



STATEMENT OF ENVIROMENTAL EFFECTS

PROPOSAL: Camping Ground

ADDRESS: 48 Turners Lane, Gulgong

January 2023

DESCRIPTION: Camping Ground

CLIENT: Bradley Isbel

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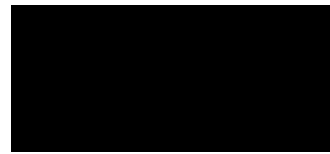
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Anthony Daintith (Principal)
Date: 31/1/2023



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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 48 Turners Lane, Gulgong.

The camping ground includes the erection of 8 dome tents on timber 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;
- Site Plan.

APPLICANT AND OWNER

The applicant and owner is Bradley Isbel.

SITE ANALYSIS

LOCATION AND TITLE

The subject land is identified as 48 Turners Lane, Gulgong. 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
445	755434

The area of the subject land is approximately 9.3ha.

GENERAL SITE DESCRIPTION

Buildings

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

Vegetation

The majority of the site is relatively cleared grazing land with scattered trees

Watercourses

There are no watercourses on the subject land.

Topography

The land is considered to be relatively flat.

Photos 1 – 4 provide a visual representation of the subject site.

Figure 1: Locality Map

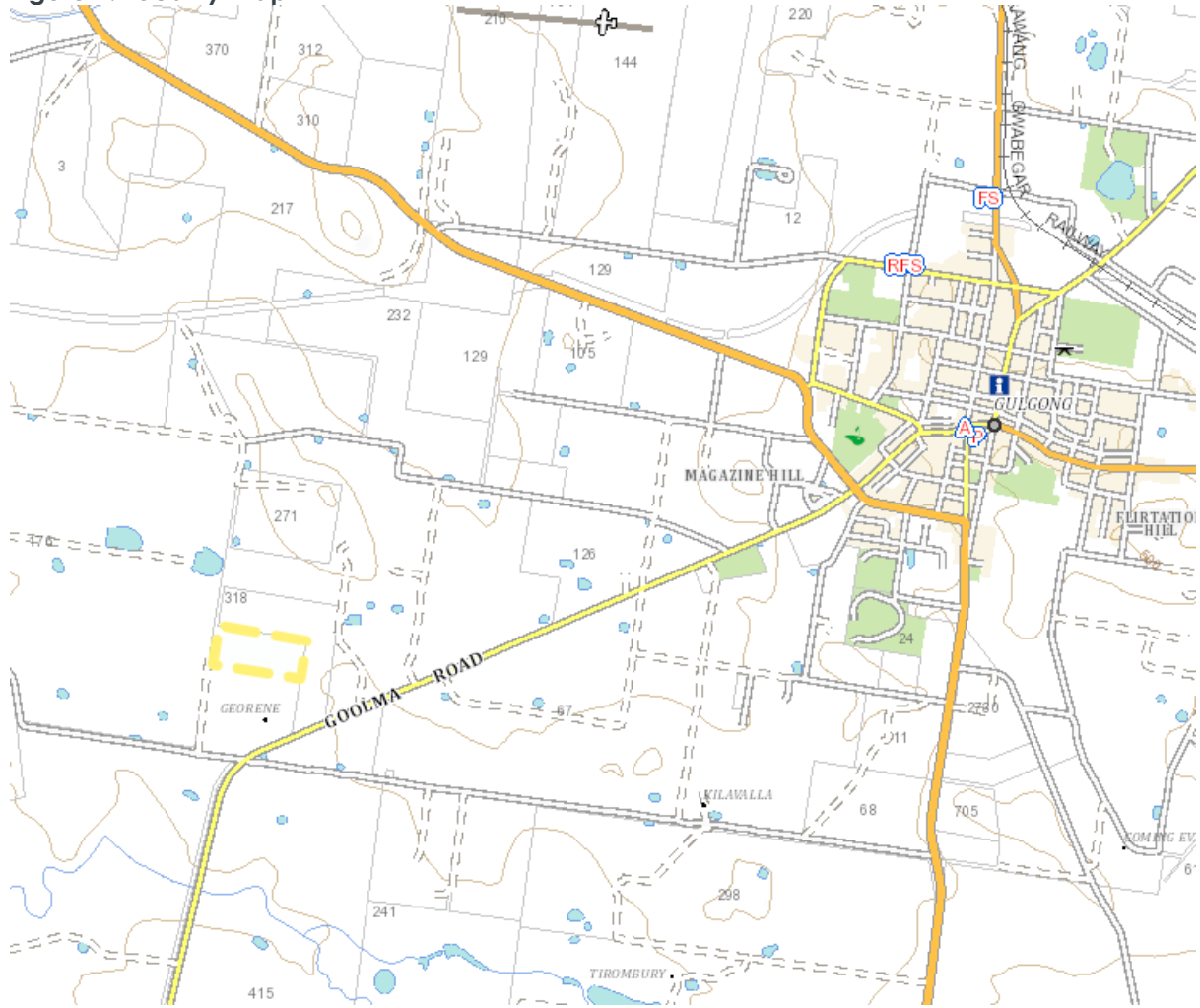


Figure 2: Aerial View of the Site (looking west)



Figure 3: Aerial View of the Site (looking east)



Photo 1: Existing driveway



Photo 2: Existing house and sheds



Photo 3: Looking east



Photo 4: Looking west



PROPOSED DEVELOPMENT

Development consent is sort for a camping ground on the subject land. This includes the erection eight (8) “dome tents” on the subject land.

Each tent will have a maximum occupancy of two (2) adults. Thus, the development will cater for a maximum of 16 adults.

Operating and occupancy days are:

Check in – Friday after 10am

Check out - Sunday 10am – 1 pm

Each site is comprised of a main tent, which has a 3.5m diameter. It has an entry airlock that is 1.2m x 1.5m and a WC room that has a 1.8m diameter. The tent has a 830mm connector between the main tent and the WC room. Each tent is sited on a raised deck which extends just beyond the tent footprint (approximately 10m x 5m). Off the main deck is another similar sized deck. The decks are constructed from timber.

Refer to the development plans (and associated documents for further detail and information regarding the proposed development).

The plans below gives an indication of the dimensions of proposal.

Figure 4: Indicative Floor Plan

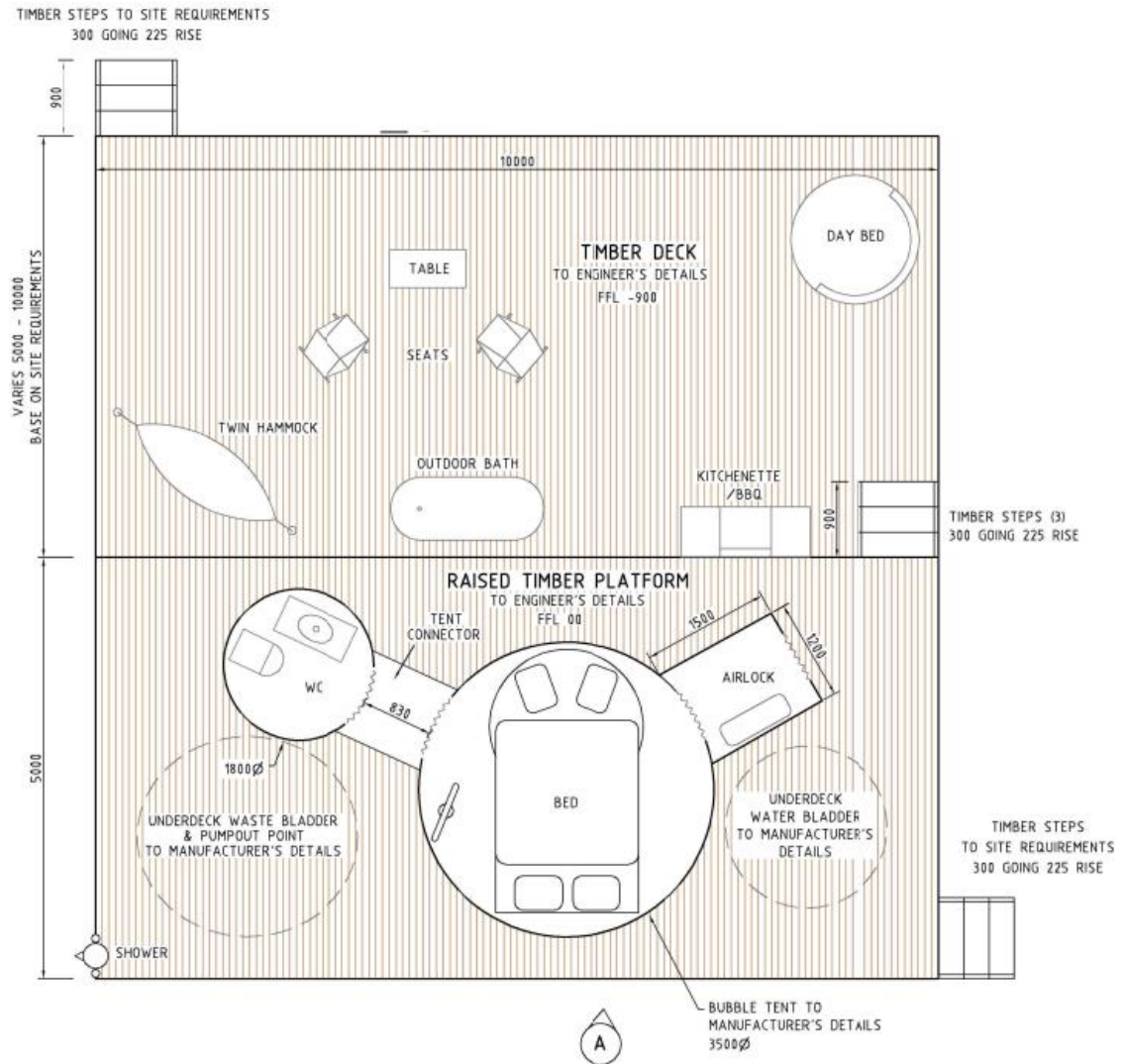
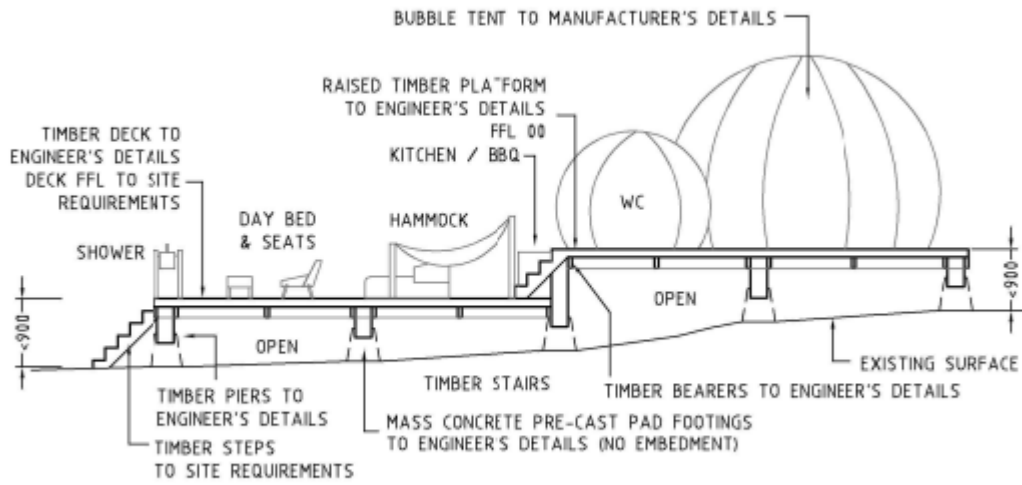


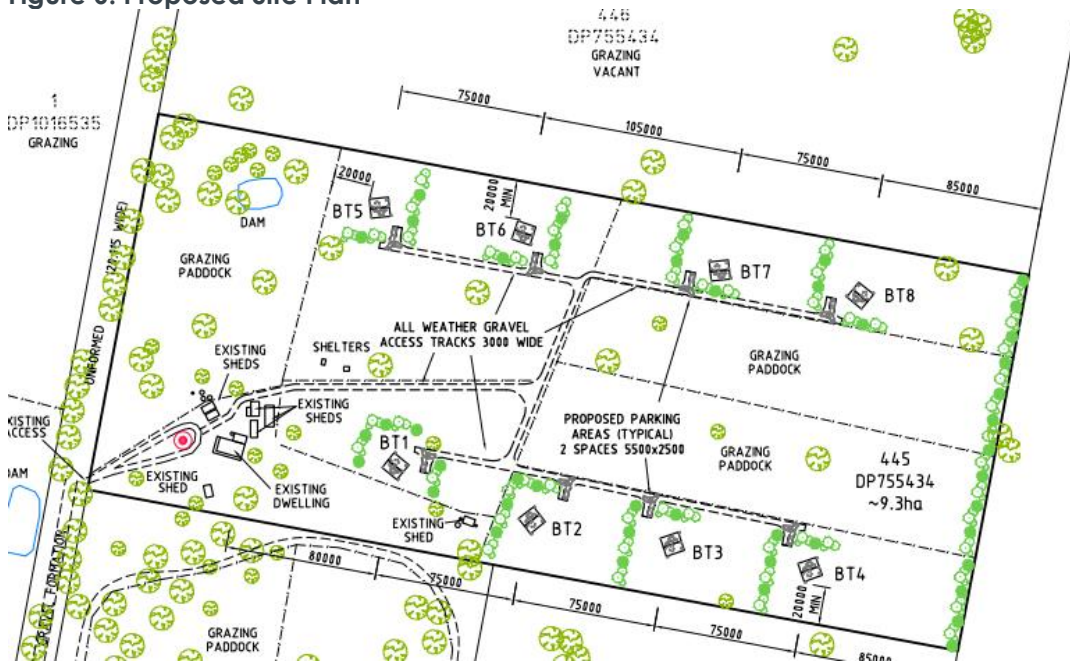
Figure 5: Elevation Plan



INDICATIVE TIMBER DECK SECTION

Each dome tent will have a maximum occupancy of two (2) people. Thus, the development will cater for a maximum of 16 people.

Figure 6: Proposed Site Plan



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 R5 Large Lot Residential under the provisions of the *Mid-Western Regional Local Environmental Plan 2012* (LEP).

Figure 7: Zoning Map (LEP)



Applicable LEP Clauses

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.

- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Extensive agriculture; Home-based child care; Home businesses; Home occupations; Roads; Water reticulation systems

3 Permitted with consent

Bed and breakfast accommodation; Cellar door premises; Dual occupancies; Dwelling houses; Garden centres; Home industries; Intensive plant agriculture; Landscaping material supplies; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Roadside stalls; Secondary dwellings; Serviced apartments; Tank-based aquaculture; Waste or resource transfer stations; Water recycling facilities; **Any other development not specified in item 2 or 4**

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Dairies (pasture-based); Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Water treatment facilities; Wharf or boating facilities

Comment

The subject land is zoned R5 Large Lot Residential 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

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

It is proposed to install an eco-toilet for each camp site (subject to Geotech investigations and separate Section 68 application).

Figure 8: Eco toilet example



Figure 9: LEP - Groundwater Vulnerability 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 – tanks.

Electricity – solar.

Sewage – eco toilets (subject to separate Section 68 approval).

Drainage – no change proposed nor required.

Road access – via existing driveway off Turners Lane.

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	See comments below.
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)	Not applicable
SEPP 65—Design Quality of Residential Apartment Development	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
DRAFT SEPP	
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 firefighting 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>	8 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>	8 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, annexe or campervan or closer than 3 metres to any other tent,</i>	Compliant.
<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. A water tank is provided for each camping site. An eco-toilet will be installed inside each dome tent. A garage bin will be provided for each dome tent and regularly emptied as part of the regular cleaning schedule.
<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,</i>	A register will be kept.

<i>that specifies the size of the group (if any) with whom the person listed in the register camped,</i>	
<i>Such firefighting facilities as may be specified in the approval are to be provided at the primitive camping ground.</i>	Refer to the bushfire reports.

(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

There are no controls that are particularly relevant to a camping ground in the DCP.

It is noted the Clause 6.4 (Tourist and Visitor Accommodation) does not apply to camping grounds.

(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>Very little demolition is proposed (to be undertaken in accordance with AS 2601-2001 – The Demolition of Structures).</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>
62 Consideration of fire safety	Appropriate fire safety measures are proposed and shown on the plans.
63 Considerations for erection of temporary structures	The proposal does not include a temporary structure.

64 Consent authority may require upgrade of buildings	The proposed development has been designed to comply with the BCA.
65 Consideration of conservation plan for development at Sydney Opera House	Not applicable.
66 Contributions plans for certain areas in Sydney—the Act, s 4.16(1)	Not applicable.
67 Modification or surrender of development consent or existing use right—the Act, s 4.17(5)	There is no proposal to modify or surrender a development consent or existing use right.
68 Voluntary surrender of development consent—the Act, s 4.63	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 regard 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 Turners Lane (gravel road that only services a couple of properties). It is noted that the subject land is at the end of the formed 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.

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

Electricity

Electricity to each site is via solar power.

Telephone

Telephone services are not required for the proposed development. However, guests have mobile reception and the operators have regular communication with guests throughout their stay if the need arises.

Water

The managers provide both potable and non-potable water supply to each site.

Sewerage

It is proposed to install an eco-toilet for each camp site (subject to Geotech investigations and separate Section 68 application).

Stormwater

Stormwater is to be discharged overland as no reticulated services are available.

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.

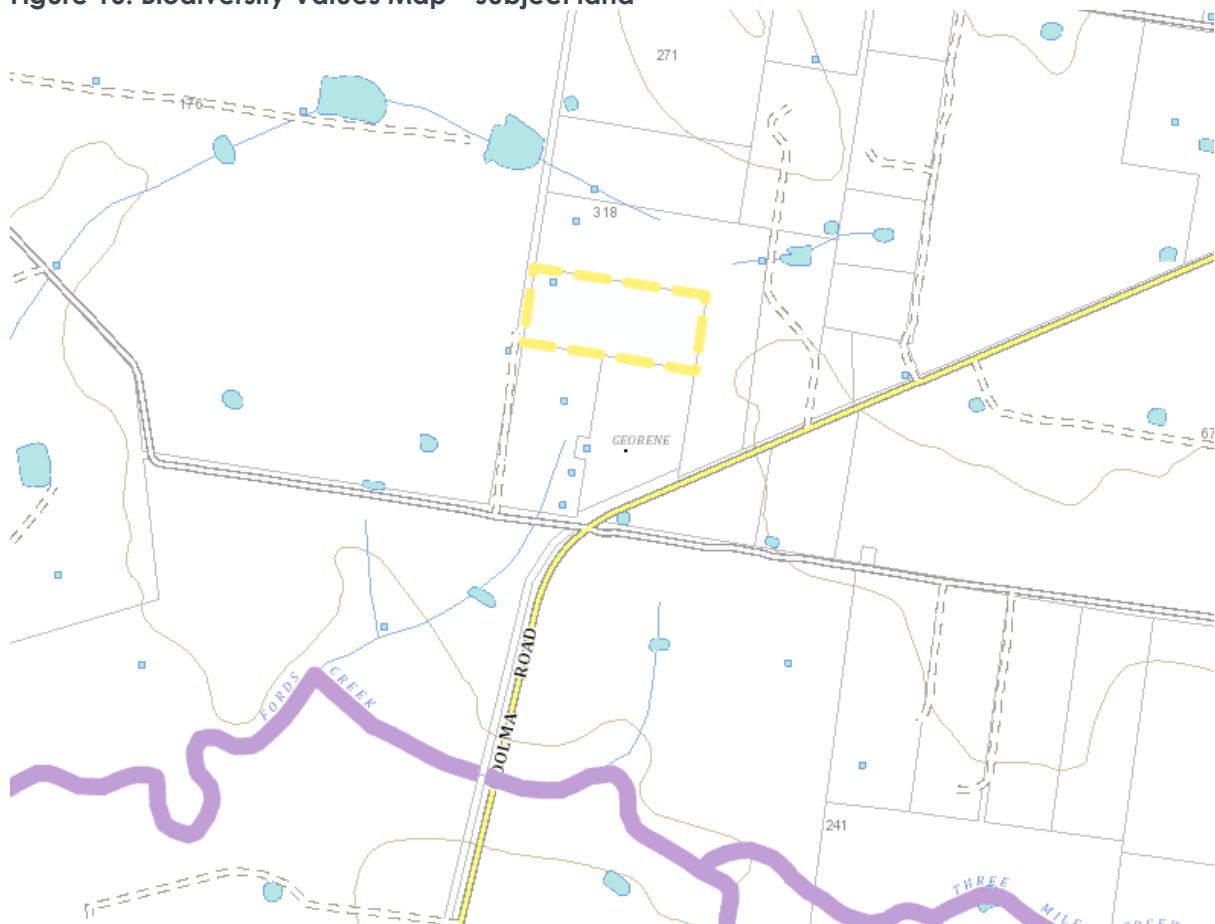
Following is an assessment of the risk-based test to determine when the Offsets Scheme will apply to local developments under the *Biodiversity Conservation Act 2016*.

Area Criteria:

The area of the subject land is 9.3ha. The threshold for clearing is, above which the BAM and offsets scheme applies is 0.5 ha or more. As there is no native vegetation removal required, the area criteria will not apply.

Biodiversity Values Map:

Figure 10: Biodiversity Values Map – subject land



Test of Significance:

The subject camp sites are generally highly disturbed and is utilised for grazing and adjacent to existing development. Accordingly, a detailed investigation is 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 grazing activities that are conducted onsite by the owners.

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

Insignificant adverse impact from the security lighting has been identified. Any lighting will be being baffled to ensure that there is no light spillage.

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

There will be limited 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

There are no known natural hazards affecting the subject land.

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 – will be provided for onsite;
- 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;
- 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 identified negative impact on services;
- The development has been considered in relation to impacts on flora and fauna;
- 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 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.