



DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES REPORT

8th May 2007

DSDS4	INSTALLATION OF MOVEABLE DWELLINGS & ASSOCIATED STRUCTURES
	FILE: LA 18120 AJC {Folio No. *}

SUMMARY:

Reporting to Council on an application to install moveable dwellings and associated structures at Trial Bay Caravan Park that requires a variation to Council's Flood Risk Management Policy.

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Applicant: Tiger Civil Pty Ltd, Trial Bay Caravan Park
Subject Property: Lot 294 DP819341, 161-171 Phillip Drive, South West Rocks
Zone: 5(a)(Special uses "A" zone)

Background:

On the 13 September 2001 (T6-01-32) an application was approved by Council for an upgrade of the caravan park.

Minor filling was approved by Council on the 4 December 2003.

The reception and associated shop was remodelled and additions applied for and approved by Council on the 20 November 2003

An application to connect the park to the sewer was approved by Council on the 22 June 2006.

Proposal

The applicant is seeking permission for the installation of relocatable homes and associated structures on flood liable land within the existing boundaries of the Trial Bay Caravan Park.

Statutory / Policy

The Local Government(Manufactured Home Estates Caravan parks Camping Grounds and Moveable Dwellings) Regulation 2005 Part 3 Clauses 74 & 75 states the following with respect to installation of relocatable homes on flood liable land: -

Clause 74

- (6) *An exemption provided for by this clause does not apply to the installation of a relocatable home, rigid annex or associated structure on flood liable land if the Council has notified in writing the holder of the approval to operate the caravan park or camping ground concerned, before that installation, that the land is flood –liable land.*

Clause 75

- (1) *In deciding whether or not to approve the installation of a relocatable home, rigid annexe or associated structure on flood liable land in a caravan park or camping ground, the council must have regard to the principles contained in the Floodplain Development Manual.*
- (2) *It is a condition of an approval to install a relocatable home or associated structure on flood liable land that the relocatable home and associated structure is designed, constructed and installed in accordance with the relevant requirements of Division 4.*

Council's Flood Risk Management Policy Section 6.3.3 *Other Development* states: that each application will be treated on its merit and Council will consider the development providing such development incorporates mainly open space and adequate flood-proofing measures. No new caravan parks will be permitted.

In respect to existing caravan parks, Council will need to be satisfied in respect of the following: -

- *A suitable contingency plan exists to evacuate people and store caravans in time of flood.*
- *The caravans located on the site are maintained in a mobile condition, annexes and associated structures are not to be of a rigid construction.*
- *Relocatable Homes, Cabins and the like are not permitted on caravan parks on areas that are subject to flooding. In any other area the floor level is to be at or above the flood planning level and meet other relevant provisions of this policy.*

Council has previously advised the owner of the caravan park that the park is flood liable and the exemption therefore does not apply.

The hazard category for the 1 in 100 flood event shown in the 2006 Flood Study for Saltwater Lagoon and Creek ranges from high hazard in the lower sections of the park to low in the upper reaches.

The NSW Flood Plain Development Manual 2005 applies to urban and rural floodplains across NSW and is used to manage both mainstream and local overland flooding.

Council's Flood Risk Management Policy includes South West Rocks being a plan which is consistent with the principles contained in the Manual.

Planning Comment

Trial Bay Caravan Park has existing surface levels ranging from 2 to 3metres on Australian Height Datum (AHD). The flood level affecting the site is 3.1m AHD. By limiting the installation of relocatable homes and associated structures in this park to areas at or above 2.6m AHD the depth of inundation will be limited to 0.5metre and flood hazard remains low. At that depth the *NSW Flood Plain Development Manual* figure L1 notes that wading will be safe and provided vehicles are speedily removed before the flood water reaches the 0.5metre deep there will be no hazard from vehicle instability.

As a condition of consent Council will require the applicant to:-

- a) Update the existing flood emergency response plan for this park.
- b) The floor level of the proposed relocatable homes is to be minimum of 3.6m AHD (Flood Planning Level).
- c) The applicants Structural Engineer is to certify that the proposed relocatable homes have been designed to withstand the forces created by floodwaters, debris loadings, buoyancy and that there is no unacceptable hazard from floodwaters passing between buildings.

REPORT IMPLICATIONS:

- ***Environmental***

There are no adverse environmental impacts likely from approving of relocatable homes in this existing caravan park as the proposal is not likely to lead to an increase in the provisional flood hazard category and or lead to a reduction in the flood storage such that significant flood flows are redirected.

- ***Social***

There will be a social benefit through increased employment, upgrading of the flood emergency response plan and improved tourist facilities.

- ***Economic (Financial)***

There will be no financial implications arising from this report provided the proposed amendments comply with the NSW Floodplain Development Manual 2005.

- ***Policy or Statutory***

Accommodate this proposal in accordance with Council's existing Flood Risk Management Policy in order to comply with the NSW Floodplain Development Manual 2005.

Whilst Council's policy seeks to restrict the placement of movable dwelling on flood liable land, the Flood Plain Development Manual and Council's policy requires applications to be dealt with on their merits. Having regard to the low flood hazard and provided the cabins are 500mm above the flood level requiring the floor level to be not more than 1 metre above the ground it is considered that the proposal is acceptable.

RECOMMENDATION:

That Council agree to vary the provision of the Flood Risk Management Policy and approve the application subject to the following conditions:-

- a) Update the existing flood emergency response plan for this park.
- b) The floor level of the proposed relocatable homes is to be minimum of 3.6m AHD (Flood Planning Level).
- c) The applicants Structural Engineer is to certify that the proposed relocatable homes have been designed to withstand the forces created by floodwaters, debris loadings, buoyancy and that there is no unacceptable hazard from floodwaters passing between buildings.

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R B Pitt
DIRECTOR SUSTAINABLE DEVELOPMENT SERVICES