



STATEMENT OF ENVIROMENTAL EFFECTS

PROPOSAL: Rylstone Caravan Park
(Alterations and Additions)

ADDRESS: 3-5 Carwell Street, Rylstone

September 2021

DESCRIPTION: Rylstone Caravan Park (Alterations and Additions)

CLIENT: Mid Western Regional Council

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This document has been authorised by

Anthony Daintith (Principal)
Date: 27 September 2021



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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 upgrading works at the Rylstone Caravan Park including new amenities, road ways, water and wastewater/electrical infrastructure, along with the removal of the existing amenities building.

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 Council's consideration.

The development application consists of the following components:

- Statement of Environmental Effects.
- Site Plan.
- Architectural Plans.
- Engineering Plans.

APPLICANT AND OWNER

The applicant is Mid Western Regional Council.

Crown owned and managed by Mid-Western Regional Council.

SITE ANALYSIS

LOCATION AND TITLE

The subject land is identified as 3-5 Carwell Street, Rylstone. 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
2	565936
145	755789

Total area of the subject land is 204,300m², which includes 6,377.55 m² for the caravan park.

GENERAL SITE DESCRIPTION

The existing site is mostly flat with the rear of the block gently sloping away in a Westerly direction, neighbouring a golf course to the North, South and West with the tennis court on the Northern boundary. All of the land area is Crown owned and managed by Mid-Western Regional Council. The front of the property faces Carwell Street.

The existing site is a Mid-Western Regional Council managed caravan park facility and will stay as such under the current Approval to Operate.

Buildings

Existing Rylstone Caravan Park that includes an amenities building towards the centre of the site.

Vegetation

There is a small number of trees throughout the existing caravan park.

Watercourses

There are no watercourses traversing the subject land.

Topography

The land is considered to be relatively level.

Photos 1 – 6 provide a visual representation of the subject site.

The adjoining land is a Golf course and Tennis Court. The Golf course hole number 1 will be required to be moved under consultation and approval with the Golf club committee. The extra land acquired from the Golf Club will accommodate new cabins and new caravan short term rental spaces.

Figure 1: Locality Map



Figure 2: Aerial View of the Site



Photo 1: Northern access to the site



Photo 2: Eastern portion of the site



Photo 3: Rear of the site



Photo 4: Rear of existing amenities



Photo 5: Existing amenities building



Photo 6: Southern access of the site



PROPOSED DEVELOPMENT

Mid-Western Regional Council currently manages the land from the Crown - Orange office. The present use of the site is for a Caravan and Camping Park. At present Councils has an approval to operate a Caravan park until 23/09/2025.

It is proposed to update the Rylstone Caravan Park with new amenities, road ways, water and wastewater and electrical infrastructure. The proposal also includes the removal of existing amenities building and construction of a new amenities and office building.

It is proposed that the development will be undertaken in 3 stages:

Stage 1 - Construction of new amenities block/office/ laundry & demolition of existing amenities/laundry & office building, road extension & seal, parking bays at entrance for site office, extension of boundary fences.

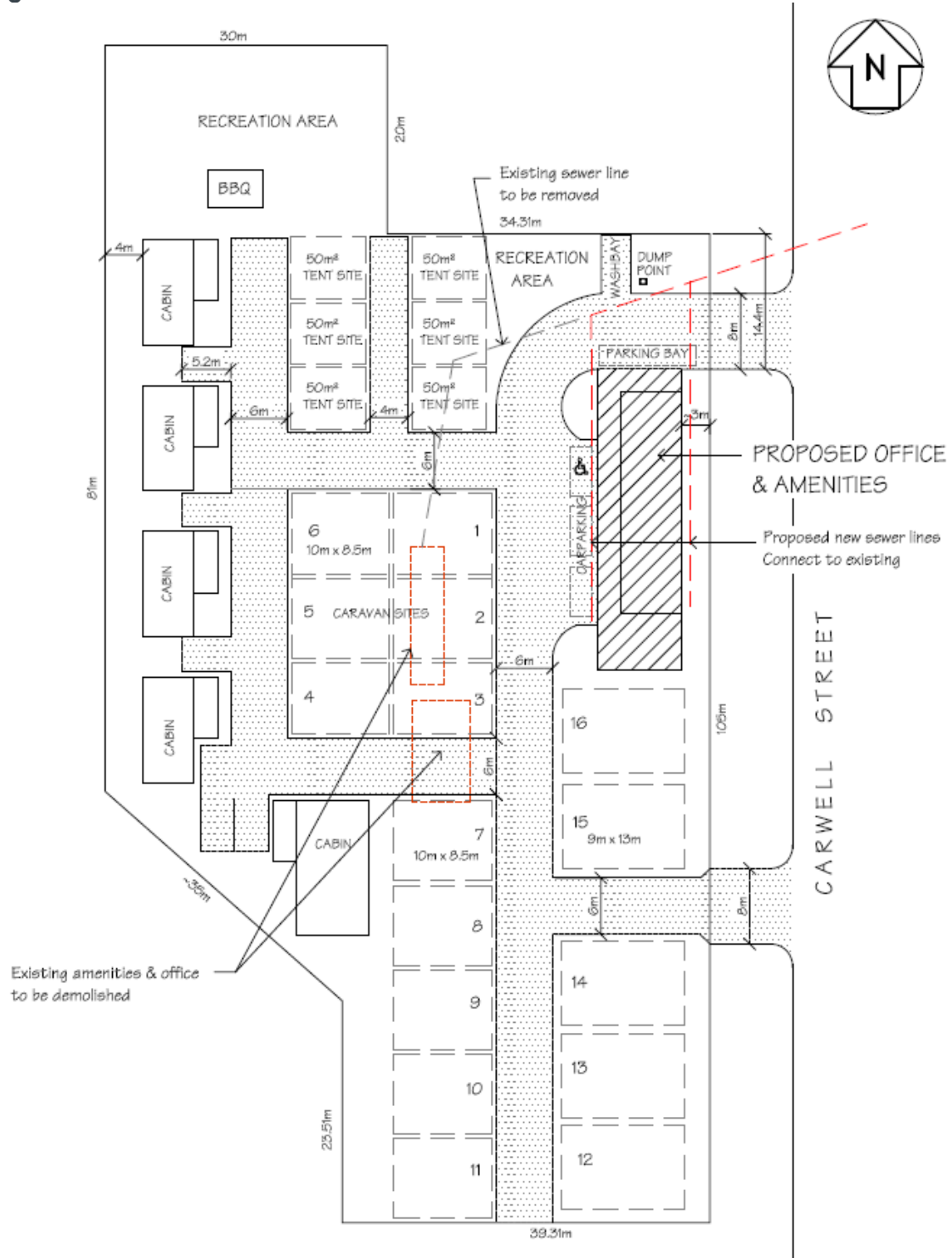
Stage 2 - Recreation area (BBQ), 6 x non-powered camp sites, 10 x powered camper van/caravan sites & 5 x large caravan/camper van sites, water & sewer upgrades, relocation of dump point, designated rubbish & recycling enclosure, general remediation & landscaping works

Stage 3 - Construction of 1 x 3 bedroom cabin & 4 x 2 bedroom cabin, additional powered sites, BBQ shelter to existing BBQ, general landscaping.

The maximum number of staff on duty at any time is one. Hours of operation are 8:30am to 5:30pm 7 days a week.

Refer to the development plans for greater detail.

Figure 3:



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.*

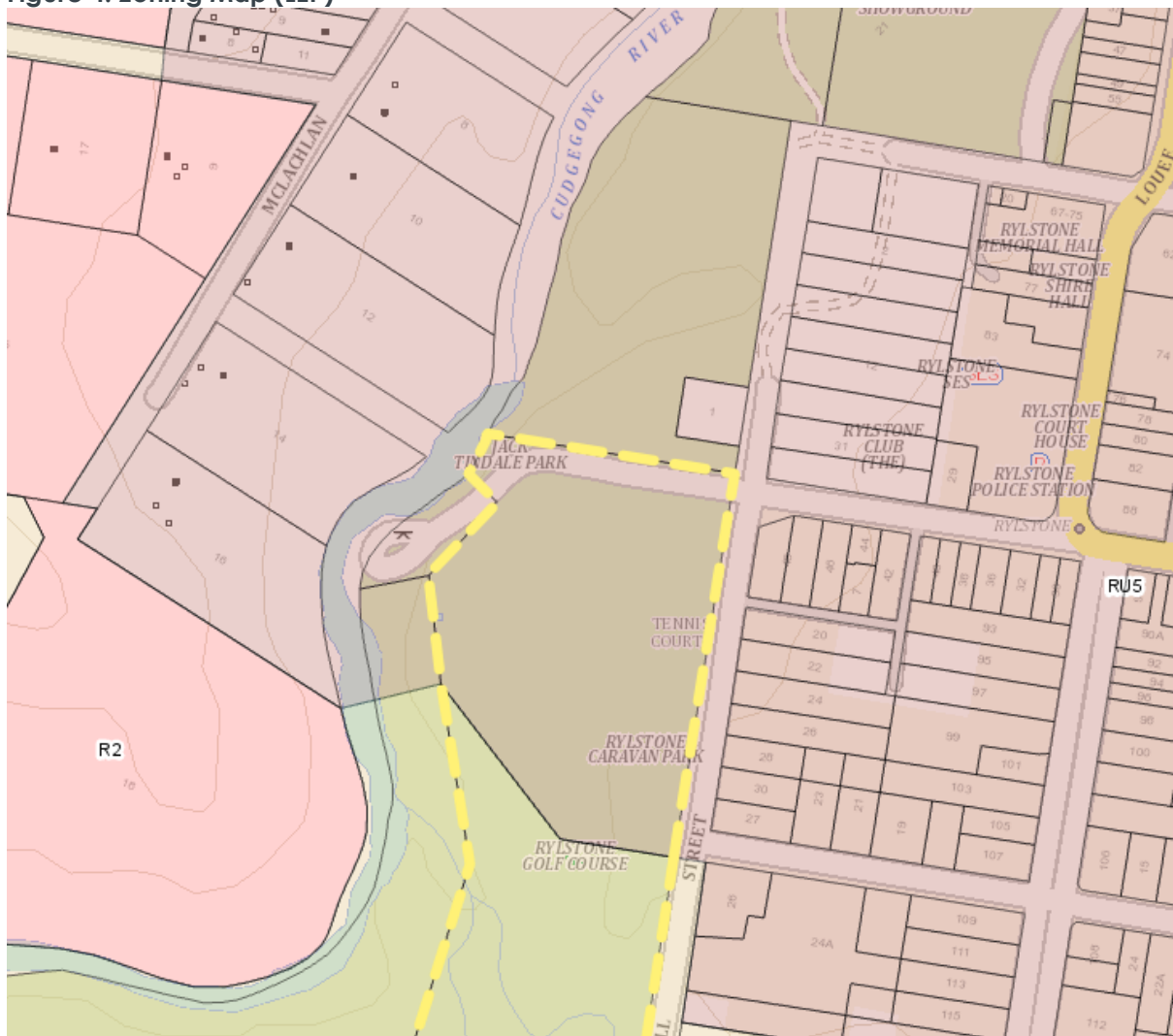
(a)(i) The provisions of any environmental planning instrument

MID WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

Zoning

The subject land is Zoned RU5 Village under the provisions of the Mid Western Regional Local Environmental Plan 2012 (LEP).

Figure 4: Zoning Map (LEP)



Applicable LEP Clauses

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote development that is sustainable in terms of the capacity of infrastructure within villages.

2 Permitted without consent

Environmental protection works; Home-based child care; Home businesses; Home occupations; Roads; Water reticulation systems

3 Permitted with consent

Bee keeping; Centre-based child care facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Cellar door premises; Correctional centres; Crematoria; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Hazardous storage establishments; Heavy industries; Jetties; Livestock processing industries; Offensive storage establishments; Open cut mining; Pond-based aquaculture Rural workers' dwellings; Sawmill or log processing works; Sex services premises; Stock and sale yards; Waste disposal facilities; Waste or resource transfer stations; Water recreation structures

Comment

The proposed alterations and additions to the existing caravan park is permissible subject to the consent of Council via the lodgement of a Development Application.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

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

Objectives	Comments
<ul style="list-style-type: none"> • To provide for a range of land uses, services and facilities that are associated with a rural village. 	<p>The caravan park provides an accommodation facility in Rylstone for the travelling public. The proposed development will provide</p>

	improved facilities than what is currently provided.
• To promote development that is sustainable in terms of the capacity of infrastructure within villages.	The site is already serviced with reticulated services.

6.4 Groundwater vulnerability

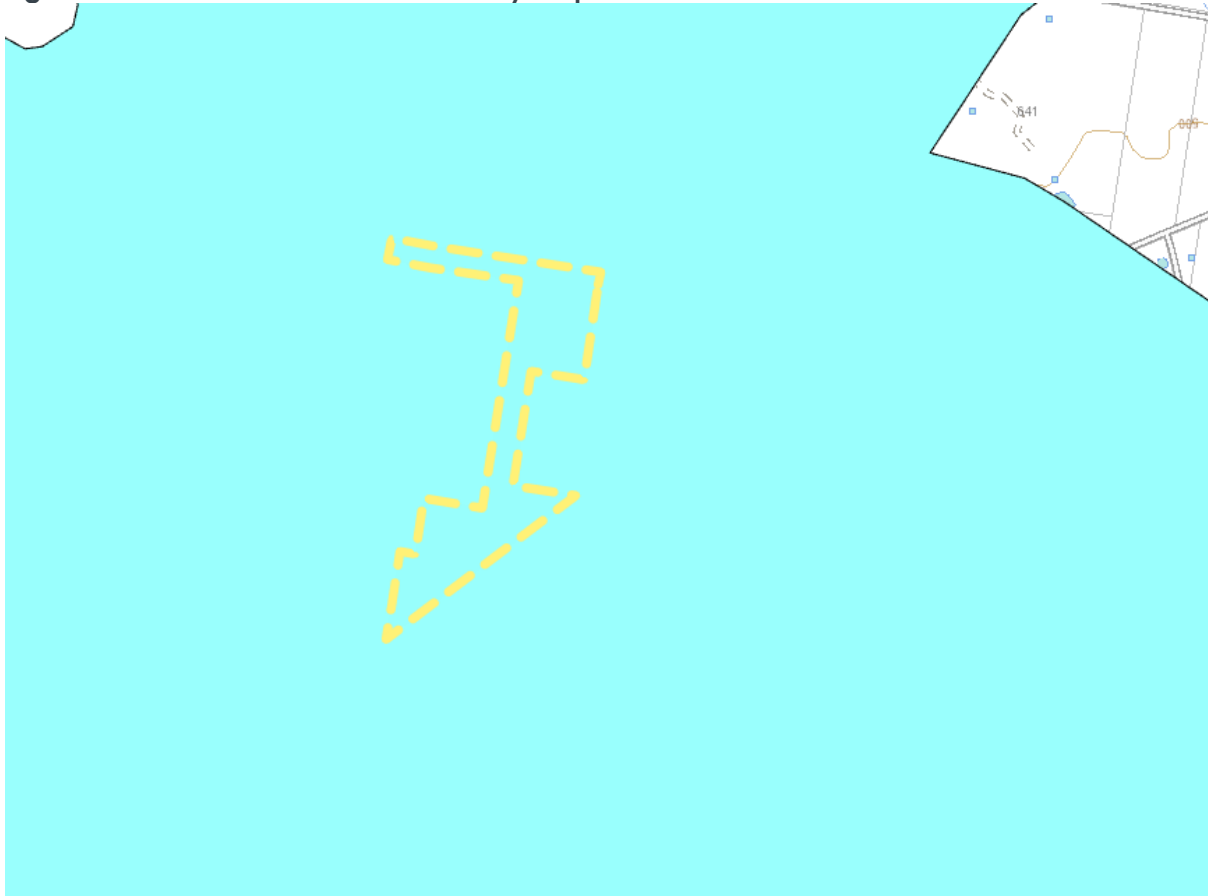
- (1) The objectives of this clause are as follows—
- (a) to maintain the hydrological functions of key groundwater systems,
 - (b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.
- (2) This clause applies to land identified as “Groundwater vulnerable” 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 works are relatively minor and will involve very minor earthworks.

The site is connected to reticulated sewerage.

Figure 5: 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 a section along the Cudgegong River that is mapped as terrestrial biodiversity. The caravan park is well removed from the river and the area mapped.

- 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 caravan park in open cleared parts of the property.
- No significant adverse environmental impact has been identified

Figure 6: 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 – already connected to town water.

Electricity – already connected to the site.

Sewage – connected to reticulated sewerage.

Drainage – no change proposed nor required.

Road access – there are existing accesses off Carwell Street.

STATE ENVIRONMENTAL PLANNING POLICY NO 21—CARAVAN PARKS

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.

(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.

(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.

(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.

(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.

(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.

Comments

Mid-Western Regional Council currently manages the land from the Crown - Orange office. The present use of the site is for a Caravan and Camping Park. At present Councils has an approval to operate a Caravan park until 23/09/2025.

It is proposed to update the Rylstone Caravan Park with new amenities, road ways, water and wastewater and electrical infrastructure. The proposal also includes the removal of existing amenities building and construction of a new amenities and office building.

The proposal includes the following 3 stages.

Stage 1 - Construction of new amenities block/office/ laundry & demolition of existing amenities/laundry & office building, road extension & seal, parking bays at entrance for site office, extension of boundary fences.

Stage 2 - Recreation area (BBQ), 6 x non-powered camp sites, 10 x powered camper van/caravan sites & 5 x large caravan/camper van sites, water & sewer upgrades, relocation of dump point, designated rubbish & recycling enclosure, general remediation & landscaping works

Stage 3 - Construction of 1 x 3 bedroom cabin & 4 x 2 bedroom cabin, additional powered sites, BBQ shelter to existing BBQ, general landscaping.

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.*

Comments

The subject land is already utilised as a caravan park (including camping). The proposed development will modernise and improve the existing facilities.

LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2021

Table 2: Assessment of Regulations

Clause	Heading	Comments
APPLICATION OF PART		
70	Application of Part	The caravan park and camping ground must meet the provisions of this Part.
OPERATION OF CARAVAN PARKS AND CAMPING GROUNDS		
71	Factors for consideration before approval is granted	Subdivisions 1-8 of Division 3 apply to this proposal.
72	Matters to be specified in approval	<p>The application is for the ongoing operation of a caravan park and camping ground.</p> <p>The application involves <u>16 short term sites</u> and <u>6 campsites</u> that are depicted on the Community Map.</p> <p>There are no long term sites proposed.</p> <p>There is no flood liable land on the caravan park.</p> <p>The numbers, sizes and locations of the long term sites are shown on the <u>community map</u>.</p>
73	Conditions of approval to operate caravan park or camping ground	Council will impose the appropriate conditions of approval.
INSTALLATION OF MOVEABLE DWELLINGS AND ASSOCIATED STRUCTURES IN CARAVAN PARKS AND CAMPING GROUNDS		
74	Installations for which approval not required	Noted. Development has been designed to meet these requirements.
75	Installation on flood liable land	The land of the caravan park site is not flood liable.
76	Installation of relocated home, rigid annexe or associated structure of more than one storey	Not applicable.
INSTALLATION OF MOVEABLE DWELLINGS ON LAND OTHER THAN LAND IN CARAVAN PARKS OR CAMPING GROUNDS		
77	Installations for which approval not required	No comments required.
78	Approval not required for installation of caravan, campervan or tent on certain land	The land is Crown Land.
79	Plans to accompany applications for approval	Plans have been provided with the application.

80	Factors for consideration before approval is granted	The proposed building work is part of this Development Application made under the Environmental Planning and Assessment Act 1979.
81	Conditions of approval – relocatable homes and associated structures	Noted.
82	Conditions of approval – rigid annexes	Noted.
LAND AND SITE REQUIREMENTS		
83	Minimum size of caravan park or camping ground	The area of the site is one (1) hectare – compliant.
84	Community amenities	10% of the caravan park must be reserved for recreation or other communal activities – Approximately 700m ² provided or 11%.
85	Size of dwelling sites and camp sites	Each caravan site has an area between 85 and 117m ² . Each camping site has an area of 50m ² . Compliant.
86	Site identification	Each site is clearly delineated.
87	Dwelling sites to have road frontage	Yes – Refer to Community Map.
88	Setbacks for community buildings	The proposed office and amenities is proposed to be setback 3m from the boundary of the caravan park. Landscape screening can be installed on the street side of the building to minimise any potential impact.
89	Setbacks of dwelling sites and camp sites from road frontages	Caravan sites 12-16 are proposed along the frontage of Carwell Street with a 3m setback. It is noted that this is currently what is on the ground at the moment as part of the existing caravan park arrangements. It is recommended that landscaping be installed along Carwell Street.
90	Use of buffer zones	Noted.
91	Separation distances	All moveable dwellings are located greater than 3m apart.
ROADS		
92	Entrance and exit roads	The main entrance width is greater than 7 metres wide (8m).
93	Forecourt	There is a forecourt provided adjacent to the proposed office and amenities measuring at least 4 metres by 20 metres as shown on the Community Map
94	Width of roads	All internal roads are at least 6 metres wide – compliant.
95	Speed limits	The speed limit in the park is 15km/hr – there is a sign post erected at the entry to the Caravan Park.
96	Resident parking	There is car parking available on each site.
97	Visitor parking	2 visitor parking spaces have been provided.
98	Visitor parking for people with disabilities	One disabled space has been provided within the visitor car park. The car space will be appropriately marked.
99	Road Surfaces	All internal roads are proposed to be bitumen sealed with adequate drainage
100	Lighting	Lighting is not proposed to be installed on the internal roads.
UTILITIES		
101	Water supply	The caravan park is connected to reticulated water.
102	Sewerage	The caravan park is connected to the reticulated sewer.

103	Drainage	The caravan park is appropriate drained – no additional work is proposed.
104	Electricity supply	Each site will be supplied with electricity from a reticulated electricity service as per the clause requirements.
105	Common trenches	To be utilised where possible.
SHOWER AND TOILET FACILITIES		
106	Modification of calculations under this subdivision	Noted.
107	Number of showers and toilets to be provided	The new amenities block has been designed to provide the appropriate number of toilets, showers etc.
108	Facilities for people with disabilities	A unisex disabled shower and toilet has been provided on the site.
109	Other facilities	Will be provided in the new amenities building.
110	Construction of shower blocks and toilet blocks	The proposed amenities block will be constructed of brick and the measures proposed in the clause have been incorporated into the design.
111	Proximity of dwelling sites to shower blocks and toilet blocks	All sites are within 100m of the amenities block.
LAUNDRY FACILITIES		
112	Modification of calculations under this Subdivision	Noted
113	Washing machines	There is a requirement for 2 washing machines – 2 washing machines have been provided.
114	Laundry Tubs	There is a requirement for 1 laundry tub – 1 has been provided
115	Clothes dryers	There is a requirement for 1 dryer – 2 have been provided
116	Drying areas	Clothes line to be provided on the site.
117	Water supply	The washing machines and laundry tub will be provided with hot and cold water.
118	Ironing facilities	Can be provided.
119	Construction of laundry blocks	The proposed laundry to be constructed (in brick) in accordance with the provisions of the clause.
120	Maximum number of persons per dwelling site or camp site	Noted – handled by Park Management.
121	Register of Occupants	A register of occupiers is kept for the caravan park and is available for inspection by an authorised person.
122	Information to be given to prospective occupiers	Information to be provided.
123	Use of caravan parks and camping grounds	Noted.
124	Community Map	A Community Map to be prepared and provided to Council.
125	Access to approval and community map	Access is available on request to Park Management.
GENERAL		
126	Garbage removal	Garbage bins to be provided throughout the Caravan Park that are collected by Councils normal weekly pick up service.
127	Fire hydrants	No site is situated further than 90 metres from a fire hydrant – refer to the revised fire services plan.

128	Fire hose reels	Must be installed so that each dwelling site can be reached by a fire hose – refer to the fire services plan.
129	Car washing bay	Must be provided with an area for use for washing vehicles – a car wash area is provided on the northern boundary of the site as depicted on the Community Map.
130	Buildings	Approval is sought for the proposed office and amenities.

STATE ENVIRONMENTAL PLANNING POLICY 55 – REMEDIATION OF LAND

7 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 7 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.

(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 caravan park (so doesn't fall under the tourist and visitor accommodation definition technically).

Location

The site includes an existing approved caravan park.

Design and Layout

The site includes an existing approved caravan park.

No floor plans for the cabins have been added in this DA application for the proposed cabins.

Water Cycle Management

It is proposed to connect into the reticulated sewer.

Electricity

Each site to be powered by mains electricity.

Parking

There is parking available adjacent to each caravan/tent site (refer to the site plan).

Signage

No signage is proposed.

(a)(liia) Any Planning Agreements

There are no known planning agreements affecting the property.

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

Government Coastal Policy

Not applicable to Mid Western Regional LGA.

Building Demolition

Not applicable.

Upgrading of Buildings

The new building to meet BCA requirements.

Fire Safety

The new building to meet BCA requirements.

Temporary Structures

Not applicable to this proposal.

Deferred Commencement Consent

Not applicable to this proposal.

Modification or Surrender of Development Consent or Existing Use

Not applicable.

Ancillary Development

Not applicable to this proposal.

BASIX

Not applicable to this proposal.

(b) The likely impacts of the development:**CONTEXT AND SETTING**

The surrounding area includes the Golf course and Tennis Courts and residential development across Carwell Street. The proposal (alterations and additions to the existing caravan park) 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

There are two existing access ways available for vehicles (Cars, Caravans, small motor homes and service vehicles). The town street limit is 50 km/hr and the Caravan park limit will be 15 km/hr.

1 space per site provided with 2 additional visitor car parking spaces have been provided.

The caravan park would have frequent movement in and out of the site mostly consisting of cars and caravans, bookings of the site would dictate the traffic flow as per the existing arrangements. There would be local rubbish pick up from Council, contractor vehicles to repair and service the facilities and site, there would be no expected frequent deliveries of goods required to this site as the park management would be responsible for the replacements of consumables in the amenities

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

Electricity

The existing electricity supply from the street will typically stay the same. A new underground section will feed the new camping sites, future cabins and the new amenities buildings.

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 existing water supply from the street will need to be upgraded as directed by the engineer's report to suit the new facilities. A new underground internal underground section for the new camping sites, future cabins and the new amenities buildings will be installed. An application to the local water supply authority would be sort after.

A new separate fire service and above ground hydrants will be installed throughout the park to comply with all plumbing codes and regulations

Sewerage

All sewage from the park will comply with the relevant plumbing codes and regulations, it will be gravity feed back to the Council mains located on Carwell Street and will include an internal common soil waste dump point (refer to the engineering plans).

Stormwater

Storm water management plan would consist of using a naturally occurring runoff of the storm water through-out this site this water that will be filtered through the grass lands on Lot 145 DP 755789, they will be maintained as bitumen surface that will have a concrete edge that borders the edge of the bitumen and still allow the natural run off of water.

The drainage for the amenities will be placed near the fence to the tennis court there will be a timber edging strip that will act as a dish drain that will allow for the natural absorption of the storm water and prevent erosion and allow any excess water to flow towards the Cudgegong River on Lot 145 DP755789.

The drainage for the cabins would be run into a gravel pit that would mitigate the chance of the erosion and scouring.

HERITAGE

There are no listed heritage items on the subject land.

FLORA AND FAUNA

One exotic tree is required to be removed to facilitate the construction of the office/amenities building.

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

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 alterations and additions will complement the existing operations of the approved caravan park.

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 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.

NATURAL HAZARDS

There are no known natural hazards affecting the caravan park including bushfire, flooding, subsidence.

POTENTIAL CONTAMINATION

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

WASTE MANAGEMENT

Local Council street bin pick up as per the standing arrangement

Possible asbestos removal as per the 2013 report to Council, some of the asbestos has been removed previously, the eaves and ceilings will be removed before amenities/office/laundry building demolition

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 alterations and additions to the existing caravan park.

(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 of the caravan park 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 Council's 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 development proceeding;
- No impact on services have been identified;
- The development has been considered in relation to impacts on flora and fauna and has been found to be unlikely to have any significant impacts.
- The development is permitted with consent. The development is consistent with the relevant provisions of LEP and Local Government Act including considerations relating to caravan parks and 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.