / Shade.....
Comments.....

PUMP OUT DETAILS

Is site accessible for effluent collection by tanker Yes/No
Is there a graduated dipstick provided in collection well Yes/No
Grease Trap cleaned Yes/No
Comments.....

POLISHING POND

Is the pond fenced off Yes/No
Is there sub-surface irrigation for the overflow effluent Yes/No
Comments.....

AERATED WASTEWATER TREATMENT SYSTEM (AWTS)

AWTS Model type.....
AWTS operational at time of assessment Yes/No
Is AWTS fitted with malfunction alarm Yes/No
Is there an Operators manual on-site Yes/No
Are irrigation lines clear Yes/No
Are there unauthorized fittings in the irrigation line Yes/No
Comments.....

What activities is the irrigation area used for.....

Is there any runoff from the irrigation area⁴ Yes/No
Comments.....

Are any warning signs displayed in the irrigation area Yes/No
Comments.....

No of Sprinklers.....Sprinkler Coverage (m²).....
General Comments.....

COMPOSTING TOILET / GREYWATER SYSTEM

Model Type.....
Is there a fixed instruction notice in a prominent position Yes/No
Is there adequate ventilation Yes/No
Any odours present Yes/No
Type of Greywater treatment.....

Is the disposal area size adequate Yes/No
Comments.....

PLAN OF SITE

See Attached Sheet.

SUMMARY OF REPORT

ENVIRONMENTAL CONSTRAINTS (Water, Soil, Bushland etc)

.....<...100m...to...permanent...waterway..... Yes/No.....

.....<...40m...to...other...waterway..... Yes/No.....

.....Below...1:100...flood...level..... Yes/No.....

HEALTH CONSTRAINTS

OTHER CONSTRAINTS

COMMENTS

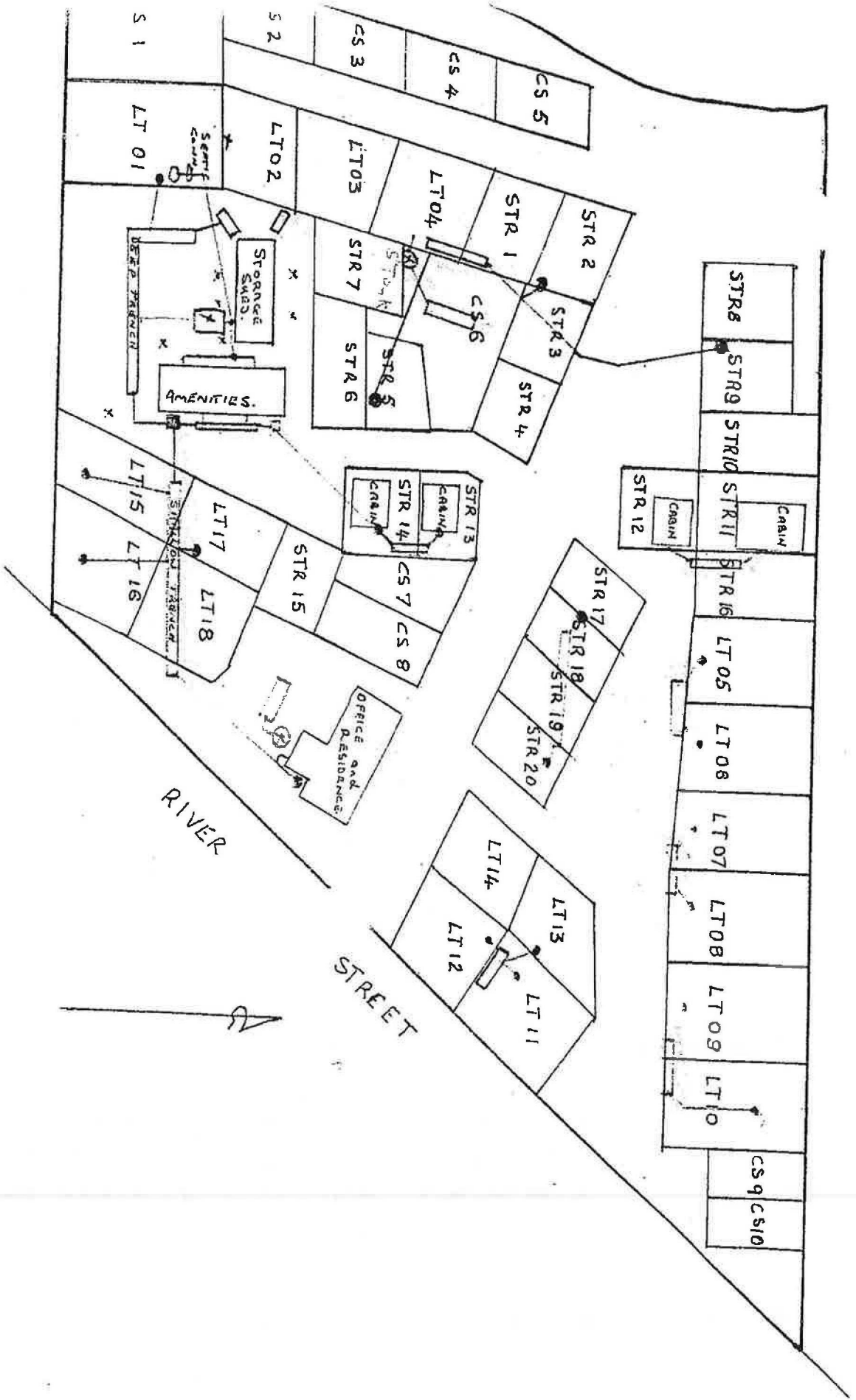
Guttering to be repaired
Down pipe to be connect to
sub surface piping - diverted away
from pit.

RISK CLASSIFICATION

Low (5yrs)

Medium (3yrs)

high



SHADY NOOK - PALMERS ISLAND.
SITES PLAN.

- LT 01-18 LONG TERM RESIDENTS.
- STR 1-20 SHORT TERM RESIDENTS.
- CS 1-10 CAMP SITES.

Annexure C Concept Park Design

Annexure D

Part Q Palmers Island River Bank Controls

PART Q PALMERS ISLAND RIVERBANK CONTROLS

Q1. Where do Palmers Island Riverbank controls apply?

Controls for Palmers Island apply to land in the 1(a) Rural (Agricultural Protection) zone in Maclean LEP 2001 and affected by clause 15 of Maclean LEP 2001. See MAP Q1.

Q2. What are the aims of the controls for Palmers Island riverbank?

The aims of the controls for Palmers Island riverbank are:

- (a) To make provision for the orderly and economic development of land within the erosion zone.
- (b) To ensure that such development is carried out in a manner which does not adversely affect the riverbank erosion process and will not be adversely affected by riverbank erosion processes.
- (c) To provide guidelines for the determination of development on lands subject to riverbank erosion.

Q3. Definitions

In this Part of the DCP,

Map means the map marked: 'Palmers Island Riverbank Erosion D.C.P – Land subject to riverbank erosion (Amendment No. 1).

The map is located at the end of this Part of the DCP. Map S1

Immediate Management Line means the line shown on the map marking the extent of land considered to be under immediate threat from riverbank erosion.

100 year Management Line means the line shown on the map indicating that the land on the river side of that line may come under threat from riverbank erosion within 100 years.

Q4. Controls for Precinct 1

Q4.1. No buildings or works are permitted within Precinct 1 other than fencing and rebuilding, in line with the following requirements.

Precinct 1 means that area between the river bank and the immediate management line.

Q4.2. Rebuilding

1. Where an existing building is totally destroyed through accident or damage caused by processes other than riverbank erosion, no rebuilding will be allowed. This is to ensure that a new building is not erected in the area at highest risk of riverbank slip.
2. Where an existing building is partially destroyed through accident or damage caused by processes other than riverbank erosion, it is preferred that the building be demolished. However, where no building or development approval is required, the building may be repaired so that:
 - (a) the total floor area of the rebuilt or repaired building is not greater than the total floor area before the damage occurred;
 - (b) the repairs or rebuilding have no detrimental effect on the ability of the building to be relocated in an emergency; and
 - (c) the repairs or rebuilding are effected within 12 months of the date when the damage occurred.

PART Q PALMERS ISLAND RIVERBANK CONTROLS

Q5. Controls for Precinct 2

Precinct 2 means that area between the immediate management line and the 100 year management line.

Q5.1. Development within this Precinct 2 will be considered on the understanding that any consent granted will be subject to the provision that should the riverbank come within 18 metres of any building then the development consent will cease.

Q5.2. If the development consent does cease then the owner of the land will be responsible for the removal of any or all buildings from the site at the owner's expense, or where possible, to a location on the site further than 18 metres from the riverbank.

Q5.3. Prior to lodging an application with Council, the developer of the land must determine whether buildings are to be relocated or demolished, should the consent cease.

Q5.4. Notwithstanding the above, all Class 1 residential buildings (dwelling-houses) must be relocatable and able to meet the conditions listed below. Extensions to existing dwellings may also be required to be demountable, taking into consideration the additional floor space proposed and the likely effect of the extension on the ability of the building to be relocated in case of an emergency.

Q6 Conditions for Precinct 2

The following conditions will be imposed due to the possibility of riverbank erosion adversely affecting dwellings within the next 100 years.

1. The dwelling-house will be designed and constructed so that it can be easily removed from the site by road vehicle. The plans of the building will include an adequate description of the removal process.
2. Further to subclause (1), at the time of submission of a building application, a certificate is to be provided from a practising structural engineer as to the adequacy of this building to be easily dismantled and readily removed from the site by road vehicle.

3. The dwelling shall be located so as to maximise as far as practicable the distance from the nearest point of the building to the riverside boundary of the site with due consideration given to subclause (a) above and to any relevant local government building regulations.
4. Subsequent to any approval being given for a relocatable dwelling, no works shall be carried out on the property which might hinder the ready relocation of the building. Such works might include the construction of wall, fences, screens, enclosures, brick veneering, landscaping or the fixing of joints or structural members by welding or other means.
5. A restriction as to user will be placed on the title pursuant to the provision of section 88B of the Conveyancing Act 1919, stating:

The subject land and any improvements erected thereon shall not be used for the purpose of (land use) in the event that the riverbank, as defined by Maclean Shire Council from time to time, comes to within 18 metres of any building or any part thereof at any time erected on the said land.

6. This development consent shall cease if at any time the riverbank, as defined by Council comes to within 18 metres of any building associated with this development. The buildings shall then be removed by the owner of the land at the owner's expense.

Q7. Servicing

The provision of vehicular access, water, electricity, telephone and other services will be considered on the merits of each case. In principle, all services should be provided from the landward side of the development such that the building is between the services and the riverbank.

PART Q PALMERS ISLAND RIVERBANK CONTROLS

MAP Q1

