



DEVELOPMENT APPLICATION

BOUNDARY REALIGNMENT
and
CARAVAN PARK

500 and 480 TAREAN ROAD KARUAH

***LOT 42 in DP 835833 and
LOT 424 in DP 95438***

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INTRODUCTION

Site Description

The subject site is comprised of two (2) lots, Lot 42 in DP 835833 (500 Tarean Road) and Lot 424 in DP 95438 (480 Tarean Road), at Karuah in the Great Lakes Local Government Area. These lots encompass a combined area of 23.05 hectares, with Lot 42 being 14.35 hectares and Lot 424 being 8.7 hectares.



Photograph 1 – Subject site as viewed from Tarean Road

The site is for the most part well managed with a mown/grazed understorey (ie managed lawns), and remnant trees (predominantly *Eucalyptus* species). The south eastern corner of Lot 424 includes SEPP 14 wetland and the western boundary of Lot 424 borders the Karuah River and includes some remnant mangroves (not SEPP 14).



Photograph 2 – Typical vegetation on section of the site adjacent to Karuah River

There is an existing dwelling which is centrally located at the northern extremity of Lot 42 and a concrete pad on Lot 424 – the dwelling is to remain, however, the concrete pad will be removed. It is also noted that currently there are cattle grazing on the site.

The topography of the site is sloping, with a declining slope towards the south south west. There is a significant drop in the ground level approximately 68 metres from the western boundary of Lot 424 (adjacent to the Karuah River).

The surrounding land use (simplified) is:

North – unmanaged forest

South – SEPP 14 wetland

East – unmanaged forest

West – Karuah River (adjacent to Lot 424), rural residential properties and Tarean Road (adjacent to Lot 42).

Additionally it is noted that there is an unformed public road which runs between Lots 42 and 424 and also along the south western section of Lot 42. A separate application for the closing of some of the unformed public roads has been lodged previously and is currently being processed.

The Proposal

The proposal includes the following:

- Boundary realignment which will result in no additional lots being created but will instead result in proposed Lot 1 which will comprise 9.61 hectares and proposed Lot 2 which will comprise 15.05 hectares;
- A caravan park with 89 long term sites, 55 short term sites, and 15 camp site;
- Swimming pool;
- Tennis court;
- Barbeque area and shelter;
- Site for a clubhouse (which shall be installed under the *Local Government Regulation*);
- Site for a manager residence (which shall be installed under the *Local Government Regulation*);
- Site for an office (which shall be installed under the *Local Government Regulation*);
- Shower/toilet block (which shall be installed under the *Local Government Regulation*);
- Maintenance shed.

It is to be noted that there have been significant communications with Council (and especially Councils ecologist) regarding this proposal and the layout has been determined following direction from Council.

A draft Plan of Subdivision is included in the appendices as are site plans of the proposed caravan park and maintenance shed plans.

It is noted that a separate application has been made to close the unformed public road which currently runs between the existing lots.

Land Ownership

Both Lots (42 in DP 835833 and Lot 424 in DP 95438) are owned by Legman Pty Limited; the relevant signature (Barry Wain – Sole Director) has been provided to enable lodgement of this Development Application.

State Environmental Planning Policy 14 – Coastal Wetlands



Photograph 3 – View of the SEPP 14 wetland

The aim of this policy is to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the State.

The proposed development will not require any works within the area of land which contains actual SEPP 14 wetland. The layout of the proposed development is such that there will be significant and adequate buffers between the SEPP 14 wetland and any aspect of the proposal. Discussions with Council have confirmed that these buffers are adequate for the purpose of maintaining the ecological integrity of the wetlands.

State Environmental Planning Policy 21 – Caravan Parks

(1) The aim of this Policy is to encourage:

- (a) *the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and*
- (b) *the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and*
- (c) *the provision of community facilities for land so used, and*
- (d) *the protection of the environment of, and in the vicinity of, land so used.*

Comment – The proposal assists in meeting all of the above stated aims.

(2) The strategies by which that aim is to be achieved are:

- (a) *(Repealed)*
- (b) *by requiring that development consent be obtained from the local Council for development for the purposes of caravan parks, and*
- (c) *by providing that development consent may be granted that will authorise the use of sites for short-term stays (whether or not by tourists) or for long-term residential purposes, or for both, and*
- (d) *by requiring that development consent be obtained from the local Council for the subdivision of land for lease purposes under section 289K of the Local Government Act 1919.*

Comment – The purpose of this Development Application is to obtain the necessary consent.

8 Development consent required for caravan parks

- (1) *Development for the purposes of a caravan park may be carried out only with the development consent of the Council.*

Comment – The purpose of this application is to obtain such consent from Council.

- (2) *Before granting development consent to the use of land for the purposes of a caravan park, a Council must determine:*

- (a) *the number of sites (if any) within that land that the Council considers are suitable for long-term residence, within the meaning of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993, and*
- (b) *the number of sites (if any) within that land that the Council considers are not suitable for long-term residence, but are suitable for short-term residence, within the meaning of that Regulation.*

Comment – This Development Application outlines the required specifics of the proposed sites which are to be long-term sites.

- (3) *A Council must not grant development consent to the use of land for the purposes of a caravan park unless it imposes as a condition of that consent a condition specifying the maximum number of sites (if any) within that land that may be used for long-term residence.*

Comment – This Development Application is to obtain the necessary consent and this consent shall identify the number of long term sites (89).

- (4) *The holder of an approval under Part 1 of Chapter 7 of the Local Government Act 1993 to operate a caravan park or camping ground on land must not, without the development consent of the Council, allow a person to occupy a site within that land:*

- (a) *for a continuous period of more than 3 months, except as provided by paragraph (b), or*
- (b) *for a continuous period longer than the period (if any) for which the person is allowed to be accommodated within the land by an extension that has been granted under clause 19 (6) of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993, if such a use of that site was*

not lawful under the Environmental Planning and Assessment Act 1979 when this Policy commenced.

Comment – Not Relevant

(4A) Except as provided by subclause (4), nothing in this Policy or any other environmental planning instrument requires separate development consent to be obtained for the installation or placement of a moveable dwelling on land on which development for the purposes of a caravan park is being lawfully carried out.

Comment – Noted.

(5) This clause does not apply to any land that is authorised to be used for the purposes of a manufactured home estate by a development consent granted pursuant to State Environmental Planning Policy No 36—Manufactured Home Estates or dedicated or reserved under the National Parks and Wildlife Act 1974.

Comment – The site is not authorised for use under SEPP 36 and hence this point is not relevant.

9 Subdivision of caravan parks for lease purposes

This Section (9) is not relevant.

10 Matters to be considered by Councils

A Council may grant a development consent required by this Policy only after it has considered the following:

- (a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,*
- (b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,*
- (c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,*
- (d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both),*

and whether those facilities and services are reasonably accessible to the occupants of the caravan park,

- (e) any relevant guidelines issued by the Director, and*
- (f) the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.*

Comment – (a) The site is considered suitable for a caravan park containing long term, short term and camp sites as it is located within walking distance of the Karuah township, but also in a location deemed highly desirable for camping.

(b) There is limited tourist accommodation of this or a similar nature in this location and this proposal will not impact upon any existing tourist accommodation in the Karuah area.

(c) The cost of housing in the Karuah region has increased dramatically over the past years and this proposal will create long term sites which will effectively create high quality low cost housing by way of the long term sites.

(d) There are adequate community facilities proposed within the caravan park and there are also facilities and shops close by to ensure the needs of the residents are met.

(e) No guidelines have been issued by the Director.

(f) The proposal meets the *Local Government (Caravan Parks and Camping Grounds) Regulation* (see below).

State Environmental Planning Policy 71 – Coastal Protection

The aims of this Policy are to:

- (a) protect and manage the natural, cultural, recreational and economic attributes of the New South Wales Coast, and*
- (b) protect and improve existing public access to and along coastal foreshores to the extent that it is compatible with the natural attributes of the coastal foreshore, and*
- (c) ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and*

- (d) *protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and*
- (e) *ensure that the visual amenity of the coast is protected, and*
- (f) *protect and preserve beach environments and beach amenity, and*
- (g) *protect and preserve native coastal vegetation, and*
- (h) *protect and preserve the marine environment of New South Wales, and*
- (i) *protect and preserve rock platforms, and*
- (j) *manage the coastal zone in accordance with the principles of ecologically sustainable development, and*
- (k) *ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and*
- (l) *encourage a strategic approach to coastal management*

The proposal does not contravene any of the above stated aims of this SEPP. Sufficient buffer distances to the SEPP 14 wetland area will be maintained. The proposal will not impact upon any existing access to the coastal foreshore area and in this regard the access to the boat ramp and jetty (yet to be built) will improve access to the foreshore/river.

Clause 8 (*Matters for Consideration*)

This SEPP states the following as matters for consideration:

- (a) *the aims of this Policy as set out in clause 2;*

Comment – as stated above, this proposal does not contravene any of the stated aims of this Policy.

- (b) *existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved;*

Comment – the proposal will not result in any actual or potential loss of access to any part of the foreshore. It is considered that the proposal will actually *increase* potential public access to the foreshore through the ability of the users of the caravan park to more readily access the foreshore area in a controlled manner via the boat ramp and the jetty which shall ensure that there is no adverse impact upon the wetland area.

- (c) *opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability;*

Comment – as with above, it is considered that the proposal will effectively provide new public access to the foreshore areas in a controlled manner so as to ensure that the foreshore ecology is not adversely affected.

- (d) *the sustainability of development given its type, location and design and its relationship with the surrounding area;*

Comment – the proposal is considered sustainable as only minimal remnant vegetation will be removed. An ecological report has deemed that the proposal will not have a significant impact and discussions with Council have resulted in the proposed layout which will maintain the ecological integrity of the site through provision of adequate buffers to EECs, placement of hollows and nest boxes, prohibition on cats, and restriction on dogs. It is to be noted that no habitat trees are to be removed for this proposal.

- (e) *any detrimental impact that the development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore;*

Comment – the subject site will not create or result in any overshadowing of the foreshore. It is noted that the development will be viewable from the Karuah River and also from adjacent properties, however, the low key scale of the proposal, together with the retention of as much vegetation as possible (along with the proposed landscaping), shall ensure that there are no adverse impacts with regard to the coastal foreshore amenity. It must be noted that the proposal is to be setback from the river such that it is considered that, whilst it will be visible from the river, this visibility will be limited and significantly filtered.

(f) *the scenic qualities of the New South Wales coast, and means to protect and improve these qualities;*

Comment – the proposal will not adversely impact upon the scenic qualities of the New South Wales coast.

(g) *measures to conserve animals and plants, and their habitats;*

Comment – the area of the subject site relevant to this proposal has no understorey. An ecological report has been prepared and in summary of this report, it is considered that the proposal will not have a significant impact upon animals, plants, or their habitat. Significant discussions have been undertaken with Councils ecologist to ensure a positive outcome in this regard and the proposed layout has been determined following direction in this regard.

(h) *measures to conserve fish and marine vegetation, and their habitats;*

Comment – the nature of the proposal is such that there will be no adverse impact on fish or marine vegetation, or their habitats.

(i) *existing wildlife corridors and the impact of development on these corridors;*

Comment – there are no wildlife corridors which could be impacted upon by this development. The site is located on the fringe of a larger vegetated area and the removal of limited vegetation will not result in any corridors being interrupted.

(j) *the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards;*

Comment – the proposal neither impacts upon, nor will be impacted on by coastal processes or hazards.

(k) *measures to reduce the potential for conflict between land-based and water-based coastal activities;*

Comment – the proposal will not create any potential conflict between land based and water based activities.

(l) *measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals;*

Comment – there are no known or suspected items/issues of Aboriginal importance on the subject site.

(m) likely impacts of development on the water quality of coastal water bodies;

Comment – the proposal will not have any adverse impact upon the adjacent coastal water body, being the Karuah River and general Port Stephens waterway; all necessary measures shall be taken to ensure that there is no impact upon this system, these measures shall include, but not be limited to, providing adequate buffers between the proposed development and wetlands, the implementation of erosion and sediment control during construction and until such time as the site is rendered erosion resistant, and constructing water quality devices.

(n) the conservation and preservation of items of heritage, archaeological or historic significance;

Comment – There are no items of heritage, archaeological, or historic significance on or adjacent to the site.

(o) only in cases in which Council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities;

Comment – this point is not relevant.

(p) only in cases in which a development application in relation to a proposed development is determined:

(i) the cumulative impacts of the proposed development on the environment, and

(ii) measures to ensure that water and energy usage by the proposed development is efficient.

Comment – the proposal will have no cumulative effects on the environment; the nature of the proposal is such that energy and water efficiency will be determined by the dwellings which are located on the site in the future and the requirements for these dwellings are not covered by this SEPP. Issues of stormwater quality have been considered and a separate accompanying report is included in the Application documentation. This Water Quality report clearly indicates that post

development impacts are significantly reduced from existing conditions. Water usage for the proposed short term and camp sites will be minimal and is considered not significant; none of the camp sites shall be powered and hence the issue of energy usage is not relevant.

Clause 14 (*Public access*)

A consent authority must not consent to an application to carry out development on land to which this Policy applies if, in the opinion of the consent authority, the development will, or is likely to, result in the impeding or diminishing, to any extent, of the physical, land-based right of access of the public to or along the coastal foreshore.

Comment – as stated above, it is considered that this proposal will actually increase public access to the foreshore via the availability of a boat ramp and jetty. Currently the site effectively restricts access to the foreshore whereas by progressing with this proposal, controlled formal legal access to the foreshore in this area shall be established.

Clause 15 (*Effluent disposal*)

The consent authority must not consent to a development application to carry out development on land to which this Policy applies in which effluent is proposed to be disposed of by means of a non-reticulated system if the consent authority is satisfied the proposal will, or is likely to, have a negative effect on the water quality of the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform.

Comment – a major component of this proposal will be the connection of the site to the MidCoast Water/Hunter Water reticulated sewage system and this will ensure compliance with this clause.

Clause 16 (*Stormwater*)

The consent authority must not grant consent to a development application to carry out development on land to which this Policy applies if the consent authority is of the opinion

that the development will, or is likely to, discharge untreated stormwater into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform.

Comment – all stormwater from the future dwellings will be captured in the biofiltration systems as identified in the plans attached to this proposal and this will ensure that there is no discharge of untreated stormwater. A separate Water Quality Report has been prepared to specifically address this issue. The MUSIC modelling has identified that the Nil or Beneficial Effects pollution reduction targets are met by the proposed treatment train incorporated into the proposed development.

STATEMENT OF ENVIRONMENTAL EFFECTS

Great Lakes Local Environmental Plan 2014

The aims of the Great Lakes Local Environmental Plan (2014) (the LEP) are:

(1) *This Plan aims to make local environmental planning provisions for land in Great Lakes in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*

Comment – Noted.

(2) *The particular aims of this Plan are as follows:*

(a) *to facilitate the orderly and sustainable economic development of land,*

(b) *to promote the health and well being of the population,*

(c) *to protect and enhance environmental, scenic and landscape assets,*

(d) *to facilitate cultural activities that will benefit the community,*

(e) *to promote the equitable provision of services and facilities for the community,*

(f) *to ensure that development does not create unreasonable or uneconomic demands for the provision or extension of public amenities or services,*

(g) *to promote public transport patronage and encourage walking and cycling,*

- (h) *to ensure that development has regard to the capability of the land so that the risk of degradation is minimised,*
- (i) *to minimise land use conflict,*
- (j) *to ensure that development meets any local water quality objectives adopted by Council in relation to groundwater, rivers, estuaries, wetlands and other waterbodies,*
- (k) *to protect, enhance and provide for the long-term management of native biodiversity, including habitat linkages, threatened species populations and endangered ecological communities, and to identify and protect biodiversity links or corridors throughout the landscape.*

Comment – (a) It is considered that this proposal constitutes orderly and sustainably economic development;

(b) It is considered that the proposal will assist in the health and well-being of the community by providing a place for long term dwellings which is in a relaxed and pleasant environment. The short term and camp sites shall provide an area for rest and tourist recreation which is also essential for the health and well-being of the community;

(c) It is considered that the proper development of this site will protect and enhance the environment through effective treatment of stormwater and replanting of appropriate species in appropriate locations. Careful planning of the proposed layout has been undertaken with Councils guidance to help ensure no adverse environmental impacts, especially with regard to impact on EECs or listed fauna species.

(d) The proposal will assist the community by increasing the number of persons within the community – this will assist local businesses etc. Additionally, the short term camp sites will also assist the local community in the same fashion with an increase in tourist opportunities.

(e) There are services and facilities in the area which will be able to be utilised by the occupants of this site. Any and all extensions as may be required to utilities and services shall be undertaken at the cost of the developer;

- (f) The requirement of appropriate S94 fees will ensure that any additional requirements for amenities and/or services will not result in additional costs to Council or the community;
- (g) The location of the proposal is such that public transport, walking and cycling will be promoted;
- (h) The location of the caravan park is such that the proposed use is appropriate; farming in this exact location may be detrimental to the environment as a result of runoff from pesticides and fertilisers and/or runoff from effluent from cattle etc. The proposed lot which will not have any development (other than the boundary adjustment) as part of this proposal, is likely to be maintained as a lifestyle lot with excellent views and the possibilities for a hobby farm.
- (i) There will be no land use conflict resulting from this proposal;
- (j) Water quality will be protected and enhanced through the implementation of biofilters and other appropriate landscape plantings;
- (k) The site is located such that ecological corridor links are not possible and the current forested areas to the east and north of the subject land provide that function. The proposal will result in additional plantings which will effectively result in an increase in diversity of habitat within the site and this is viewed as a positive from an ecological perspective.

The site is zoned RU2 (Rural Landscape) and the objectives of this zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To provide for rural tourism in association with the primary industry capability of the land which is based on the rural attributes of the land.*
- *To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.*

Comment – The proposal is permissible with consent under the LEP and will not contravene any of the above stated objectives.

4.1 Minimum subdivision lot size

The minimum subdivision lot size as stipulated in the LEP zoning maps for this site is 40 hectares; proposed Lot 1 will be 9.61 hectares and proposed Lot 2 will be 15.05 hectares; the fact that the proposal does not comply with the minimum lot sizes is addressed in Clause 4.1C below.

4.1C Exceptions to minimum subdivision lot size for boundary adjustments

- (1) *The objective of this clause is to permit boundary adjustments between 2 or more lots where one or more of the resulting lots would be less than the minimum lot size shown on the Lot Size Map in relation to that land.*
- (2) *This clause applies to land in the following zones:*
 - (a) *Zone RU2 Rural Landscape,*
 - (b) *Zone RU3 Forestry,*
 - (c) *Zone R5 Large Lot Residential,*
 - (d) *Zone E2 Environmental Conservation,*
 - (e) *Zone E3 Environmental Management,*
 - (f) *Zone E4 Environmental Living.*
- (3) *Despite clause 4.1, development consent may be granted for the subdivision of land by way of an adjustment of boundaries between adjoining lots where the size of one or more of the lots resulting from the subdivision would be less than the minimum lot size shown on the Lot Size Map in relation to the land if the consent authority is satisfied that the subdivision will not result in:*
 - (a) *an increase in the number of lots, or*
 - (b) *an increase in the number of dwellings or opportunities for dwellings on each lot.*

- (4) *In determining whether to grant development consent for the subdivision of land under this clause, the consent authority must consider the following:*
- (a) *whether or not the future use of any resulting lot is consistent with the objectives of the zone that apply to the land,*
 - (b) *if the land is in a rural zone – whether or not the subdivision is likely to have an adverse impact on the agricultural viability of the land,*
 - (c) *whether or not the subdivision is likely to increase the potential for land use conflict,*
 - (d) *whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land,*
 - (e) *whether or not the subdivision is likely to have an adverse impact on the environmental values or agricultural viability of the land.*

Comment – This clause is relevant to the proposal and it is specifically noted that the proposal will not result in an increase in the number of lots or in any increase in dwelling opportunities on either of the lots as compared to what currently exists. The proposal is consistent with the objectives of the RU2 zone, will not affect any agricultural viability of the land, and will not result in any potential for an increase in land use conflict. There are no natural physical site constraints which create any problems for this proposal. The layout of the proposal shall ensure that the environmental values of the site are not compromised. It is considered that despite the proposed lot sizes being less than the minimum as prescribed by the Lot Size Map, that the proposal is permissible as it is in all respects compliant with the requirements, both stated and implied, of this clause (4.1C).

4.2 Rural subdivision

- (1) *The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.*
- (2) *This clause applies to the following rural zones:*
 - (a) *Zone RU1 Primary Production,*
 - (b) *Zone RU2 Rural Landscape,*
 - (c) *Zone RU4 Primary Production Small Lots,*

(d) *Zone RU6 Transition.*

Note. *When this Plan was made it did not include all of these zones.*

- (3) *Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.*
- (4) *However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.*
- (5) *A dwelling cannot be erected on such a lot.*

Comment – The proposed use is permissible with consent under the LEP and it is noted that the boundary adjustment will not create any further dwelling entitlements. Whilst a dwelling is existing on the current Lot 42 and proposed Lot 1, this situation is considered acceptable. It is reiterated that this proposal will not create any additional lots nor additional dwelling entitlements.

5.5 Development within the coastal zone

It is noted that this clause has been addressed in the SEPP (71) above – all the points in this clause are as per the SEPP (71). The proposed development is considered compliant in this regard.

7.1 Acid sulfate soils

The subject site is identified on the Acid Sulfate Soils (ASS) Map as Level 5. These levels require an ASS plan for *Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.*

Comment – The proposal will not result in a lowering of the water table, either on this site, or on adjacent properties and hence, no further comment or investigation is required. No significant subsurface works are intended to be undertaken.

7.2 Earthworks

- (1) *The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*
- (2) *Development consent is required for earthworks unless:*
 - (a) *the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or*
 - (b) *the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.*
- (3) *Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:*
 - (a) *the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,*
 - (b) *the effect of the development on the likely future use or redevelopment of the land,*
 - (c) *the quality of the fill or the soil to be excavated, or both,*
 - (d) *the effect of the development on the existing and likely amenity of adjoining properties,*
 - (e) *the source of any fill material and the destination of any excavated material,*
 - (f) *the likelihood of disturbing relics,*
 - (g) *the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
 - (h) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

Comment – there will be minimal earthworks required for this site and any and all earthworks will be undertaken with all due care and consideration to ensure that there is no adverse environmental impact as a result of the works; measures shall include the

implementation of an appropriate erosion and sediment control plan and the measures included shall be based on the Blue Book.

7.3 Flood Planning

- (1) *The objectives of this clause are as follows:*
 - (a) *to minimise the flood risk to life and property associated with the use of land,*
 - (b) *to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
 - (c) *to avoid significant adverse impacts on flood behaviour and the environment.*
- (2) *This clause applies to:*
 - (a) *land identified as "Flood Planning Area" on the Flood Planning Map, and*
 - (b) *other land at or below the flood planning level.*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:*
 - (a) *is compatible with the flood hazard of the land, and*
 - (b) *will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
 - (c) *incorporates appropriate measures to manage risk to life from flood, and*
 - (d) *will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
 - (e) *is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*
- (4) *In determining a development application for development on land to which this clause applies, the consent authority must have regard to the following matters:*
 - (a) *the intended design life and scale of the development,*

- (b) *the sensitivity of the development in relation to future effective self-evacuation of the land, and if that is not possible, the low risk occupation in time of flood,*
- (c) *the potential to modify, relocate or remove the development.*

Comment – It is acknowledged that the site is partially flood prone, however, none of the area which is flood prone shall be utilised for the development. It is also especially noted that the nature of flooding in the location is such inundation by flood waters shall be from the river and the evacuation will be via the flood free access. The extent of the expected flood impacts has been noted and designed into the development arrangements.

7.5 Stormwater management

- (1) *The objective of this clause is to minimise the impacts of stormwater on land to which this clause applies and on adjoining properties, native bushland, groundwater, wetlands and receiving waters.*
- (2) *Development consent must not be granted to development on any land unless the consent authority is satisfied that the development:*
 - (a) *is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and*
 - (b) *is designed to minimise the use of impervious surfaces on the land, directing run off to piped drainage systems and waterways, and*
 - (c) *is designed to integrate water sensitive design measures, including stormwater, groundwater and waste water management, to minimise environmental degradation and to improve the aesthetic and recreational appeal of the development, and*
 - (d) *incorporates an appropriately managed and maintained stormwater management system that will maintain or improve the quality of stormwater discharged from the land, and*
 - (e) *includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*

- (f) *avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland, groundwater, wetlands and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.*

Comment – Stormwater runoff from the site shall be diverted to the bio-filtration areas for effective treatment and this is considered acceptable and appropriate.

7.7 Riparian land and watercourses

- (1) *The objective of this clause is to protect and maintain the following:*
- (a) *water quality within watercourses,*
 - (b) *the stability of the bed and banks of watercourses,*
 - (c) *aquatic and riparian habitats,*
 - (d) *ecological processes within watercourses and riparian areas.*
- (2) *This clause applies to all of the following:*
- (a) *land identified as “Watercourse” on the Watercourse Map,*
 - (b) *all land that is within 40 metres of the top of the bank of each watercourse on land identified as “Watercourse” on that map.*
- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider:*
- (a) *whether or not the development is likely to have any adverse impact on the following:*
 - (i) *the water quality and flows within the watercourse,*
 - (ii) *aquatic and riparian species, habitats and ecosystems of the watercourse,*
 - (iii) *the stability of the bed, shore and banks of the watercourse,*
 - (iv) *the free passage of fish and other aquatic organisms within or along the watercourse,*
 - (v) *any future rehabilitation of the watercourse and riparian areas, and*
 - (b) *whether or not the development is likely to increase water extraction from the watercourse, and*

- (c) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*
- (4) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Comment – The subject site has a watercourse (the Karuah River) adjacent, both to the south and west. The proposed caravan park has been designed such that there will be no impact upon this watercourse and this shall be ensured through the extension of the reticulated sewerage system, the construction of biofilters, and the implementation of adequate buffer zones.

Great Lakes Development Control Plan

The overriding aim of this DCP is to create and maintain a high level of development and environmental quality throughout the Great Lakes.

The objectives and controls within this Plan therefore aim to:

- *ensure development responds to the characteristics of the site and the qualities of the surrounding neighbourhood.*
- *ensure new development creates a unified landscape and contributes to the streetscape.*
- *ensure development reinforces the importance of pedestrian areas and creates an attractive design outcome.*
- *inspire design innovation for residential, commercial and industrial development.*
- *provide a high level of access to and within development.*

- *protect environmentally sensitive areas from over-development or visually intrusive development so that scenic qualities, as well as the biological and ecological values of those areas, are maintained.*
- *achieve environmentally, economically and socially sustainable development for the community of the Great Lakes.*

Comment – The proposed development will provide affordable, yet high quality and low impact housing in a location which is appropriate for the development, as well as short term and camp sites. The proposal will provide an economic boost to the area and is located such that occupants will be able to walk, ride, or catch public transport to the local shops. The low impact design of the proposal is such that the amenity will be maintained through ensuring that the skyline is not dominated and also that the development is not obtrusive when viewed from the Karuah River. It is considered that with careful planning and the implementation of environmental controls (such as erosion and sediment control and biofilters) that the proposed development is ecologically sustainable whilst allowing for growth in the area and local economy.

4.1 Ecological Impacts

Objectives

- *To ensure that development is designed in a manner that avoids, mitigates or offsets negative impacts on biodiversity and the quality and function of the natural environment and responds to relevant ecological constraints and opportunities.*

Controls

In considering whether to grant consent to a development, Council will consider biodiversity and ecological matters relevant to the development and the land which is affected by that development. In this regard, Council will consider matters that include, but are not limited to, the following:

1. *the avoidance (where possible) or minimisation of loss and harm to remnant native vegetation and trees and the habitat of wildlife populations, and*

2. *the protection of natural biodiversity, including native vegetation and wildlife, their habitats and biological processes and functions, and*
3. *the protection of all ecological values of the natural landscape including scenic, recreational, aesthetic and cultural heritage values, and*
4. *the design and siting of the development (including the footprints of all built structures, access, services, bushfire asset protection zones, water management structures, and other ancillary features of that development) in the area of the land that is of least ecological or biodiversity constraint and where the siting of that development results in the least possible ecological or biodiversity-related impact, and*
5. *the appropriate siting and design of a development (including lot boundaries) with regards to the protection of agricultural sustainability, ecological integrity, topography, landform, native vegetation, wildlife habitat, wetlands and watercourses, and*
6. *the adoption of suitable and effective protective safeguards that avoids, minimises or compensates for the clearing of habitat and native vegetation within any development, and*
7. *the capability of the land to accommodate the development without impairment or harm to important ecosystem services functions and the condition, ecological value and significance of fauna and flora, and*
8. *the avoidance of fragmentation or disturbance of wildlife habitats and the protection, maintenance and (where possible) enhancement of ecological linkages and wildlife corridors in a local, sub-regional and regional context, and*
9. *the avoidance (where possible) and minimisation of negative impacts on natural landscapes that provide key ecological services provisions, including but not limited to, rainforests, wetlands, riparian zones, vegetated steep lands, rare, regionally significant or poorly conserved ecological communities, threatened species habitats, endangered ecological communities and protected land, and*
10. *the identification and active protection of natural landscapes that provide key ecological services provisions, including but not limited to, rainforests, wetlands, riparian zones, vegetated steep lands, rare, regionally significant or poorly*

conserved ecological communities, threatened species habitats, endangered ecological communities and protected land, including the need to adopt buffers of adequate width and configuration to such areas to protect them from the overt direct or indirect effects of that development, and

11. *the compensating or offsetting of unavoidable impacts of a development such that the natural environment and native biodiversity is maintained or improved. The provision of any offsets should be located on the development site or as close as possible to the area of impact, and not beyond the bounds of the Great Lakes Local Government Area, and*
12. *where primary koala food tree species occur, the means with which the development would avoid such trees and where, if impacts on such trees are unavoidable, the means with which there would be a long-term net gain in the representation of primary koala food tree species as a consequence of that development, and*
13. *where hollow-bearing trees (comprising trees with cavities, hollows, splits or decorticated bark capable of providing roosting, denning or refuge sites for native vertebrate fauna) occur, the means with which the development would avoid such trees and where, if impacts on such trees are unavoidable, the means with which there would be a long-term net gain in the representation of denning opportunities for hollow-dependent native wildlife as a consequence of that development, and*
14. *the adequate, effective and active conservation management of areas of high biodiversity conservation value of the land of a development site and/ or a restoration or an offset area through a permanent, executed legal mechanism and the preparation, funding and implementation of a habitat or restoration management plan, and*
15. *the management of risks associated with bush fire in a manner that does not unreasonably compromise and minimises or avoids impacts on native vegetation, wildlife and wildlife habitats, and*
16. *the containment, within a single lot, of the area of a holding that comprises land that is zoned E2 Environmental Conservation, and*

17. *the encouragement of conservation and recovery of populations of threatened biodiversity within a development and/ or any offset areas, and*
18. *the adoption of suitable and effective protective safeguards that avoids impacts to areas of high conservation value native vegetation and native wildlife populations and their habitats from any harm or impact associated with the introduction or encouragement of domestic pets, invasive exotic plants and animals and grazing animals, and*
19. *the means with which priority invasive environmental weeds would be effectively and actively controlled and suppressed on the development site for the life of the development, and*
20. *consideration of the location and style of fencing on the land on the development site to enclose and/ or protect areas of high conservation value native vegetation and native wildlife populations and their habitats.*

Comment – As stated previously, the proposal will require the removal of limited vegetation but will also result in additional plantings (refer attached landscape plan). Whilst the property is currently used for grazing, this use is limited and it is considered that in reality, the site is of little use from an agricultural perspective. It is also considered that a more complete agricultural use would result in a potentially adverse ecological outcome as a result of uncontrolled runoff into the adjacent wetland and river. Discussions with Council have resulted in a proposed layout which will help ensure the protection of the ecology of the site. Additionally, discussions with Council have resulted in the following measures being included in order to ensure a best ecological outcome:

- Permanently conserving and proactively managing all the on-site retained habitats for threatened biodiversity;
- Excluding cats at all times;
- Controlling dogs at all times;
- Installing and maintaining nest boxes (quantity and type to be determined);
- Recruiting habitat furniture (eg logs) into the on-site retained habitats for threatened biodiversity;
- Actively managing the Bush-Stone Curlew habitats for threatened biodiversity;
- Installing fencing and signage as appropriate to protect the threatened biodiversity.

4.2 Flooding

Objectives

- *To ensure people and assets are safeguarded from risks associated with flooding.*

Controls

1. *For development on land that is inundated by the 1 in 100 (1%) year flood (flood level that includes climate change and sea level rise) the buildings should be designed with floor levels 500 mm above the 1 in 100 (1%) year flood level.*
2. *Impacts on access, neighbouring properties and the surrounding streetscape should be considered as part of the site analysis and addressed within the application.*
3. *Any proposal for additions and alterations to existing buildings on flood affected land should be discussed with Council officers prior to a development application being prepared.*
4. *Subdivision layouts shall be based on a strategy for surface water drainage that minimises the incidence of nuisance flooding.*
5. *The submission of a Flood and Groundwater Report is required where Council records show, or there are other reasons to suspect that a site is susceptible to flood or groundwater impacts, or where the proposed development could impact on flood or groundwater behaviour.*

Comment – As previously stated, the site is partially flood prone, however, none of the flood prone area is to be utilised for the development. The extent of the 2100 flood in this area has been determined and it only just reaches the toe of the main river bank therefore there shall be no impact on the proposal.

4.3 Sea Level Rise and Coastal Erosion

Objectives

- *To ensure people and assets are safeguarded from risks associated with sea level rise and coastal erosion.*

Controls

1. *For development proposals on land identified in the coastal hazards map under Great Lakes Local Environmental Plan 2014, a report from a suitably qualified geotechnical engineer and an engineer specialising in coastal marine processes will be required, to determine the geotechnical and physical stability of the land is not compromised and to determine suitable measures for protection of the building against coastal erosion and recession, changes in storm frequency and intensity and sea level rise.*
2. *Where native vegetation that currently protects a dune system from erosion processes will be affected by proposed development, a Vegetation and Environmental Impact Assessment by a qualified arborist or ecologist may be required.*
3. *A linear sea level rise of 0.9m to the year 2100 is to be taken into account.*
4. *A Geotechnical Report shall also be required on sites affected by coastal hazards such as coastal erosion or erosion or reduced foundation capacity.*

Comment – The infrastructure is to be located appropriately on the site such that it will not be impacted upon by sea level rise or coastal erosion.

4.7 Bush Fire

Objectives

- *To ensure new development is designed with regard to bush fire hazards.*

Controls

1. *All development proposals on land identified as bush fire-prone are to be accompanied by a bush fire hazard assessment report in accordance with the NSW Rural Fire Service Planning for Bush Fire Protection 2006 (or as amended).*
2. *The bush fire hazard assessment report must have regard to the siting of any trees to be retained as recommended within the Arborist's report.*
3. *Any bush fire protection measures (i.e. Asset Protection Zones) must not encroach upon any adjoining land.*

4. *Selection of materials and methods of construction must have regard to AS 3959-2009 Construction of buildings in bush fire prone areas and Planning for Bush Fire Protection 2006 (or as amended).*

Comment – A separate bush fire hazard assessment has been prepared to accompany this development and in summary of this assessment, it is determined that the proposal is acceptable from a bush fire hazard perspective on the proviso that the development is carried out as indicated and discussed in the bush fire hazard assessment.

11 Water Sensitive Design

A plan has been prepared and submitted with this application which will ensure that the proposed development is compliant with Water Sensitive Design guidelines. It is reiterated that this proposal does not include any dwellings as the dwellings will be installed separately under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

12 Tree and Vegetation Preservation

12.1 Objectives

- *Specify the species, size and location of trees to which the local environmental plan and development control plan provisions apply.*
- *Ensure that proper consideration is given to trees and native vegetation in designing, planning and constructing development.*
- *Minimise injury to or destruction of trees and native vegetation.*
- *Conserve trees and vegetation of ecological, heritage, aesthetic and cultural significance.*
- *Retain healthy individual trees of local amenity and aesthetic value.*
- *Facilitate the removal of undesirable exotics, noxious weeds, dangerous trees and any other inappropriate plantings*
- *Balance the removal of trees and vegetation with the planting of suitable local indigenous species that positively contribute to visual amenity, environmental function and ecological sustainability.*

Comment – As previously stated, the proposal will require the removal of a limited number of non-habitat trees. The ecological report by Wildthing Environmental Consultants has tagged and identified all of the trees, including specifically identifying any habitat trees. The layout of the caravan park has been designed to maximise vegetation retention and the ecological report considers that the proposal is acceptable in this regard. No habitat trees are to be removed and it is identified that only a small number of habitat trees will require minor mediation works to make them safe for resident and tourists. It is reiterated that there have been significant discussions with Council regarding ecology and the proposed site layout is in response to these discussions to ensure that the ecology of the site is not adversely affected.

13 Landscaping and Open Space

A Landscape Plan has been prepared to accompany this application and this plan will ensure that the development is compliant in this regard.

14 Waste Management

Objectives

- *To ensure that waste and recyclables storage areas within the property are designed for suitable ease of use, amenity and the movement and handling of waste for the life of the development.*
- *To encourage source separation of waste, reuse and recycling by ensuring appropriate storage and collection facilities for waste and quality design of waste facilities.*
- *To maximise reuse and recycling of materials.*
- *To minimise waste generation.*
- *To ensure appropriate collection and storage of waste.*
- *To minimise the environmental impacts associated with waste management.*
- *To encourage appropriate waste disposal and avoid illegal dumping.*

Controls

1. *A completed Site Waste Minimisation and Management Plan shall be prepared and submitted with the development application. The plan should address the following matters as relevant:*
 - a) *Indicative Bin Sizes*
 - b) *Waste/Recycling Storage Rooms*
 - c) *Garbage Truck Dimensions*
 - d) *Garbage Chutes.*
2. *Architectural plans submitted with the development application must show:*
 - a) *The location of individual waste/recycling storage areas (such as for townhouses and villas) or a communal waste/recycling storage room(s) able to accommodate Councils waste, recycling and gardens waste bins.*
 - b) *The location of any garbage chute(s) and interim storage facilities for recyclable materials that promotes and ease of recycling for each unit and on each floor.*
 - c) *The location of any service rooms (for accessing a garbage chute) on each floor of the building.*
 - d) *The location of any waste compaction equipment.*
 - e) *An identified collection point for the collection and emptying of Councils waste, recycling and garden waste bins.*
 - f) *The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area).*
 - g) *The onsite path of travel for collection vehicles (if collection is to occur onsite) taking into account accessibility, width, height and grade.*
3. *Systems should be designed to maximise source separation and recovery of recyclables for each unit and on each floor.*
4. *Waste management systems should be designed and operated to prevent the potential risk, injury or illness associated with the collection, storage and disposal of wastes.*

5. *A Declaration of Waste Confirmation shall be provided to Council at the completion of the works.*

Comment – Details of the waste services location have been included on the attached plans. Discussions have been undertaken with Councils waste contractor (J R Richards) and specifically their Operations Manager (Greg Turner), and it has been advised that there are no issues with accessing the proposed development with a central waste collection point such as proposed, and that in fact, this is a common method of waste collection from such developments.

15 Advertising and Signage

15.1.1 Objectives

- *To provide opportunities for businesses, facilities and services to effectively and equitably communicate with the general public;*
- *To provide for directional signs to meet the needs of visitors and residents in finding facilities, places and services;*
- *To provide for effective advertising for the area's tourist attractions, commercial facilities and services;*
- *To ensure that advertising signs do not detract from the visual environment;*
- *To ensure that advertising signs do not have any adverse effects on road safety;*
- *To provide for an orderly display of advertising;*
- *To ensure that business performance is not detrimentally affected by inappropriate advertising signs which create visually chaotic environments; and*
- *To ensure that businesses and sign manufacturers have a clear understanding of Council's objectives and policies in relation to advertising signs.*

15.3.1 Objectives (Residential Zones)

- *The main aim of controls in residential areas is to minimise the visual impact of signs to preserve residential character.*

Assessment Criteria:

1. *In residential zones, commercial signs should not exceed 0.75m² in area and must be located wholly within the boundary of the subject property. In special circumstances, consideration may be given to a sign on the fence fronting a main street.*
2. *There is a maximum of two (2) signs per premises.*
3. *The size, location and design of all signs must be compatible with the residential character of the surrounding area.*
4. *the size of signs must be related to the length of street frontage, the scale of development on the site, and the residential streetscape.*
5. *Illuminated signs must not be visible from residential properties and there must no spill of light beyond the site.*
6. *'Free-Standing' signs shall only be permitted where it can be demonstrated that the sign will not be visually intrusive or contribute to sign clutter.*
7. *Signs must not be placed on walls facing adjoining dwellings.*
8. *Signs must be located wholly within the boundary of the subject property. In some cases consideration may be given to a sign on the fence fronting an arterial road.*
9. *Signs must not exceed 0.75sqm in area. However, where there are legally established commercial premises, the maximum area of signs may be in excess of 0.75sqm, provided there is no detrimental impact into the surrounding residential area.*
10. *The number of signs must not exceed two (2) per premises.*
11. *In general, signs within residential zones should be limited to commercial signs and tourist signs.*
12. *On-site promotional signs on buildings should be restricted to below the veranda level, where their impact on the appearance of buildings is not as great.*

Comment – The proposal will include appropriate signage adjacent to the main road in order to advertise and signpost the Caravan Park. The specifics of these signs will be

provided with the Construction Certificate, however, it is stated that the signage shall be compliant with this clause and also compliant with SEPP 64 – Advertising and Signage.

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

The proposed caravan park is to be compliant with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*. The objective of this Regulation is to provide opportunities for affordable alternatives in short-term and long-term accommodation:

- (a) *by continuing in force (in amended form) the standards for the design of manufactured home estates, caravan parks and camping grounds established by the former Regulations, and*
- (b) *by continuing in force (in amended form) the standards for the design and construction of manufactured homes and other moveable dwellings and for their siting established by the former Regulations, and*
- (c) *by continuing in force (in amended form) the standards to promote the health, safety and amenity of the occupiers of manufactured homes and other moveable dwellings established by the former Regulations.*

Matters for consideration include:-

Subdivision 1

71 Factors for consideration before approval is granted

(1) *The Council must not grant an approval to operate a caravan park or camping ground unless it is satisfied that it will be designed, constructed, maintained and operated:*

- (a) *in accordance with the relevant requirements of Subdivisions 1 – 8 of Division 3, or*

(b) in the case of a primitive camping ground, in accordance with the relevant requirements of Subdivision 9 of Division 3.

Comment – the approved caravan park is not deemed a primitive camp ground and hence the requirements are those of *Subdivisions 1-8 of Division 3.*

(2) In deciding whether or not the approval for a caravan park or camping ground should allow the installation of a relocatable home, rigid annexe or associated infrastructure on flood liable land, the council must have regard to the principles contained in the Floodplain Development Manual.

Comment – As previously stated, the site is partly flood prone. The flood prone section of the site shall have no significant structures and the nature of the site is that even in a significant flood event, there will not be flash flooding and the occupants of the sites shall be able to safely and orderly evacuate the flood prone section of the site.

Division 3 Caravan Parks and camping grounds

Subdivision 1 Land and site requirements

83 Minimum size of caravan park or camping ground

(1) A caravan park must not have an area of less than one hectare or, if a lesser area is prescribed by a relevant environmental planning instrument, that lesser area.

Comment – The subject site has an area of 15.05 hectares (after the boundary adjustment) and therefore compliance in this regard is achieved. Compliance would also be achieved for both of the lots as they currently exist (ie prior to boundary adjustment).

84 Community amenities

(1) Of the total land area of a caravan park or camping ground:

(a) at least 10 per cent, or

(b) such lesser proportion (but not less than 6 per cent) as the approval for the caravan park or camping ground may allow,

must be reserved for recreation or other communal activities.

Comment – The site has significantly more than the required minimum 10% for recreation and other communal activities.

85 Size of dwelling sites and camp sites

(1) *A long-term site must have an area of at least 80 square metres*

(2) *A short-term site must have an area of at least 65 square metres*

(3) *A camp site must have an area of at least:*

(a) *40 square metres, in the case of a camp site for which a separate parking space is provided within 30 metres of the camp site, or*

(b) *50 square metres, in any other case.*

Comment – All of the proposed long term sites have sites of approximately 221 square metres. The camp sites are all to be 50 square metres or greater. All of the sites are sized appropriately.

86 Site identification

(1) *A dwelling site or camp site must be numbered or identified and its site boundaries clearly delineated.*

(2) *The site identification must be conspicuous.*

Comment – The proposed sites will be clearly numbered and the boundaries delineated appropriately.

Subdivision 2 Setbacks

87 Dwelling sites to have road frontage

A dwelling site must have vehicular access to an access road

Comment – All of the proposed sites have access via the internal access roads and these arrangements are considered acceptable and appropriate.

88 Setbacks of community buildings

- (1) *A community building must not be located closer than 10 metres to the boundary of a caravan park or camping ground, or to the boundary of a dwelling site or camp site, unless the approval for the caravan park or camping ground so allows.*
- (2) *The approval for a caravan park or camping ground must not allow a lesser distance than 10 metres unless the council is satisfied that the community building has been or will be properly screened, fence, enclosed or otherwise treated.*
- (3) *A community building must not in any case be located closer than 3 metres to the boundary of a caravan park or camping ground or 5 metres to the boundary of a dwelling site or camp site.*

Comment – The proposal does include both an eastern and western community building. The buildings and their location have been designed to provide compliance with this condition. The western community building will be adequately screened by extensive landscaping. It is to be noted that these Community Buildings will also be a Moveable structure.

89 Setbacks of dwelling sites and camp sites from road frontages

- (1) *A dwelling site or camp site must not be located closer than 10 metres to a public road or 3 metres to any other boundary of the caravan park or camping ground unless the approval for the caravan park or camping ground so allows.*
- (2) *The approval for a caravan park or camping ground must not allow a lesser distance unless Council is satisfied that the dwelling site or camp site has been or will be properly screened, fenced, enclosed or otherwise treated.*

Comment – There are no sites located closer than 10 metres to a public road or 3 metres to any of the property boundaries.

90 Use of buffer zones

Nothing in this Regulation prevents land within a buffer zone arising from the setbacks require by this division from being used:

- (a) for community amenities, access roads, car parking spaces, footpaths or landscaping, or
- (b) for any similar purpose allowed by the approval for the caravan park or camping ground.

Comment – Noted.

91 Separation distances

- (1) A moveable dwelling must not be installed closer to any other moveable dwelling than:
 - (a) 3 metres, if it is situated on a long-term site, or
 - (b) 2.5 metres, if it is situated on a short-term site or camp site.
- (2) This clause does not prohibit the installation of semi-detached relocatable homes on adjoining dwelling sites so long as they are separated by construction conforming to the fire and safety and sound insulation provisions relating to class 1 buildings contained in Section 3.7.1 and 3.8.6 of Volume Two of the Building Code of Australia.

Comment – This application does not include dwellings as these will be installed under the Regulation, however, when they are installed they will be separated from all other dwellings by at least a minimum of 3.0 metres.

Subdivision 3 Roads

92 Entrance and exit roads

- (1) A road that forms an entrance to or exit from a caravan park or camping ground must be at least 7 metres wide.
- (2) In the case of a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5 metres.
- (3) The arrangement for the width of an entrance or exit road to taper into or meet the width of the sealed portion of the access roads leading to the entrance or exit must be as specified in the approval for the caravan park or camping ground.

Comment – The width of the entrance/exit road will exceed the minimum 7 metres and is therefore compliant.

94 Width of roads

- (1) *The width of an access road must be:*
- (a) *at least 6 metres for a two-way access road, and*
 - (b) *at least 4 metres for a one-way access road.*
- (2) *The direction of travel for a one-way access road must be indicated by means of conspicuous signs.*

Comment – All access roads will be compliant with clause (94(1)) and (94(2)).

95 Speed limits

The speed limit applicable to an access road:

- (a) *must not exceed 15 kilometres per hour, and*
- (b) *must be indicated by means of conspicuous signs.*

Comment – The speed limit for all access roads within the caravan park will not exceed 15 kilometres per hour and will be adequately sign posted.

96 Resident parking

- (1) *A caravan park or camping ground must contain at least one resident parking space for each dwelling site or camp site.*
- (2) *The parking space for a dwelling site or camp site may be on-site (that is, forming part of the site) or off-site (that is, not forming part of the site).*
- (3) *An off-site space must be marked (for example, by means of line marking, marker pegs or similar means) to identify the particular dwelling site or camp site to which it relates.*
- (4) *An off-site parking space for a dwelling site or camp site must be situated in the location specified in the approval for the approved caravan park or camping ground.*
- (5) *Each off-site parking space is to have, at minimum, dimensions of:*

- (a) 5.4 metres by 2.5 metres, in the case of angle parking, and
- (b) 6.1 metres by 2.5 metres, in any other case.

Comment – Each of the proposed long and short term sites will have one car parking space on-site and this space will comply with the minimum dimensions as provided by clause (95(5)). There is one stipulated car parking space for each camp site.

97 Visitor parking

- (1) A caravan park or camping ground must contain no fewer visitor parking spaces than the following:
 - (a) one visitor parking space for each 10 (and any remaining fraction of 10) long-term sites in the caravan park or camping ground,
 - (b) one visitor parking space for each 20 (and any remaining fraction of 20) short-term sites in the caravan park or camping ground,
 - (c) one visitor parking space for each 40 (and any remaining fraction of 40) camp sites in the caravan park or camping ground.
- (2) The minimum number of visitor parking spaces to be provided is 4.
- (3) Each parking space is to have, at minimum, dimensions of:
 - (a) 5.4 metres by 2.5 metres, in the case of angle parking, and
 - (b) 6.1 metres by 2.5 metres, in any other case.
- (4) Visitor parking spaces must be clearly identified as such.

Comment – This proposal will result in a total of 89 long term sites, 55 short term sites, and 15 camp sites. Based on these figures, there are a total of 13 visitor car parking spaces required and the attached plans clearly indicate that the proposal is compliant in this regard with 37 visitor parking spaces, of which four are disable parking spaces.

98 Visitor parking for people with disabilities

- (1) A caravan park or camping ground must contain at least one visitor parking space for people with disabilities.

- (2) *A caravan park or camping ground that contains more than 100 sites must contain at least one visitor parking space for people with disabilities for each 100 sites or fraction of 100 sites.*
- (3) *Such parking is to be provided in accordance with AS/NZS 2890.1:2004 Parking facilities—Off street parking.*
- (4) *Visitor parking spaces for people with disabilities must be clearly identified as such.*
- (5) *Visitor parking spaces provided under this clause may be counted for the purposes of clause 97.*

Comment – The visitor parking shall include four disabled parking spaces which shall be compliant with this Clause (98).

99 Road surfaces

All access roads, including all passing and parking bays, must have an all-weather sealed or other surface finish specified in the approval for the caravan park or camping ground, and must be adapted to the topography to allow for adequate drainage and to eliminate excessive grades.

Comment – The included road and drainage plans show all roads and these shall be all weather surfaces. There will be no excessive grades and drainage shall ensure there is no pooling of water.

100 Lighting

All access roads must be adequately lit between sunset and sunrise.

Comment – All proposed roads will be adequately lit as required by this clause.

Subdivision 4 Utility services

101 Water supply

- (1) *A caravan park or camping ground:*
 - (a) *must be connected to a mains water supply, or*

- (a) *the Electricity Code of Practice, in the case of a long-term site, and*
 - (b) *AS/NZS 3001:2001, Electrical installations—Relocatable premises (including caravans and tents) and their site installations, as in force on 1 September 2005, in the case of a short-term site.*
- (4) *If a dwelling site is provided with electricity otherwise than by way of direct connection to the local electricity supply authority's electricity main, the maximum amount that may be charged for the supply of electricity during a particular period is the amount that the standard retail electricity supplier for the relevant district would have charged under a standard form customer supply contract for that supply during that period.*

Comment – The caravan park in general and all of the long term sites shall be connected to the reticulated electrical supply as is available in the location. It is noted that the camp sites shall be unpowered which is acceptable and appropriate.

105 Common trenches

A common trench may be used for the installation of services in accordance with guidelines set out in AMCORD.

Comment – Noted.

Subdivision 5 Shower and toilet facilities

106 Modification of calculations under this Subdivision

In calculating the facilities to be provided in accordance with this Subdivision:

- (a) *2 camp sites are taken to be the equivalent of one dwelling site, and*
- (b) *dwelling sites reserved for use by self-contained moveable dwellings, and dwelling sites provided with ensuite facilities, are to be disregarded.*

Comment – the proposal is for long-term sites which will be used for self-contained moveable dwellings with ensuite facilities and hence these long term sites may be disregarded from this clause. There are 15 proposed camp sites which effectively means that these are to be treated as 30 sites.

107 Number of showers and toilets to be provided

- (1) A caravan park or camping ground with fewer than 200 dwelling sites must be provided with facilities specified in the Table to this clause according to the number of dwelling sites in the caravan park or camping ground.
- (2) A caravan park or camping ground with 200 dwelling sites or more must be provided with those facilities as specified in the approval for the caravan park or camping ground.
- (3) In considering the facilities to be provided in accordance with subclause (2), the council must have regard to the rate of increment of quantities set out in the Table to this clause.
- (4) For the purposes of this clause:
 - (a) a requirement for a shower may be met by the provision of a bathtub, and
 - (b) a requirement for a urinal may be met by the provision of an individual unit or by each 600 millimetre width of a larger facility.

Comment – The table provided in this clause dictates that the following toilet facilities shall be required (refer table 1 below)

Water Closets		Urinals	Showers		Handbasins	
Female	Male		Female	Male	Female	Male
10	6	4	8	8	5	5

Table 1

108 Facilities for people with disabilities

- (1) A caravan park or camping ground must be provided with shower, toilet and associated facilities, designed in accordance with AS 1428.1—2001, Design for access and mobility Part 1: General requirements for access—New building work, as in force on 1 September 2005.
- (2) A caravan park or camping ground with fewer than 100 dwelling sites must be provided with:

- (a) *one of each facility for each sex, or*
 - (b) *one of each facility for use by both sexes.*
- (3) *A caravan park or camping ground with 100 dwelling sites or more must be provided with:*
- (a) *two of each facility for each sex, or*
 - (b) *two of each facility for use by both sexes, or*
 - (c) *one of each facility for each sex and one of each facility for use by both sexes.*
- (4) *Facilities provided in accordance with this clause may be counted for the purposes of clause 107.*
- (5) *This clause applies in respect of a caravan park or camping ground only if it has at least one dwelling site (other than a dwelling site that is disregarded under clause 106 (b)) or at least one camp site.*

Comment – Given that the Long Term Sites will contain self-contained moveable dwellings with full toilet facilities, only the camping sites are relevant to this clause and for this purpose 2 sites are classed as one site which therefore provides a figure of 8 sites. There will be one disabled toilet and shower facility provided for each sex as per the attached plans.

109 Other facilities

- (1) *All showers and handbasins required by this Subdivision must be supplied with hot and cold running water.*
- (2) *A mirror must be provided:*
 - (a) *for each handbasin provided, or*
 - (b) *if 2 or more handbasins are provided together, for each pair of handbasins.*
- (3) *Means for sanitary napkin disposal must be provided in each communal facility that contains water closets for female use and, in a facility containing 10 or more water closets, must be provided at the rate of one for each 10 (or remaining fraction of 10) water closets.*

Comment – Handbasins and showers shall all have hot and cold running water. Each handbasin shall also have a mirror. Sanitary napkin disposal units shall also be provided for the site in the female toilets.

110 Construction of shower blocks and toilet blocks

- (1) *Except as otherwise provided by the approval for the caravan park or camping ground, the shower and toilet facilities provided for a caravan park or camping ground must be housed in a shower block or toilet block:*
- (a) *that is constructed of brick or concrete masonry block, and*
 - (b) *that has a non-slip floor of tile or other impervious material adequately drained to outlets, and*
 - (c) *that has smooth, hard, durable and water-resistant interior finishes, and*
 - (d) *that has shower recesses with tile or other impervious finishes to a height of at least 1.8 metres, and*
 - (e) *that has tile or other impervious skirtings around water closet cubicle walls, and*
 - (f) *that has tile or other impervious finish around wash basins, and*
 - (g) *that has adequate lighting (both inside and outside) and adequate ventilation at all times, and*
 - (h) *that has all its walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition at all times.*
- (2) *Subject to clause 108 (2) and (3), if male and female shower or toilet facilities are located in the same building, that building must be divided for separate use by each sex.*
- (3) *Water closets must be provided in individual cubicles having a minimum floor area of 1.1 square metres and a minimum width of 0.8 metre.*

Comment – This shower blocks shall be constructed appropriately and also be moveable dwellings, so that they comply with this clause.

111 Proximity of dwelling sites to shower blocks and toilet blocks

- (1) *A long-term site must not be situated more than 75 metres (measured in a straight line) from a shower block or toilet block.*
- (2) *A short-term site or camp site must not be situated more than 100 metres (measured in a straight line) from a shower block or toilet block.*
- (3) *This clause does not apply in respect of dwelling sites reserved for use by self-contained moveable dwellings and dwelling sites provided with ensuite facilities.*

Comment – Only the camp sites are relevant to this clause and it is confirmed that all camp sites shall be located less than 100 metres from a shower and toilet amenities block.

Subdivision 6 Laundry facilities

112 Modification of calculations under this Subdivision

In calculating the facilities to be provided in accordance with this Subdivision, 2 camp sites are taken to be the equivalent of one short-term site.

Comment – Noted – this effectively means that 8 sites are the calculation basis for this clause.

113 Washing machines

- (1) *A caravan park or camping ground must be provided with:*
 - (a) *at least one washing machine for each 25 (and any remaining fraction of 25 greater than 12) long-term sites, and*
 - (b) *at least one washing machine for each 30 (and any remaining fraction of 30 greater than 15) short-term sites.*
- (2) *The minimum number of washing machines to be provided is 2.*

Comment – It is confirmed that two (2) washing machines shall be available for use within the site.

114 Laundry tubs

(1) *A caravan park or camping ground must be provided with:*

- (a) *at least one laundry tub for each 50 (and any remaining fraction of 50) long-term sites, and*
- (b) *at least one laundry tub for each 60 (and any remaining fraction of 60) short-term sites.*

(2) *The minimum number of laundry tubs to be provided is one.*

Comment – It is confirmed that one (1) laundry tub shall be available for use within the site.

115 Clothes dryers

(1) *A caravan park or camping ground must be provided with:*

- (a) *at least one mechanical clothes dryer for each 60 (and any remaining fraction of 60 greater than 30) long-term sites, and*
- (b) *at least one mechanical clothes dryer for each 80 (and any remaining fraction of 80 greater than 40) short-term sites.*

(2) *The minimum number of mechanical clothes dryers to be provided is one.*

Comment – It is confirmed that one (1) mechanical clothes dryer shall be available for use within the site.

116 Drying areas

(1) *A caravan park or camping ground must be provided with clothes line space at the rate of 2 metres of line for each dwelling site.*

(2) *The minimum length of clothes line space to be provided is 50 metres.*

Comment – The required minimum of 2 metres clothes line space per dwelling site will be provided.

117 Water supply

Washing machines and laundry tubs required by this Subdivision must be supplied with both hot and cold water.

Comment – All washing machines and laundry tubs will be connected to hot and cold water supplies.

118 Ironing facilities

A caravan park or camping ground must be provided with ironing boards, electric irons and power points available for connection to electric irons at the rate of one for every 60 (or remaining fraction of 60) short-term sites.

Comment – One ironing board, electric iron, and power point for the iron shall be made available to the occupants of the caravan park.

119 Construction of laundry blocks

Except as otherwise provided by the approval for the caravan park or camping ground, the laundry facilities provided for a caravan park or camping ground must be housed in a laundry block:

- (a) that is constructed of brick or concrete masonry block, and*
- (b) that has a non-slip floor of tile or other impervious material adequately drained to outlets, and*
- (c) that has smooth, hard, durable and water-resistant interior finishes, and*
- (d) that has adequate lighting (both inside and outside) and adequate ventilation at all times, and*
- (e) that has all its walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition at all times.*

Comment – The laundry blocks will be constructed so that they are in accordance with this clause and they will also be moveable dwellings.

120 Maintenance

The laundry facilities required by this Subdivision that are housed in a laundry block must be maintained in a serviceable and safe condition.

Comment – Noted.

Subdivision 7 Management

121 Maximum number of persons per dwelling site or camp site

(1) No more than 12 persons may be allowed to stay overnight at a dwelling site or camp site at any one time.

Comment – Noted. The maximum persons in any of the long or short term sites shall not exceed the stipulated 12 and the maximum persons in any of the camp sites shall not exceed the stipulated maximum of 12.

122 Register of occupiers

(1) A register of occupiers must be kept for a caravan park or camping ground.

(2) Each person who alone occupies a dwelling site or camp site, must be registered under this clause.

(3) However, if more than one person occupies the same dwelling site, or camp site only one such person must be registered (although the other persons may be registered).

(4) The register must include the following particulars in relation to a person whose occupation of a site is registered under this clause:

(a) the person's name and address,

(b) the dates of arrival and departure of the person,

(c) the site identification of the site occupied by the person,

(d) the registration number (if any) of the moveable dwelling, in the case of a caravan or campervan,

(e) particulars of the relevant compliance plate, in the case of a relocatable home.

- (5) *The register must be available for inspection by any authorised person without cost during normal working hours.*

Comment – A register of occupiers will be kept as per the requirements of this clause and all occupants shall be subject to this register.

123 Information to be given to prospective occupiers

- (1) *Before the holder of the approval for a caravan park or camping ground enters into an agreement with a person relating to the person's occupation of a dwelling site or camp site, the holder of the approval must ensure that the person is given written notice of the conditions of occupation.*
- (2) *This clause does not apply if the agreement relates to the person's occupation of a long-term site, unless the person is proposing to occupy that site for holiday purposes.*
- (3) *The notice must include the following particulars:*
- (a) *the site identification of the dwelling site or camp site allocated to the person,*
 - (b) *the date (if any) on which it is agreed that the person's occupation of the dwelling site or camp site will cease,*
 - (c) *in the case of an agreement relating to occupation of a short-term site or camp site, advice as to the maximum number of days that the person may stay in a moveable dwelling on the site in any 12 month period (being the maximum number provided for by clause 73 or a smaller number determined by the holder of the approval to operate the caravan park or camping ground),*
 - (d) *the rules (if any) of the caravan park or camping ground,*
 - (e) *a telephone number on which the holder of the approval for the caravan park or camping ground, or his or her agent, may be contacted in the event of an emergency,*
 - (f) *whether or not pets may be kept in the caravan park or camping ground and, if so, on what conditions,*

- (g) *the nature and location of the amenities available for use by the person as an occupier of the dwelling site or camp site and the charges, if any, for use of those amenities,*
- (h) *the location of each fire extinguisher, fire hose reel and fire hydrant that is installed within the park or ground,*
- (i) *if the holder of the approval to operate the caravan park or camping ground has been notified in writing by the council that any of the land in the caravan park or camping ground is flood liable land or bush fire prone land, the location of that flood liable land or bush fire prone land within the caravan park or camping ground,*
- (j) *any other matters affecting the person's occupation of the dwelling site or camp site or use of the caravan park or camping ground and its amenities.*

Note. *The Residential Parks Act 1998 and the regulations under that Act apply to certain residential tenancy agreements under which the residential premises consist of a moveable dwelling, or a site on which a moveable dwelling is situated, or both. That Act does not apply to premises ordinarily used for holiday purposes. The Residential Parks Act 1998 also provides rights to information for prospective residents of residential parks.*

Comment – Written notice of the conditions of the park and all other relevant information in accordance with this clause, shall be provided to any and all occupants of the park at the time of entry into the park.

124 Use of caravan parks and camping grounds

- (1) *A caravan park or camping ground must not be used:*
 - (a) *for any commercial purpose other than a caravan park or camping ground or an associated purpose, or*
 - (b) *for the manufacture, construction or reconstruction of moveable dwellings.*
- (2) *This clause does not prevent the carrying out of work on a moveable dwelling that is installed in a caravan park or camping ground for the purpose of its renovation,*

maintenance or repair (such as painting, replacement of wall cladding or roof sheeting and the like).

Comment – The proposed caravan park will result in the use being solely a caravan park and will not include the manufacture, construction or reconstruction of moveable dwellings.

125 Community map

The council must be given a copy of the current community map:

- (a) as soon as practicable after any amendment is made to the map, and*
- (b) at such other times as the council may reasonably require.*

Comment – A Community Map shall be prepared and provided to Council prior to the occupation of any part of the caravan park site.

126 Access to approval and community map

(1) 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 caravan park or camping ground,*
- (b) the current community map,*
- (c) this Regulation.*

(2) A copy of the current community map must also be displayed in a prominent position in the caravan park or camping ground.

Comment – The relevant documentation (as outlined above) shall be made available for inspection at the administration centre and there shall be no charge for the inspection of these documents.

Subdivision 8 General

127 Garbage removal

Arrangements specified in the approval for the caravan park or camping ground must be instituted and maintained for the removal of garbage and for the maintenance of garbage receptacles in a clean and sanitary condition.

Comment – Noted.

128 Fire hydrants

- (1) *No part of a dwelling site, camp site or community building within a caravan park or camping ground may be situated more than 90 metres from a fire hydrant.*
- (2) *Any 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 for the caravan park or camping ground.*

Comment – The required fire hydrants shall be installed during construction so that compliance with this Clause (128) is met; details of the fire hydrants shall be supplied with the Construction Certificate application.

129 Fire hose reels

- (1) *Fire hose reels must be installed so that each dwelling site or camp site in the caravan park or camping ground can be reached by a fire hose.*
- (2) *The fire hose reels must be constructed in accordance with AS/NZS 1221:1997, Fire hose reels and installed in accordance with AS 2441—1988, Installation of fire hose reels, as in force on 1 September 2005.*
- (3) *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. If a fire hose reel is newly installed, the certificate must be provided within 7 days of the completion of its installation.*

(4) *A fire hose reel certificate is to state, in relation to each fire hose reel installed in the caravan park or camping ground:*

- (a) *that the fire hose reel has been inspected and tested by a person (chosen by the holder of the approval) who is properly qualified to carry out such an inspection and test, and*
- (b) *that, as at the date on which the fire hose reel was inspected and tested, the fire hose reel was found to have been capable of performing to a standard not less than that required by this Regulation.*

Comment – As with Clause (128), the required fire hose reels shall be installed during construction and prior to any occupation; details of the location of such fire hose reels shall be provided with the Construction Certificate application.

130 Car washing bay

A caravan park must be provided with an area for use for washing vehicles.

Comment – A car washing bay shall be provided as per the attached plans.

131 Buildings

- (1) *A building must not be erected in a caravan park or camping ground unless the approval for the caravan park or camping ground so allows.*
- (2) *The approval for a caravan park or camping ground is to allow community buildings to be erected only in the caravan park or camping ground.*
- (3) *The approval for a caravan park or camping ground is not to allow the erection of a community building (other than an ensuite facility) on a dwelling site or camp site.*

Note. *The erection of a building (including a community building or brick or masonry wall) may require development consent under the Environmental Planning and Assessment Act 1979.*

Comment – This Development Application will obtain approval for buildings such as the community hall as required however the structure will be a moveable dwelling. Please

note that this Development Application does not include the relocatable homes to be positioned on the long term sites as these are to be installed under the Regulation.

Water Management Act 2000

The proposal includes a small section of road which is to access a previously approved jetty which is to be located on the shores of and out into the Karuah River. Accordingly, the proposal is classified as integrated development under Section 91 of the Water Management Act 2000, and the relevant fees are attached in this regard.

Rural Fires Act 1997

The site is identified as being bush fire prone on the relevant bush fire prone land map. Accordingly, a Bush Fire Threat Assessment has been undertaken and the subsequent report has been attached as part of this Development Application. Given that this is a Special Fire Protection Purpose (SFPP) development, the authority responsible for the issue of the authorisation in this regard is the NSW RFS under S100B of the *Rural Fires Act 1997*.

The proposal has been considered compliant from a *Planning for Bush Fire Protection* perspective and the Bush Fire Threat Assessment relevant to this proposal is attached.

Services

The proposal will require the installation of water, sewage, communications and electrical services. This application and the subsequent approval shall allow for the installation and extension of the existing services to the development and this Statement of Environmental Effects shall replace the Review of Environmental Factor (REF) requirements for the installation of such Agency services, including any required services extension/connection/upgrading's on adjacent lands where required.

Suitability of the Site for the Development

The site is considered suitable for the proposal for the following reasons:

- There will be no adverse environmental, social, or economic impacts;
- There are no site constraints which would otherwise impede or prevent this development;
- The proposal is compliant with all the relevant planning instruments.

The Public Interest

It is considered that there are no reasons relevant to the public which would otherwise cause interest in or refusal of this proposal.

CONCLUSION

This proposal is for a boundary adjustment, a caravan park (89 long term sites, 55 short term sites, and 15 camp sites), community facilities, signage, roads and drainage, and associated infrastructure at 480 and 500 Tarean Road, Karuah (Lot 424 in DP 95438 and Lot 42 in DP 835833) in the Great Lakes LGA.

The proposal is compliant with all of the relevant planning instruments and is considered to be an appropriate development for the location.

Appendix A: Aerial Photograph

