

# STATEMENT OF ENVIROMENTAL EFFECTS

**PROPOSAL:** Camping Ground

**ADDRESS:** 5964 Castlereagh Highway,  
Running Stream

July 2022

**DESCRIPTION:** Camping Ground

**CLIENT:** Gilmour

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This document has been prepared, checked and released in accordance with the Quality Control Standards established by Anthony Daintith Town Planning.

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Anthony Daintith (Principal)  
Date: 30/7/2022



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# PART

# A

## **BACKGROUND**

This Part provides a detailed description of the site, the background and various components to the proposed development

# BACKGROUND

## INTRODUCTION

Anthony Daintith Town Planning has been engaged to prepare a Statement of Environmental Effects (SOEE), to support a Development Application to Mid Western Regional Council, for a proposed camping ground at 5964 Castlereagh Highway, Running Stream.

The camping ground includes the erection of 5 tent sites on steel frame with composite decks.

The purpose of this document is to:

- Describe the existing environment;
- Outline the proposed development;
- Consider relevant statutory matters; and
- Make conclusions and recommendations for Councils consideration.

The development application consists of the following components:

- Statement of Environmental Effects
- Bushfire Report
- Effluent Report
- Site and Tent plans

## APPLICANT AND OWNER

The applicant and owner is Toby and Helen Gilmour.

# SITE ANALYSIS

## LOCATION AND TITLE

The subject land is identified as 5964 Castlereagh Highway, Running Stream. Refer to **Figures 1 & 2** which depicts the site within the locality.

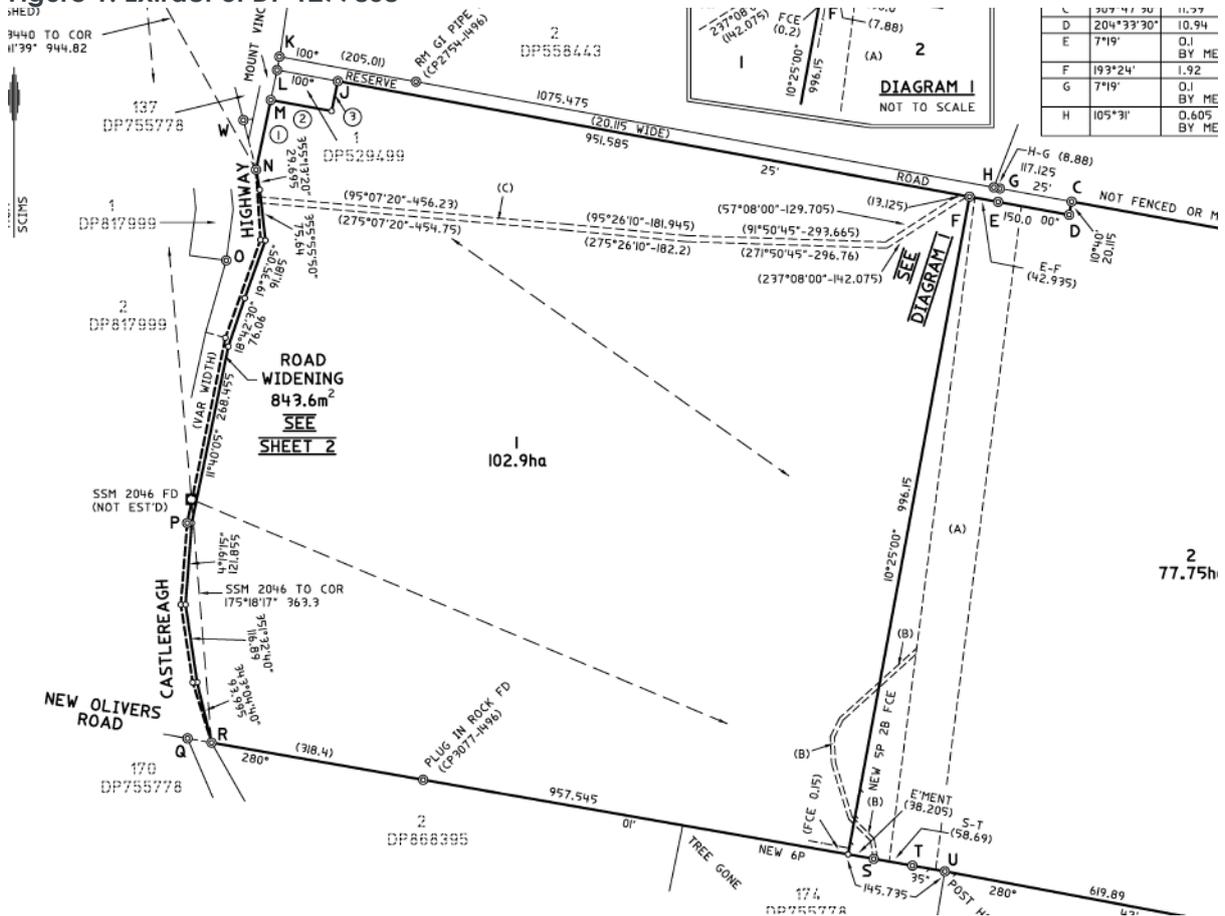
The land title description is as per **Table 1**:

**Table 1: Land Title Description**

Lot	DP
1	1277858

The area of the subject land is 102.9 ha.

**Figure 1: Extract of DP 1277858**



## GENERAL SITE DESCRIPTION

### Buildings

There is an existing dwelling and farm buildings located to the west of the subject land.

### Vegetation

The majority of the site is relatively cleared grazing land with stands of pine trees and Eucalypts (primarily White and Black Box).

### Watercourses

There are a number of minor watercourses and farm dams across the subject land.

### Topography

The land is considered to be undulating.

**Photos 1 – 8** provide a visual representation of the subject site.

**Figure 2: Locality Map**

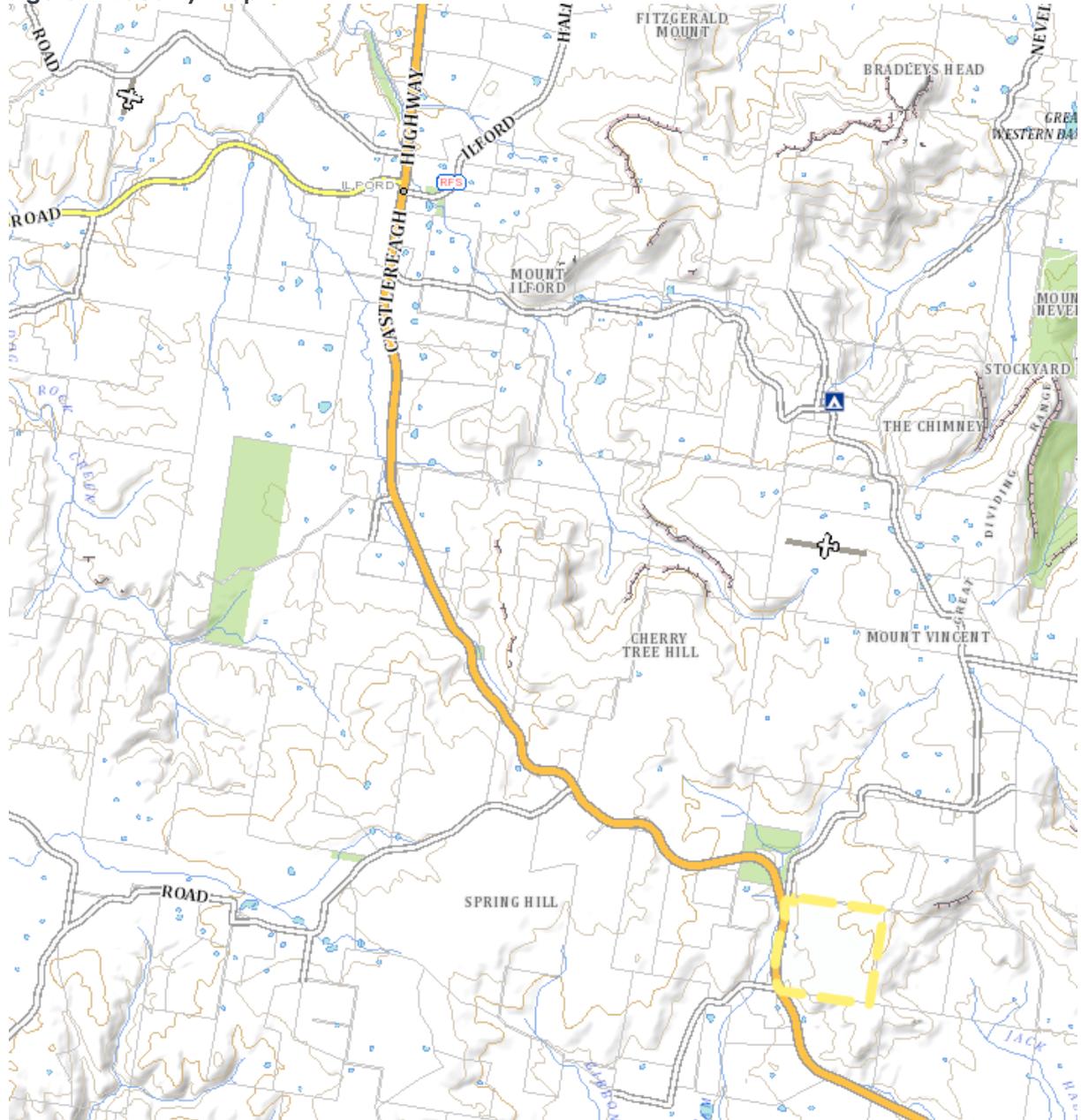


Figure 3: Aerial View of the Site



Photo 1: Existing access to the property



Photo 2: Existing dwelling and sheds



**Photo 3: Existing tank**



**Photo 4: Tent Site 1**



Photo 5: Tent Site 2



Photo 6: Tent Site 3



**Photo 7: Tent Site 4**



**Photo 8: Tent Site 5**

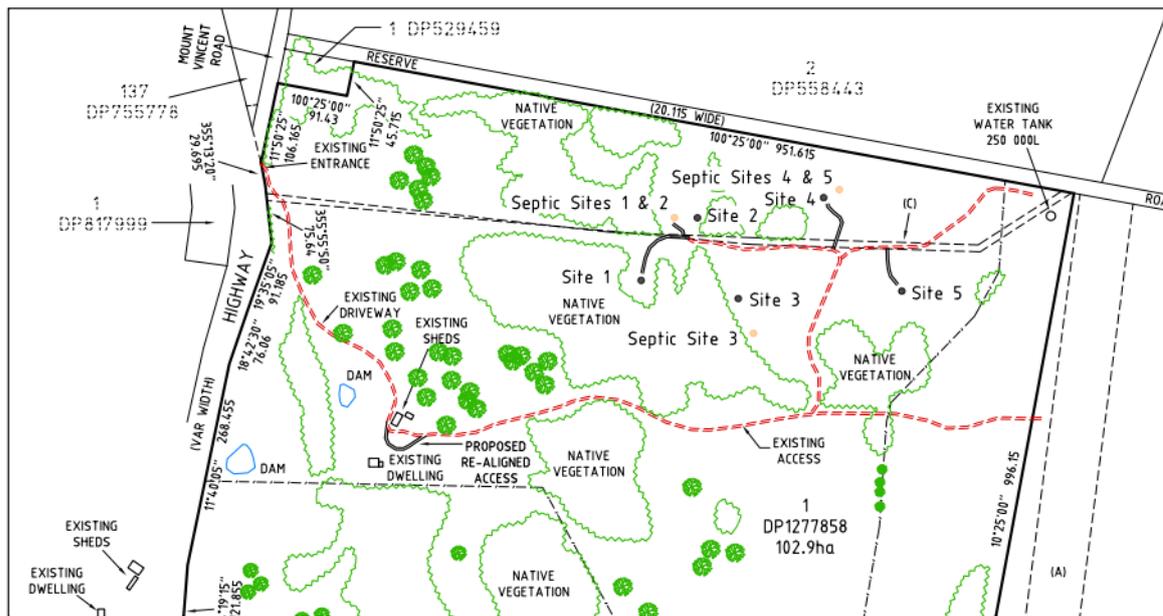


## PROPOSED DEVELOPMENT

Development consent is sort for a camping ground on the subject land. This includes the erection five (5) tent sites on the subject land.

Each tent will have a maximum occupancy of two (2) people. Thus, the development will cater for a maximum of 10 people.

**Figure 4: Proposed Site Plan**



It is proposed to construct a deck of 4.8m x 11m on which to install each proposed tent upon.

The proposed Eco tent structures consist of an aluminium frame supporting 2 fabric canopies and a canvas / PVC fabric tent. The structure is a deck 11m long by 4.8 m wide with a tent 7.5m long and 4.8m wide. The structures have a double layer roof consisting of a shade cloth mesh canopy on top and a waterproof PVC canopy under. The frame also supports a tent made from canvas and PVC fabric. It is proposed to include a bathroom for each tent site that will be connected to a septic tank.

Refer to the tent plans for further information.

# PART

# B

## **TOWN PLANNING CONSIDERATIONS**

This section provides an evaluation of the relevant matters for consideration under Section 4.15 of the EP&A Act 1979

## TOWN PLANNING CONSIDERATIONS

Pursuant to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*, the following matters must be taken into consideration when assessing a development application:

### **4.15 Evaluation**

*(cf previous s 79C)*

#### **Matters for consideration—general**

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

- (a) the provisions of:*
  - (i) any environmental planning instrument, and*
  - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) any development control plan, and*
  - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
  - (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*

*that apply to the land to which the development application relates,*

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

## (a)(i) The provisions of any environmental planning instrument

### MID WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

#### Zoning

The subject land is Zoned RU1 Primary Production under the provisions of the Mid Western Regional Local Environmental Plan 2012 (LEP).

**Figure 5: Zoning Map (LEP)**



#### Applicable LEP Clauses

##### **Zone RU1 Primary Production**

- 1 Objectives of zone
  - To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
  - To encourage diversity in primary industry enterprises and systems appropriate for the area.
  - To minimise the fragmentation and alienation of resource lands.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain the visual amenity and landscape quality of Mid-Western Regional by preserving the area's open rural landscapes and environmental and cultural heritage values.
- To promote the unique rural character of Mid-Western Regional and facilitate a variety of tourist land uses.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Home industries; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Restaurants or cafes; Roadside stalls; **Any other development not specified in item 2 or 4**

4 Prohibited

Amusement centres; Attached dwellings; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Car parks; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Educational establishments; Exhibition homes; Exhibition villages; Freight transport facilities; Group homes; Health services facilities; Heavy industrial storage establishments; Hostels; Industrial retail outlets; Industries; Marinas; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Pubs; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shops; Shop top housing; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wholesale supplies

### Comment

The subject land is zoned RU1 Primary Production under the provisions of the Mid Western Regional Local Environment Plan 2012.

The proposed camping ground is permissible subject to the consent of Council via the lodgement of a Development Application.

As detailed throughout this report, the proposed development can generally be shown to be consistent with the relevant objectives of the zone.

#### **6.4 Groundwater vulnerability**

(1) The objectives of this clause are as follows—

- (a) to maintain the hydrological functions of key groundwater systems,
- (b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.

- (2) *This clause applies to land identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map.*
- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—*
- (a) *the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*
  - (b) *any adverse impacts the development may have on groundwater dependent ecosystems,*
  - (c) *the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*
  - (d) *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.*

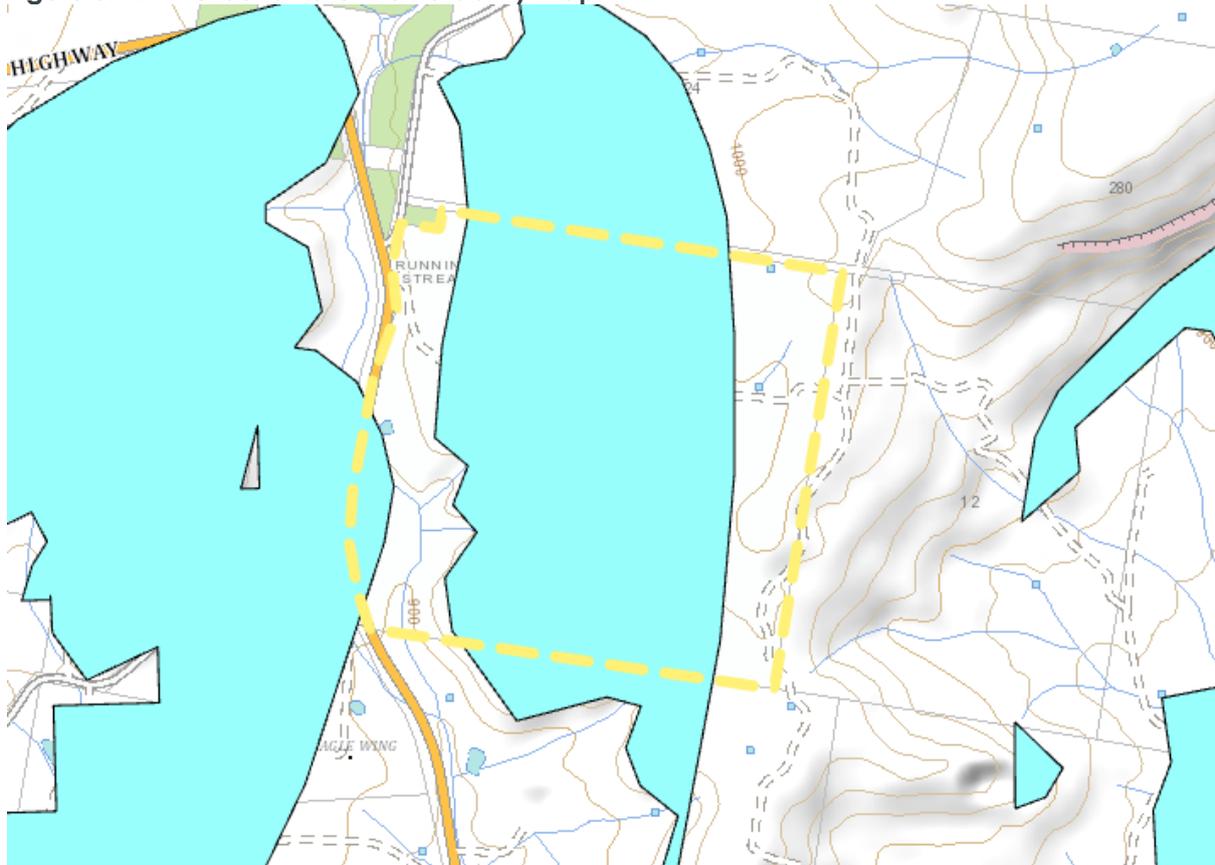
### Comments

The proposed camping sites are located within the mapped area.

As it is only proposed to erect tents on a deck – any impact would be negligible.

It is proposed to install 3 septic tanks (3000L with absorption trenches) on the site (in accordance with the requirements of the Calare Civil Geotech report).

**Figure 6: LEP - Groundwater Vulnerability Map**



## **6.5 Terrestrial biodiversity**

- (1) The objective of this clause is to maintain terrestrial biodiversity by—
  - (a) protecting native fauna and flora, and
  - (b) protecting the ecological processes necessary for their continued existence, and
  - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as “Moderate Biodiversity Sensitivity” or “High Biodiversity Sensitivity” on the Sensitivity Biodiversity Map.
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—
  - (a) whether the development is likely to have—
    - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
    - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
    - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and

- (iv) *any adverse impact on the habitat elements providing connectivity on the land, and*
- (b) *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 by adopting feasible alternatives—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.*

### Comments

The subject land includes sections of land mapped as terrestrial biodiversity. The sites chosen for the proposed camping sites have been selected as they are in cleared sections that will not require any vegetation removal.

- The development will not have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land.
- The development will not have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna.
- The development does not have any identified potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land.
- The development will not have any adverse impact on the habitat elements providing connectivity on the land.
- No specific measures are proposed to avoid, minimise or mitigate the impacts of the development as a result of the siting of the camping sites in open cleared parts of the property.
- No significant adverse environmental impact has been identified

Figure 7: LEP Terrestrial Biodiversity Map



## 6.9 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable road access.

### Comments

**Water supply** – there is an existing 250,000L tank at the highest point of the site in the north eastern corner of the site. Water will be reticulated down the hill to each camp site (as shown on the site plan).

**Gas** – LPG connected to each site.

**Electricity** – solar and battery to each site.

**Sewage** – It is proposed to install 3 septic tanks (3000L with absorption trenches) on the site (in accordance with the requirements of the Calare Civil Geotech report).

**Drainage** – no change proposed nor required.

**Road access** – there is an existing access off the Mount Vincent Road to the property.

## STATE ENVIRONMENTAL PLANNING POLICIES

SEPP	COMMENTS
SEPP (Housing) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	Includes the former SEPP 55 – Remediation of Land. See comments below.
SEPP (Industry and Employment) 2021	Not applicable
SEPP (Transport and Infrastructure) 2021	Not applicable
SEPP (Biodiversity and Conservation) 2021	Not applicable
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Building Sustainability Index: BASIX)	BASIX Certificate provided.
SEPP 65—Design Quality of Residential Apartment Development	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
<b>DRAFT SEPP</b>	
Draft Design and Place SEPP 2021	The draft Design and Place SEPP is on exhibition until 28 February 2022 and is proposed to include SEPP 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX).

## SEPP (RESILIENCE AND HAZARDS) 2021

### 4.6 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless:
- (a) it has considered whether the land is contaminated, and
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
  - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.
- (3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.
- (4) The land concerned is:
- (a) land that is within an investigation area,
  - (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
  - (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:
    - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
    - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

### Comment

Pursuant to Clause 4.6 of the SEPP, the potential for contamination appears minimal. This is based upon an inspection of the site.

In terms of potential soil contamination, the subject land has been evaluated for:

- Evidence of previous mining activity;
- Evidence of existing and previous dip sites and other associated infrastructure;
- Evidence of orcharding; and
- Vegetative and other features which could indicate possible soil contamination.

Accordingly, it is recommended that a detailed investigation is not necessary or warranted in this instance.

## **LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2005**

### **132 Primitive camping grounds**

- (1) *If an approval to operate a primitive camping ground designates one or more camp sites within that ground, then the maximum number of designated camp sites is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground).*
- (2) *The following conditions apply to a primitive camping ground—*
  - (a) *if the approval to operate the primitive camping ground designates one or more camp sites within that ground—camping is not permitted within the primitive camping ground other than on those designated camp sites,*
  - (b) *if the approval to operate the primitive camping ground does not designate one or more camp sites within that ground—the maximum number of caravans, campervans and tents permitted to use the camping ground at any one time is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground),*
  - (c) *a caravan, annexe or campervan must not be allowed to be installed closer than 6 metres to any other caravan, annexe, campervan or tent,*
  - (d) *a tent must not be allowed to be installed closer than 6 metres to any caravan, annexe or campervan or closer than 3 metres to any other tent,*
  - (e) *the camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,*
  - (f) *unoccupied caravans, campervans and tents are not to be allowed to remain in the camping ground for more than 24 hours,*
  - (g) *if a fee is charged for camping, a register must be kept that contains entries concerning the same matters as are specified in clause 122 and, in*

addition, that specifies the size of the group (if any) with whom the person listed in the register camped,

- (h) such fire fighting facilities as may be specified in the approval are to be provided at the primitive camping ground.
- (3) If the approval to operate a primitive camping site does not designate camp sites, a council may impose as a condition of the approval that the installation of tents, caravans, campervans and annexes is not permitted on a particular area or areas of land within the primitive camping ground, for reasons of health or safety or to ensure consistency with the principles of ecologically sustainable development or for any other purpose.
- (4) The provisions of Subdivisions 1–8 do not apply to a primitive camping ground.
- (5) For the purposes of subclause (2)(b), in the calculation of the number of tents using a camping ground, 2 or more tents occupied by not more than 12 persons camping together as a group are to be counted as only one tent.
- (6) The general manager of the council for the area in which a primitive camping ground is located may modify the conditions under this clause as they apply to the camping ground if the general manager is reasonably satisfied that it is necessary to do so for the purposes of accommodating persons who have been displaced because of bush fires.

## Comments

Consent is sought for a primitive camping ground.

**Table 2: Primitive Camping Ground Provisions**

Provision	Comment
<i>If the approval to operate the primitive camping ground designates one or more camp sites within that ground—camping is not permitted within the primitive camping ground other than on those designated camp sites</i>	5 designated camp sites have been identified.
<i>If the approval to operate the primitive camping ground does not designate one or more camp sites within that ground—the maximum number of caravans, campervans and tents permitted to use the camping ground at any one time is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground)</i>	5 designated camp sites have been identified.
<i>A caravan, annexe or campervan must not be allowed to be installed closer than 6 metres to any other caravan, annexe, campervan or tent</i>	Compliant.
<i>A tent must not be allowed to be installed closer than 6 metres to any caravan,</i>	Compliant.

<i>annexe or campervan or closer than 3 metres to any other tent,</i>	
<i>The camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,</i>	Compliant.  <u>Water supply</u> – there is an existing 250,000L tank at the highest point of the site in the north eastern corner of the site. Water will be reticulated down the hill to each camp site (as shown on the site plan).  <u>Sewage</u> – It is proposed to install 3 septic tanks (3000L with absorption trenches) on the site (in accordance with the requirements of the Calare Civil Geotech report).
<i>Unoccupied caravans, campervans and tents are not to be allowed to remain in the camping ground for more than 24 hours,</i>	Noted.
<i>If a fee is charged for camping, a register must be kept that contains entries concerning the same matters as are specified in clause 122 and, in addition, that specifies the size of the group (if any) with whom the person listed in the register camped,</i>	A register will be kept.
<i>Such fire fighting facilities as may be specified in the approval are to be provided at the primitive camping ground.</i>	Refer to the bushfire report.

## (a)(ii) Any draft environmental planning instrument

There are no known draft environmental planning instruments relevant to this proposed development.

## (a)(iii) Any development control plan

### **MID WESTERN DEVELOPMENT CONTROL PLAN 2013**

#### 6.4 Tourist and Visitor Accommodation

##### **Definition**

The development is defined as a camping ground.

##### **Location**

The area of the property is greater than the MLS (a mix of 40 & 100 ha).

There is an existing single dwelling on the subject land.

### Design and Layout

Each camping site has been designed with respect to the topography of the site and existing vegetation (no vegetation removal is required).

Only 5 camping sites are proposed.

No manufactured or relocated homes are proposed as part of this DA.

### Water Cycle Management

It is proposed to install 3 septic tanks (3000L with absorption trenches) on the site (in accordance with the requirements of the Calare Civil Geotech report).

### Electricity

Each camping site to be powered by solar panels and batteries.

### Parking

There is ample parking available adjacent to each tent site.

### Signage

No signage is proposed.

## (a)(iiia) Any Planning Agreements

There are no known planning agreements affecting the property.

## (a)(iv) Any matters prescribed by the regulations:

### Division 1 Determination of development applications—the Act, s 4.15(1)(a)(iv)

CLAUSE	COMMENT
61 Additional matters that consent authority must consider	<p>No demolition is proposed.</p> <p>No subdivision orders are applicable.</p> <p>Dark Sky Planning Guideline does not need to be addressed for this proposal.</p> <p>The proposal does not include a manor house or multi dwelling housing (terraces),</p>

<b>62 Consideration of fire safety</b>	The proposal does not propose a change of building use for an existing building.
<b>63 Considerations for erection of temporary structures</b>	The proposal does not include a temporary structure.
<b>64 Consent authority may require upgrade of buildings</b>	The proposal does not involve the rebuilding or alteration of an existing building.
<b>65 Consideration of conservation plan for development at Sydney Opera House</b>	Not applicable.
<b>66 Contributions plans for certain areas in Sydney—the Act, s 4.16(1)</b>	Not applicable.
<b>67 Modification or surrender of development consent or existing use right—the Act, s 4.17(5)</b>	There is no proposal to modify or surrender a development consent or existing use right.
<b>68 Voluntary surrender of development consent—the Act, s 4.63</b>	There is no proposal to voluntarily surrender a development consent.

## **(b) The likely impacts of the development:**

### **CONTEXT AND SETTING**

The surrounding area is generally characterised by grazing properties with ancillary dwellings.

The proposal is considered compatible with the surrounding area and will have minimal impact in regards to:

- Impacts on adjacent properties and land uses; and
- Interruptions of important views and vistas.

The proposal is within the context of the locality and Council's current planning provisions

### **ACCESS AND TRANSPORT**

It is proposed to utilise the existing access to the site off Mount Vincent Road.

The traffic generation is considered relatively modest – guests arrive and tend to stay on site until the conclusion of their stay.

There is plenty of car parking available adjacent to each tent site.

The proposal is considered acceptable with respect to access and traffic generation without the need for any upgrading works.

## PUBLIC DOMAIN

It is considered that the development will have a negligible impact on the public domain in terms of:

- Public recreational opportunities in the locality;
- Amount, location, design, use and management of public spaces in and around the development; and
- Pedestrian linkages and access between the development and public areas.

## UTILITIES & SERVICES

**Water supply** – there is an existing 250,000L tank at the highest point of the site in the north eastern corner of the site. Water will be reticulated down the hill to each camp site (as shown on the site plan).

**Gas** – LPG connected to each site.

**Electricity** – solar and battery to each site.

**Sewage** – It is proposed to install 3 septic tanks (3000L with absorption trenches) on the site (in accordance with the requirements of the Calare Civil Geotech report).

**Drainage** – no change proposed nor required.

## HERITAGE

There are no listed heritage items on the subject land.

## FLORA AND FAUNA

No vegetation removal is required as part of this proposal.

A detailed Flora and Fauna study has not been conducted and is not considered necessary in this instance.

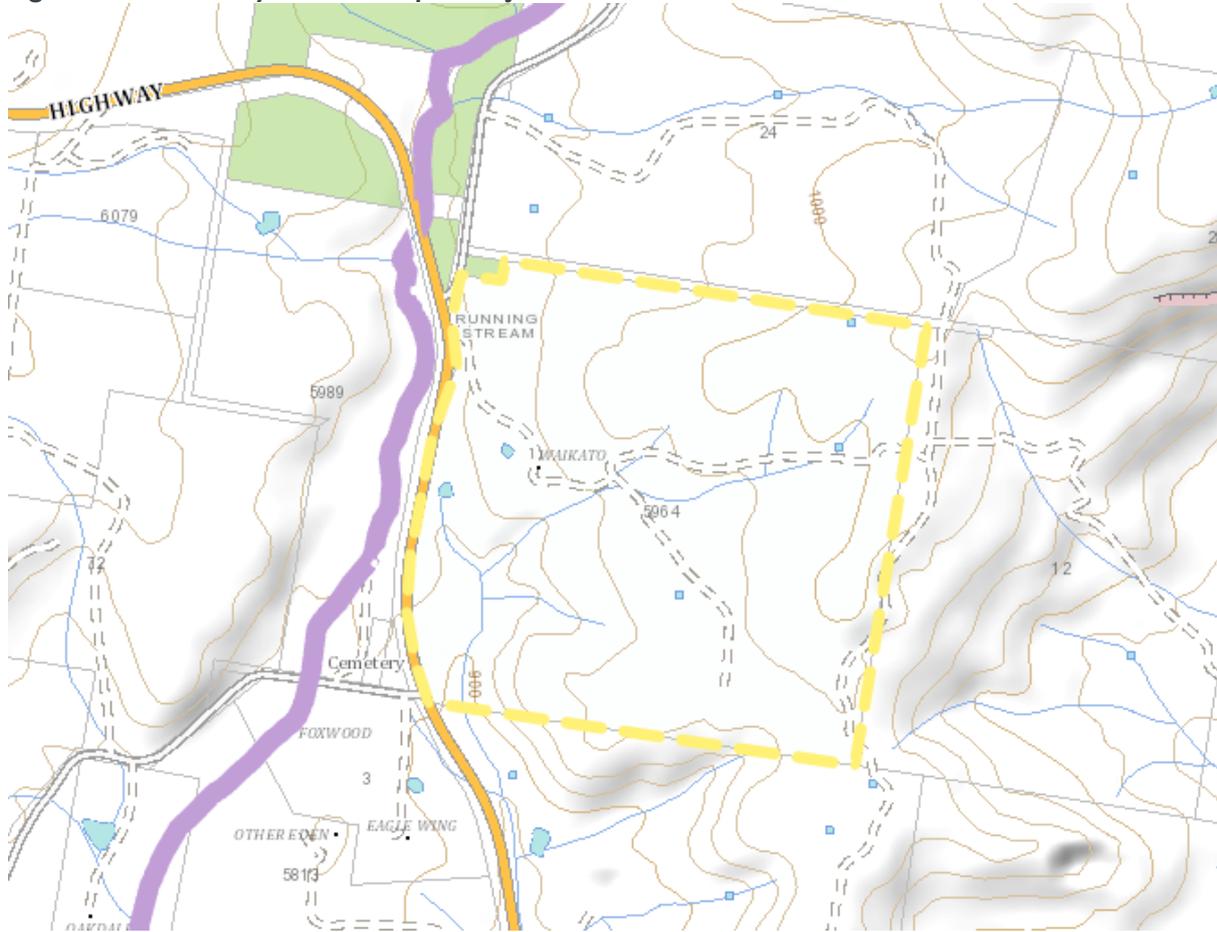
Following is an assessment of the risk-based test to determine when the Offsets Scheme will apply to local developments under the *Biodiversity Conservation Act 2016*.

### Area Criteria:

The area of the subject land is 102.9ha. The threshold for clearing is, above which the BAM and offsets scheme applies is 1 ha or more. As there is no native vegetation removal required, the area criteria will not apply.

## Biodiversity Values Map:

Figure 8: Biodiversity Values Map – subject land



### Test of Significance:

The subject camp sites are generally highly disturbed and is utilised for grazing. Accordingly, a detailed investigation is not considered warranted. The camp sites are well removed from large stands of native vegetation – no impact has been identified.

### Conclusion:

Based on the three potential triggers, no further investigation is required.

### ENERGY

A BASIX certificate is not required.

## AMENITY

The proposed use of the site is considered to be compatible with the existing and likely future character and amenity of the locality. As discussed, the proposed operation will complement the existing agricultural and grazing activities that are conducted onsite by the owners.

No significant issues in relation to dust generation have been identified.

No adverse impact from the security lighting has been identified.

There are no identified issues in relation to privacy and overshadowing as part of the proposal.

There will be minimal additional impact on surrounding road network as a result of the proposed development.

There have been no issues identified in relation to the supply of water and the disposal of sewage and stormwater.

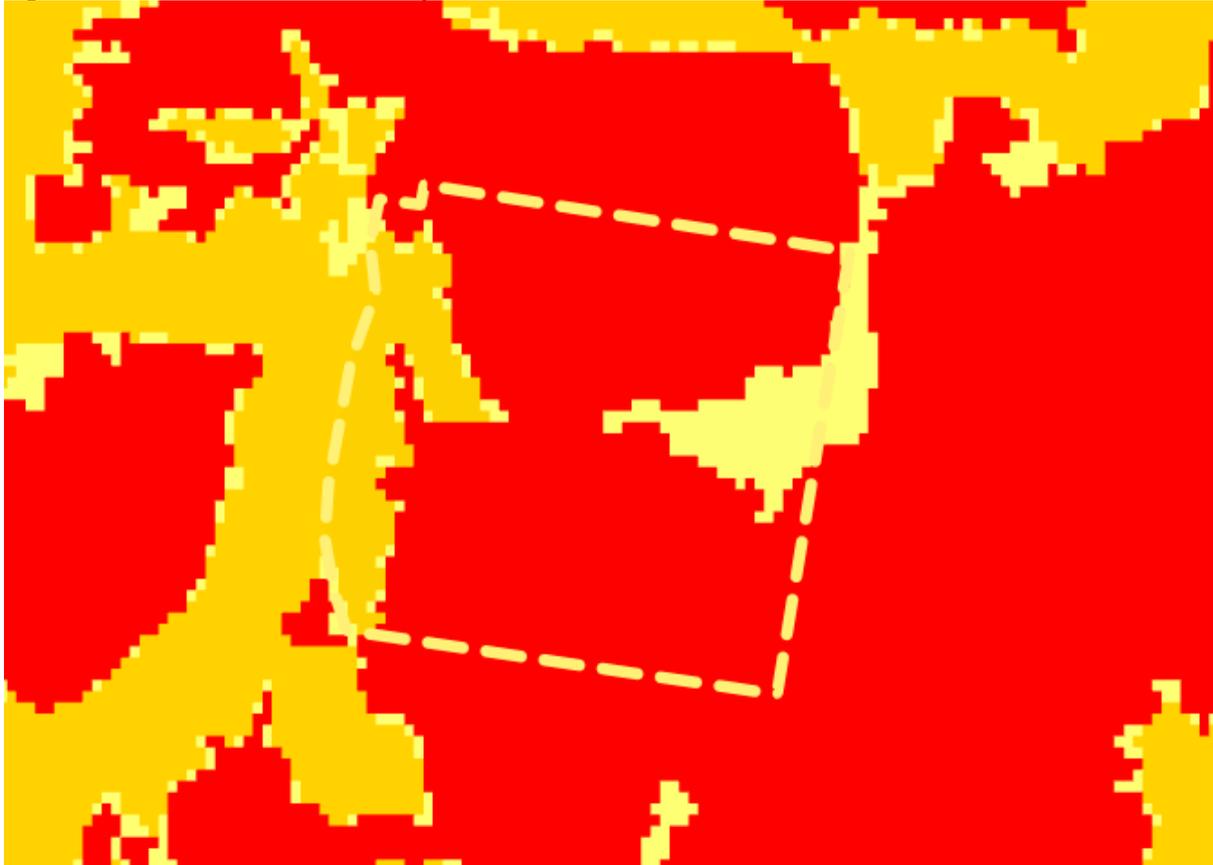
Due to the nature of the proposal, issues in relation to energy efficiency and waste management are not significant.

The camp sites have been located so as not to be on top of any ridgelines and no important views and vistas have been identified nor compromised.

## NATURAL HAZARDS

The subject land is mapped as bushfire prone. Australian Bushfire Consulting Services has prepared a Bushfire Assessment Report (refer to the report for greater detail).

Figure 9: Bushfire Prone Land Map



### **POTENTIAL CONTAMINATION**

There are no known areas of potential contamination on the site.

### **SAFETY, SECURITY & CRIME PREVENTION**

Normal measures will be installed as part of the security of the operation.

### **SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY**

The proposed development represents an important contributor to tourism in the Local Government Area.

The development will have positive economic impacts through increased local employment as well as increased tourism expenditure throughout the region.

No negative social impacts have been identified.

### **CONSTRUCTION**

Construction impacts are not anticipated to have an adverse impact on the locality. Works would occur during daytime hours, thus not impacting on the

local amenity. The site would have temporary containment fencing erected and signage to warn and exclude the public from entering the site during the construction phase.

Erosion and sedimentation control measures would be implemented during construction to minimise any erosion and sedimentation at the site.

All waste generated during construction would be taken and disposed of at Council's Waste Disposal Facility.

Construction activities would be tailored to minimise the impact on site, with all disturbed areas rehabilitated as soon as practical. All construction machinery would be fitted with appropriate muffling devices to limit noise generation during construction. The construction period would be for a limited period, and thus any impacts would be limited to that time frame.

## **CUMULATIVE IMPACTS**

It is considered there will be no negative cumulative impacts as a result of the proposed camping ground development.

## **(c) Suitability of the site for the development**

### Does the proposal fit in the locality?

- There are no constraints posed by surrounding development to render the proposal prohibitive;
- The proposal is complimentary to the surrounding land use pattern and zoning;
- It is considered that the proposal will not create any unmanageable access or transport concerns in the locality;
- No impact on public spaces will eventuate as a result of the proposal proceeding;
- No upgrading to services is required – services are available for connection;
- There are no issues in relation to air quality and microclimate; and
- There are no identified surrounding hazardous land uses or activities.

### Are the site attributes conducive to development?

It is considered that the site is conducive to the proposed camping ground based on the following:

- The site is not affected by any known natural hazards (other than bushfire – refer to the bushfire report);
- There are no heritage considerations;

- There is no known soil characteristics that would render the proposal prohibitive; and
- There are no flora and fauna considerations that will have an impact on the proposal.

### **(d) Any submissions**

The application may be referred to adjoining neighbours for comment.

### **(e) The public interest**

It is considered that the proposed use of the site, with appropriate conditions of consent, will not have any unacceptable negative impacts on the amenity of the general public. The proposed development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts.

# PART

# C

## **CONCLUSION**

This Part provides a conclusion and recommendations for Councils consideration

## CONCLUSION

This report includes an analysis of the existing environment, details of the proposed camping ground and consideration of applicable statutory requirements.

Based upon the investigations of the proposal it can be concluded that:

- The impacts upon or by surrounding development will not be altered significantly as a result of the camping ground development proceeding;
- No impact on services will eventuate;
- The development has been considered in relation to impacts on flora and fauna, including species and communities listed under the Biodiversity Conservation Act has been found to be unlikely to have any significant impacts.
- Importantly, the development has been sited and designed to respond to the environmental constraints by placing tents and camping areas within existing cleared and disturbed areas of the site.
- The development is permitted with consent. The development is consistent with the relevant provisions of LEP and Local Government Act including considerations relating to primitive camping grounds.
- The development is unlikely to have any significant adverse environmental impacts on the site or surrounding land. Matters relating to water quality, noise, traffic, parking, waste management, heritage and natural hazards may be effectively mitigated through appropriate site management and conditions of consent.
- The development has been assessed in relation to Planning for Bushfire Protection 2019 and considered appropriate.
- The development will not have any significant adverse environmental impacts, is suitable for site and is in the public interest.

The proposal is considered to be acceptable in terms of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended) and potential impacts are expected to be minor.

**Accordingly, it is recommended that the Development Application be approved subject to appropriate standard conditions.**