



STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED CARAVAN PARK

113 MAGPIE LANE, GALAMBINE
LOT 1 DP174385, LOT 1 DP1003242
GULGONG NSW

CAM ENGINEERING
FEBRUARY 2024



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Document Control Sheet

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Limitations Statement

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Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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Executive Summary

This Statement of Environmental Effects (SEE) has been prepared by ADW Johnson to accompany a development application (DA) with Mid-Western Regional Council for a Caravan Park, at 113 Magpie Lane, Galambine, legally described as Lot 1 DP 174385 and Lot 1 DP 1003242.

Application Details

Applicant:	Mudgee Gardens Pty Ltd
Development:	Proposed Caravan Park
Site Description:	Lot 1 in DP 174385, and Lot 1 in DP 1003242 113 Magpie Lane, Galambine
Owner:	GH Mudgee Pty Limited
Development Cost:	\$18.3 Million (ex GST)

Development Standards/Controls

Zone:	RU4: Primary Production Small Lots
Definition:	Caravan Park
Permissibility:	Permissible with Consent (<i>Mid-Western Regional Local Environmental Plan 2012- RU4 zone</i>)
Minimum Subdivision Lot Size:	20 hectares – no subdivision proposed

Key Site Constraints

Groundwater Vulnerability:	Yes- site identified as having Groundwater Vulnerability
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External Referrals

Bushfire: The site is not identified as being bushfire prone land. Caravan Parks are not identified as 'tourist accommodation' under the LEP, and are not considered a 'Special fire protection purpose' under section 100B of the *Rural Fires Act 1997*.

Referral to the NSW Rural Fire Services is not required.

Watercourse: As drainage and works on site are located within 40m of waterfront land / riparian land, under S.90 and S.91 of the Water Management Act 2000, the proposal is Integrated Development. Referral to Department of Climate Change, Energy, the Environment and Water (DCCEE) previously DPE-Water for a controlled activity approval is required.

Electrical Easement: Referral to Essential Energy is anticipated.

Road Works:

As works are required on a public road, the proposal is Integrated Development under S.138 of Roads Act 1993.

Concurrence of Transport for NSW is required as intersection works are required on the corner of Magpie Lane and Guntawang Road which is a classified state road.

Summary

The site is considered suitable for a caravan park. Caravan parks are permissible, with development consent, in the RU4 zone. The proposal has been designed in such a way that is sympathetic to environmental considerations on site. The proposal will not adversely impact neighbouring sites and is consistent with the character and context of the area in which it is located. Expert consultant reports have been provided to assist Council in their assessment of the proposal.

The proposal will result in the provision of varied housing stock affordably, in a regional area that is earmarked for future population growth and an increase in housing demand. The proposal will also positively contribute to tourism in the area, as well as the mining and agricultural sectors through the provision of accommodation for workers and the provision of an alternate form of affordable housing in the long-term area. The site is considered suitable for the development, and is expected to provide visitors and occupants with a unique rural experience.

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1.0 Introduction

1.1 SUMMARY

ADW Johnson Pty Ltd has been engaged by Mudgee Gardens Pty Ltd (the proponent) to prepare a Statement of Environmental Effects (SEE), to accompany a Development Application to Mid-Western Regional Council, for a Caravan Park, at 313 Magpie Lane, Galambine (Lot 1/-/DP174385 and Lot 1/-/DP1003242).

This SEE has been prepared pursuant to the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and accompanying regulations, and addresses the necessary items that require assessment to assist Council in making a determination on the subject application.

The proposal is development for the purposes of a Caravan Park, comprising of one-hundred and forty-seven (147) short-term sites and two-hundred and forty (240) long-term sites. The short-term area and sites are intended to be utilised predominantly for short-term holiday stays; whilst the long-term sites will be predominantly utilised to provide accommodation for workers in the mining and agricultural sector who are undertaking work in the local area, or as an alternate form of affordable housing.

In terms of built form, the proposal will include three (3) amenities buildings, two (2) community centres, 2 office and activities buildings, and a separate workshop building, as well as a storage building. The proposal is inclusive of water and sewer infrastructure works, to service the site, as well as including stormwater measures. The proposal includes the construction of three formal access roads to the site: the main access to the site being via Magpie Lane; in addition to a one-way emergency exit road further east along Magpie Lane; and another emergency exit road onto Guntawang Road. Construction also includes intersection upgrades to the Guntawang Road / Magpie Lane interface. Internal access roads also form a component of the proposal, in addition to internal cul-de-sacs, and boom gate entry and exit points. The proposal also seeks consent for earthworks associated with the intended use.

The site is within the Mid-Western Regional Local Government Area, and falls under the provisions of the *Mid-Western Regional Local Environmental Plan 2012*. The site is zoned RU4: Primary Production Small Lots, in which *caravan parks* are permissible, with development consent. The development has also been designed in consideration of the provisions of *State Environmental Planning Policy (Housing) 2021, Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

The proposed caravan park is considered to be suitably designed in accordance with the rural setting in which the site is located, and is sympathetic to the rural character. In terms of amenity for future occupants, the rural environment is considered to provide a unique character experience, whilst simultaneously providing affordable and diverse housing opportunities in the locality. The site is within proximity to Gulgong and Mudgee, both of which are regional centres. Mudgee in particular is identified in various strategic planning strategies as an emerging regional city, with an expected increase in both population and housing demand expected in the next decade.

Generally, the proposed development is considered to be representative of the potential outcomes of the RU4 zone, and has been designed in accordance with the relevant environmental planning instruments and local Council policy documentation. On this basis, it is requested that Council grant consent to the subject application.

1.2 CONSULTANT DETAILS

STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED BY:	
Name:	ADW Johnson Pty Ltd Unit 7, 335 Hillsborough Road WARNERS BAY NSW 2282
Contact:	Laura Neville Town Planner Ph: (02) 4978 5100 Fax: (02) 4978 5199 Email: lauran@adwjohnson.com.au Website: www.adwjohnson.com.au
PROJECT TEAM	
Project Manager	ADW Johnson
Town Planner/s	ADW Johnson
Landscaping	ADW Johnson
Servicing	ADW Johnson
Bushfire	Bushfire Hazard Solutions
Traffic	Intersect Traffic
Geotech & Contamination	EP Risk
Civil Engineer	ACOR Consultants
Electrical Design	Power Solutions
Ecology	Anderson Environmental & Planning (AEP)

2.0 The Site

2.1 LOCATION

The subject site is 313 Magpie Lane, Galambine (including Lot 1, DP 174385 and Lot 1, DP 1003242) (see **Figure 1**). The site is located to the south-west of Gulgong, and the north-west of Mudgee.

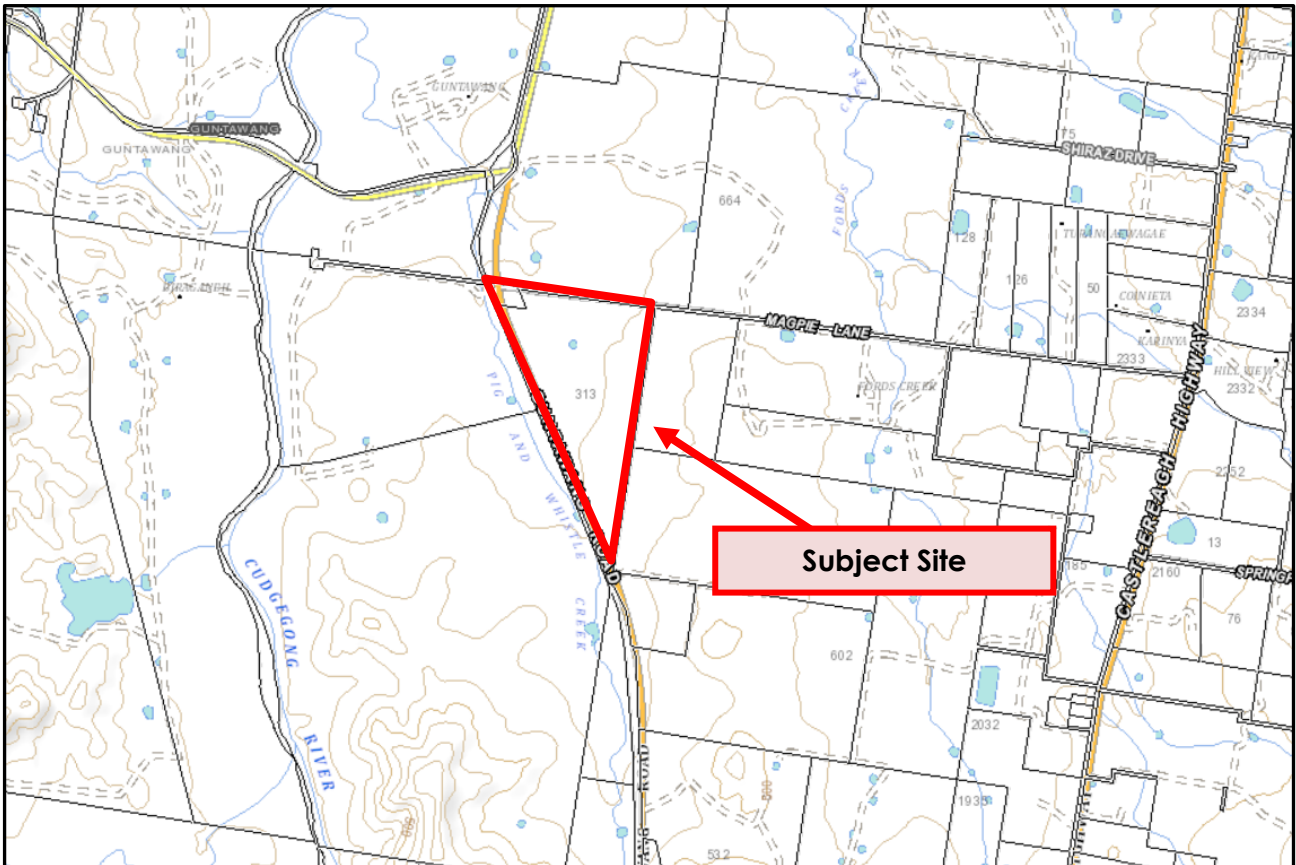


Figure 1: Locality Map.

The site is situated to the south of Magpie Lane, and adjoins of its eastern boundary Guntawang Road. The site is triangular in shape. The site is bordered by a private allotment to the east and north.

2.1.1 Current & Previous Land Uses

The site is generally considered vacant, cleared agricultural land. There is a rural structure and several dams located on site. The site is currently utilised for rural grazing, predominantly for cattle and horses.

It is understood that a planning approval for the site exists for the purposes of a tourist resort (DA 165/2007).

2.2 LAND TITLE & OWNERSHIP

The site is identified as Lot 1 in Deposited Plan 174835 and Lot 1 in Deposited Plan 1003242, which has a total area of approximately 75.4 hectares. A copy of the Deposited Plan is included in **Appendix A**.

The site is within the ownership of GH Mudgee Pty Limited. Owners Consent is provided at **Appendix Z**.

2.3 PHYSICAL DESCRIPTION

2.3.1 Site & Context

The site is located to the south of Magpie Lane, with frontage along the entire northern boundary, and to the east of Guntawang Road, with frontage along the entire western boundary. The site is triangular, with the longest boundary located with frontage to Guntawang Road. The site is generally considered vacant, cleared agricultural land. There is a rural structure and several dams located on site.

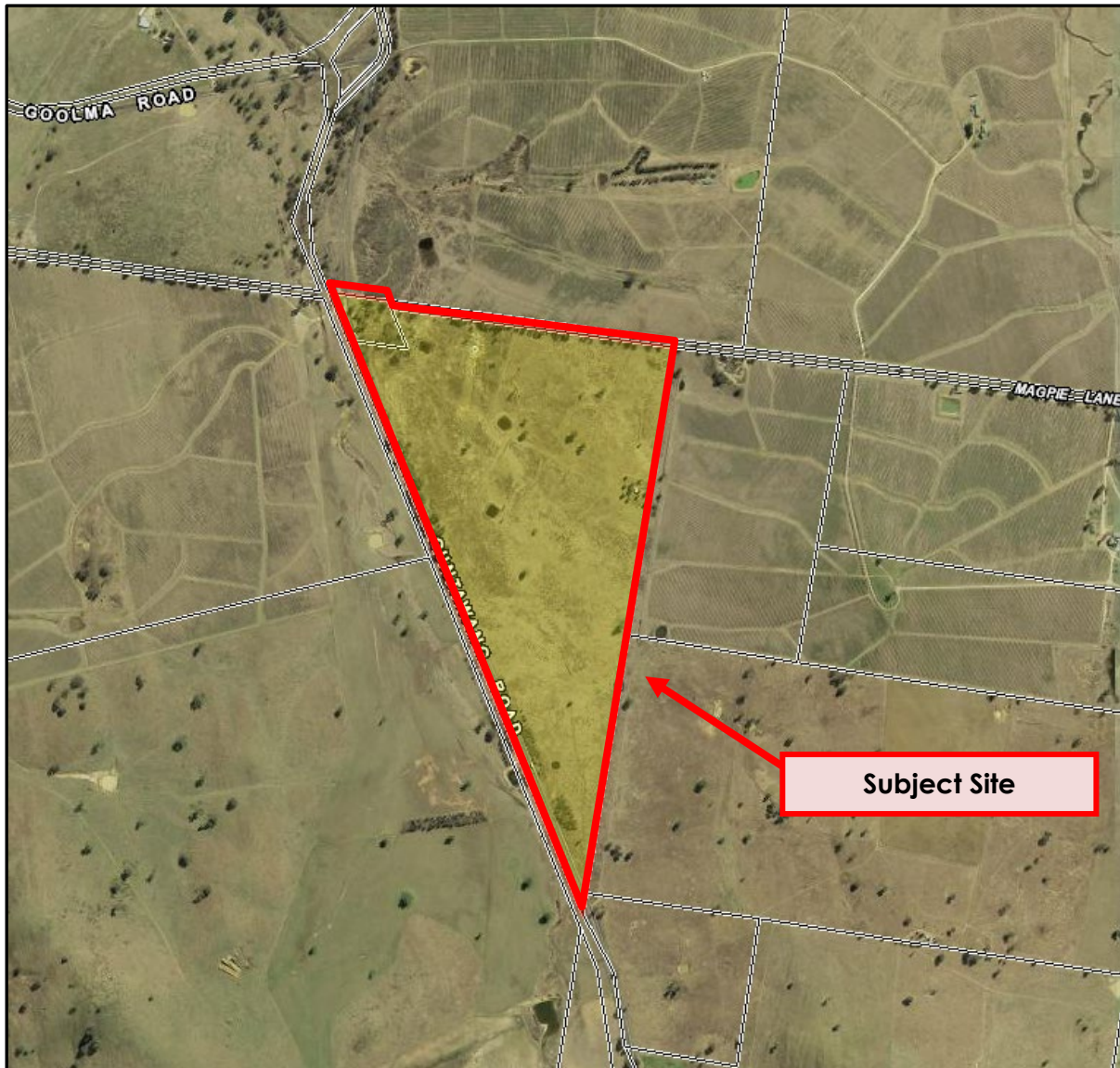


Figure 2: Aerial View of the Site.

2.3.2 Topography and Watercourses

In terms of topography, the site slopes gently from east to west, with elevations of approximately 450m Australian Height Datum (AHD) along the eastern boundary, and approximately 420-430m AHD along the western boundary.

Three watercourses run through the subject site, two (2) first-order watercourses, and one (1) second-order (see **Figure 3**).

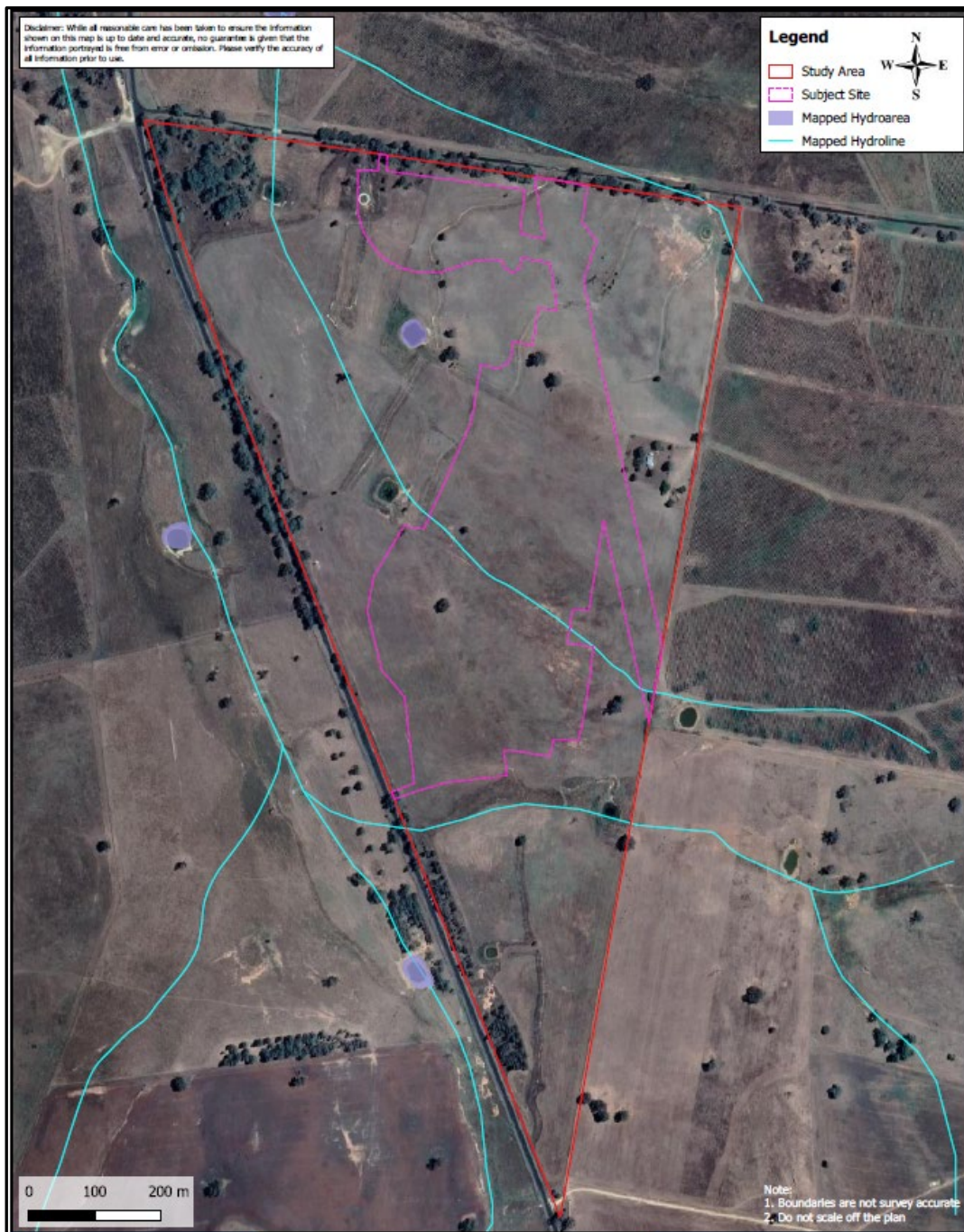


Figure 3: Site Plan (Source: Riparian Assessment Report- AEP).

The two identified first-order watercourses (both at the northern end of the site) have been established as not being present on site, and are considered an error in mapping. The second-order watercourse (the southern-most watercourse) is present on site. A Riparian Assessment Report has been prepared by AEP at **Appendix T**. Further assessment of impacts on riparian areas and waterfront land under the *Water Management Act 2000* are provided later in this SEE, in **Part 5.1.7**.

2.3.3 Access & Traffic

Access to the site is currently via Magpie Lane. Proposed access to the site will be via upgraded entry off Magpie Lane into the site, with an emergency exit located via Guntawang Road, and another emergency exit further east along Magpie Lane.

Refer to Engineering drawings by Acor Consultants regarding civil works including internal access roads and public road works in **Appendix U**.

A Traffic Impact Assessment Report has been prepared by Intersect Traffic at **Appendix M**. The report includes traffic and intersection data and concludes that the development will not have an adverse impact on the local and state road network.

2.3.4 Vegetation

The site is sparsely vegetated, and is predominantly cleared. Trees have been retained where possible, however four trees in the short-term sites (northern end) and two in the long-term site (southern end) are required to be removed as part of this proposal. Refer to Site Plans identifying the proposed locations of tree to be removed.

Landscape plans prepared by ADW Johnson, refer to **Appendix W**, show the extent of new vegetation planting, ground cover, structure and trees to be introduced to the site. An assessment of the riparian area has been undertaken and is discussed in the Riparian Assessment Report prepared by AEP and is identified at **Appendix T**. The proposed landscaping will therefore improve amenity for residents and visitors, provide shade, and promote flora and fauna habitat within the expansive development site, and improve riparian corridors.

An Ecological Assessment Report has also been prepared by AEP at **Appendix I**. The report identifies minimal proposed impacts on existing flora and fauna as a consequence of the proposed development. General recommendation and mitigation measures have been included within the report; and these have been considered within the overall design of the development minimising environmental impacts of the proposal.

It is noted that the Biodiversity Values Map (BV Map) does not intersect with the Study Area / Subject Site; therefore, the proposal does not trigger the Biodiversity Offset Scheme (BOS) and the requirement for a Biodiversity Development Assessment Report (BDAR) under this criterion.

3.0 Description of the Proposed Development

3.1 PHYSICAL WORKS

The proposed development is for the purposes of a Caravan Park, comprising:

- 147 short-term sites situated in the northern portion of the site, including 3 amenities blocks, and an office and activities building;
- 240 long-term sites situated in the southern portion of the site, including 2 community centres and an office and activities building;
- An internal road network, including main access to the site via Magpie Lane, and two one-way emergency exits, one onto Guntawang Road, and another further east along Magpie Lane from the main entrance. Internal access roads, vehicle parking spaces, vehicle cul-de-sacs, and boom gate entry and exit points to both the short and long-term areas;
- Intersection upgrade works to the Guntawang Road/Magpie Lane intersection;
- Sewer and water infrastructure works;
- Landscaping works;
- Stormwater works; and
- Earthworks associated with the proposed development.

It is noted that the proposal does not seek development consent for the installation of moveable dwellings and this will be covered under a separate application in accordance with *Local Government Act 1993*.

An excerpt from the site plan for the proposed caravan park is included in **Figure 4**, with the Master Plan included in **Appendix B** and the architectural plans (for the community, amenity and office buildings) included in **Appendix C**.

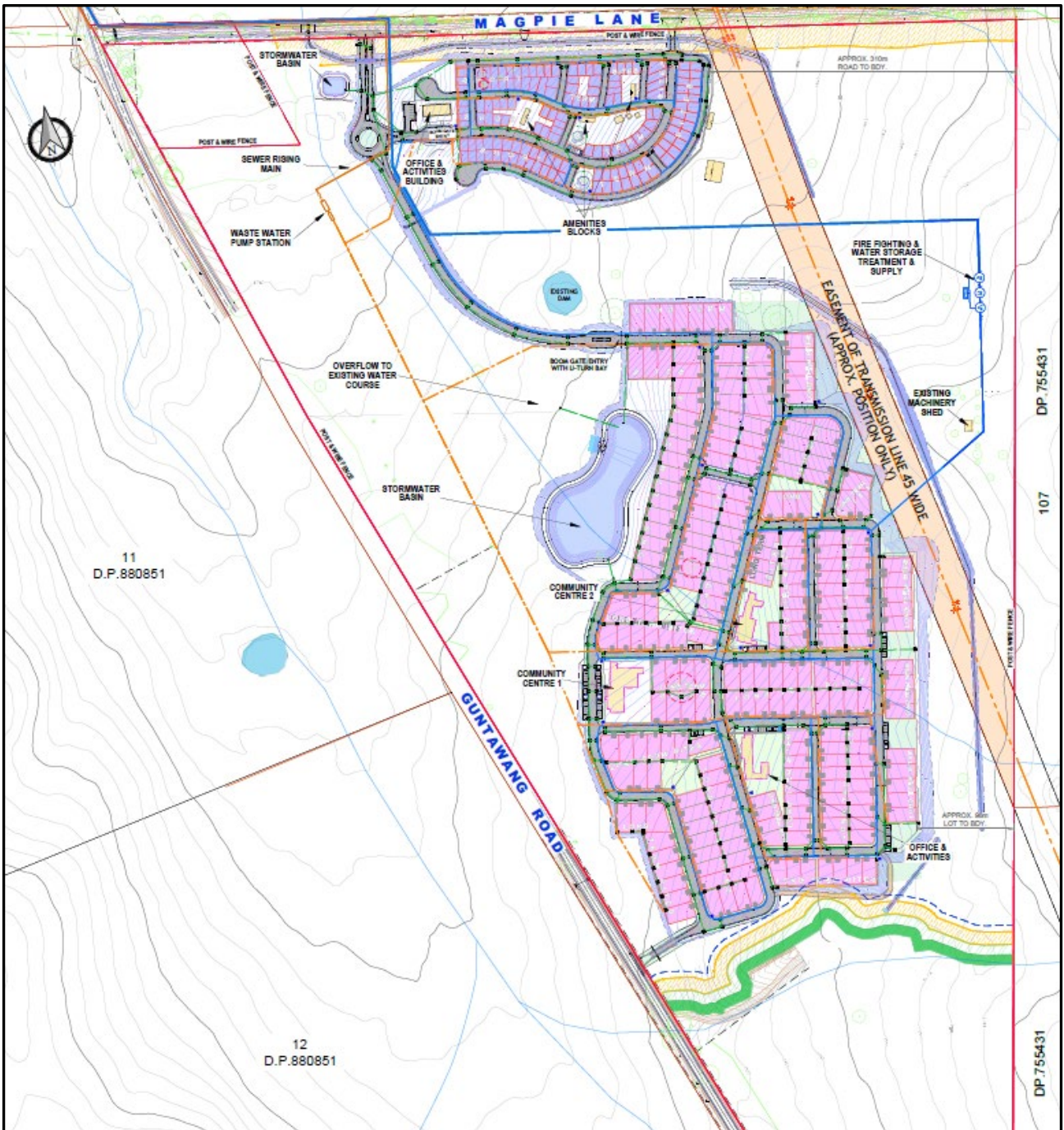


Figure 4: Site Plan.

3.2 PRE-DA MEETING

As a component of the preliminary DA preparation process, a Pre-DA meeting was held with Council on 2nd December 2022. The plans provided for review in this meeting were preliminary, and proposed 245 long-term sites. The proposed plans have progressed significantly since this meeting, partly due to further design, and partly in response to items raised in the Pre-DA meeting. The minutes from this meeting have been received, and an assessment table addressing the matters raised has been included in **Appendix D**.

4.0 Planning Controls

4.1 ENVIRONMENTAL PLANNING INSTRUMENT (S4.15(1)(A)(I))

4.1.1 Local Government Act 1993

The *Local Government Act 1993 (LGA1993)* provides the legal framework for the system of local government in New South Wales and sets out the responsibilities and powers of councils, councillors, and other persons and bodies that constitute the system of local government.

Chapter 7 What are the regulatory functions of councils?

Part 1 Approvals

Section 68 *What activities, generally, require the approval of the Council?* sets out activities that generally require the approval of the council. As follows-

- (1) *A person may carry out an activity specified in the following Table only with the prior approval of the council, except in so far as this Act, the regulations or a local policy adopted under Part 3 allows the activity to be carried out without that approval.*

Table

Approvals

Part F Other activities

2 Operate a caravan park or camping ground

It is noted that as per Part F, the operation of a caravan park requires the approval of the Council. This Development Application seeks to obtain the necessary consent from Council in accordance with the provisions of the LGA 1993.

4.1.2 Mid-Western Regional Local Environmental Plan 2012

Part 2 Permitted or Prohibited Development

Zoning

Under the provisions of the *Mid-Western Regional Local Environmental Plan 2012 (MWRLEP2012)*, the site is zoned RU4: Primary Production Small Lots (see **Figure 5**).

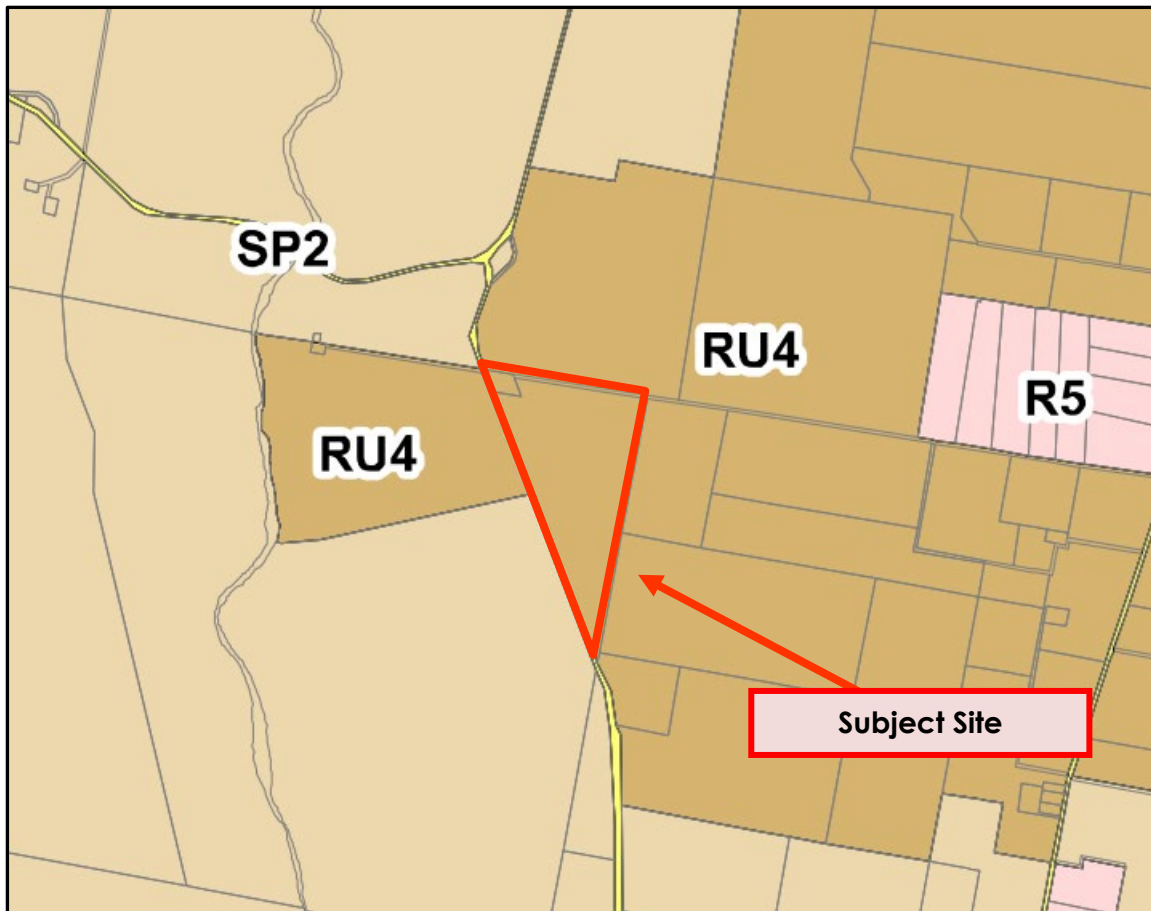


Figure 5: Land Zoning Map.

Land Use Table

Clause 2.3 *Zone objectives and the Land Use Table* stipulate that the consent authority when determining a development application must have regard to the Land Use Table for development uses permitted within the zone in which development is to be carried out; and consider the zone objectives. As the site is zoned RU4: Primary Production Small Lots, the following relevant parts are addressed.

The proposed development is categorised as a *caravan park*, defined within the MWRLEP2012 as-

Caravan park means an area of land, with access to communal amenities, used for the installation or placement of caravans, or caravans and other moveable dwellings, but does not include farm stay accommodation.

Caravan parks are not listed as a prohibited form of development in the RU4 zone, and are therefore permissible with development consent.

The objectives of the RU4 zone are addressed below, and are stated as follows:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that land is available for intensive plant agriculture.

- To encourage diversity and promote employment opportunities related to primary industry enterprises, particularly those that require smaller holdings or are more intensive in nature.

The proposed development does not inhibit the enabling of sustainable primary industry and other compatible land uses within the RU4 zone or surrounding land. Caravan parks are a permissible form of development within the zone. Further, the proposed development does not inhibit the encouragement and promotion of diverse employment opportunities associated with primary industry enterprises. The site provides accommodation for these employment uses. The site is surrounded by land zoned RU4, with the exception of land to the south-west, zoned RU1: Primary Production. In this respect, caravan parks are a permissible land use (with development consent) in the RU1 zone. There is not expected to be any land use conflicts. Any potential or perceived conflict can be appropriately mitigated through the Caravan Operational Plan of Management or conditions of consent. The proposal does not inhibit any land available for intensive plant agriculture, with sites to the north and east currently utilised for intensive plant agriculture. The interface of the proposal and these surrounding sites has been adequately addressed within the LUCRA included in **Appendix E**. The proposal is therefore in keeping with the objectives of the RU4 zone.

Part 4 Principal Development Standards

Clause 4.3 Height of Buildings

N/A - there is no mapped maximum building height for the subject site.

Part 5 Miscellaneous Provisions

Clause 5.10 Heritage Conservation

The site itself is not mapped as containing a heritage item, nor is it mapped as being within a heritage conservation area. However, the site is within proximity to two (2) heritage items, that being I368 and I390 (see **Figure 6**).

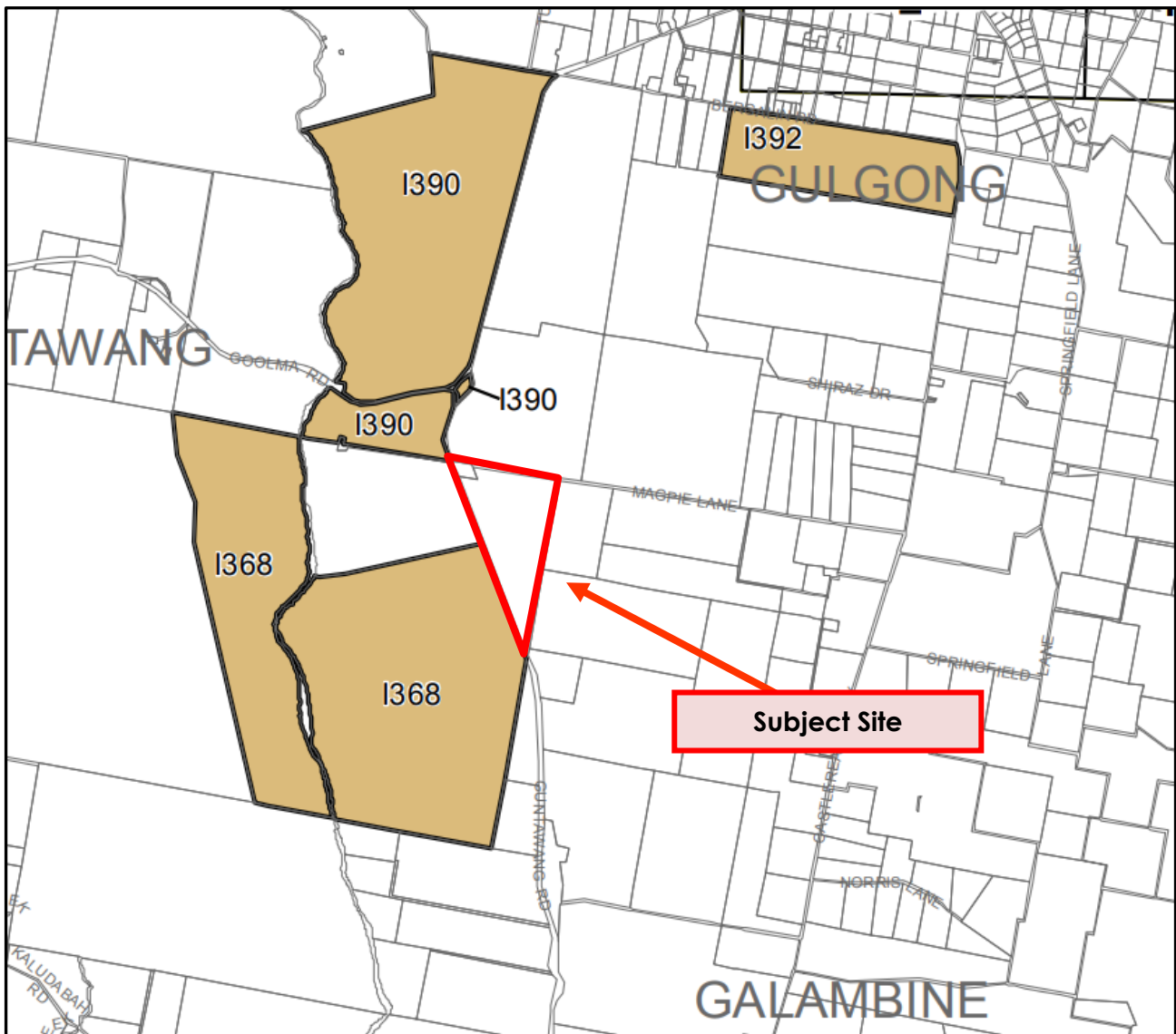


Figure 6: Heritage Mapping.

As per Schedule 5 *Environmental heritage*, I368 is known as the *Biraganbil homestead*, located in Lot 2, DP 534376. I390 is known as *Guntwang homestead*, located in Lot 3, DP 718231. Further assessment of the potential impacts of the proposal on the proximal items of historical significance, in accordance with this clause, is provided in **Part 5.1.8**. Further assessment is also provided in **Appendix X**.

In terms of Aboriginal heritage, an AHIMS search has been undertaken as a matter of due diligence. The AHIMS Search results are included in **Appendix F**. The search undertaken identifies no Aboriginal sites located on the subject site. The search identifies two (2) sites within 200m to the south-east of the site, on the adjoining property off the eastern boundary. In this respect, no physical works are being undertaken in the southern portion of the site (proximal to the neighbouring identified sites) and therefore negligible impacts are expected as a result of the proposed development.

Part 6 Additional Local Provisions

Clause 6.1 Salinity

This clause aims to provide for the appropriate management of land that is subject to salinity and the minimisation and mitigation of adverse impacts from development that contributes to salinity. The clause is set out as follows-

- (2) *Before determining a development application for development that, in the opinion of the consent authority, may affect the process of salinisation or is proposed to be carried out on land affected by groundwater salinity, the consent authority must consider the following—*
- (a) *whether the development is likely to have any adverse impact on salinity processes on the land,*
 - (b) *whether salinity is likely to have an impact on the development,*
 - (c) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

In this respect, the site is not known to be land that is subject to salinity. A Preliminary Site Investigation Report has been prepared and is included in **Appendix G**. This desktop review identifies that *high potential salinity soils may be located on the site. However, measures can be implemented to mitigate any potential impacts. Salinity management will be included as part of the Construction Environmental Management Plan for the site.* It is expected that the requirement of such measures will be included as a condition of consent.

Clause 6.3 Earthworks

The proposal is inclusive of the earthworks required to facilitate the road network and proposed caravan park development. Varying degree of earthworks are required to enable road access, appropriate short-term and long-term sites, community buildings and facilities, and ensure appropriate stormwater management measures across the site.

These earthworks comprise a component of the DA and therefore do not require separate development consent. Civil Engineering Plans have been prepared and are included in **Appendix U**. These plans outline the proposed earthworks in accordance with this clause.

Clause 6.4 Groundwater Vulnerability

A portion of the site is mapped as *groundwater vulnerable*, as per **Figure 7**.

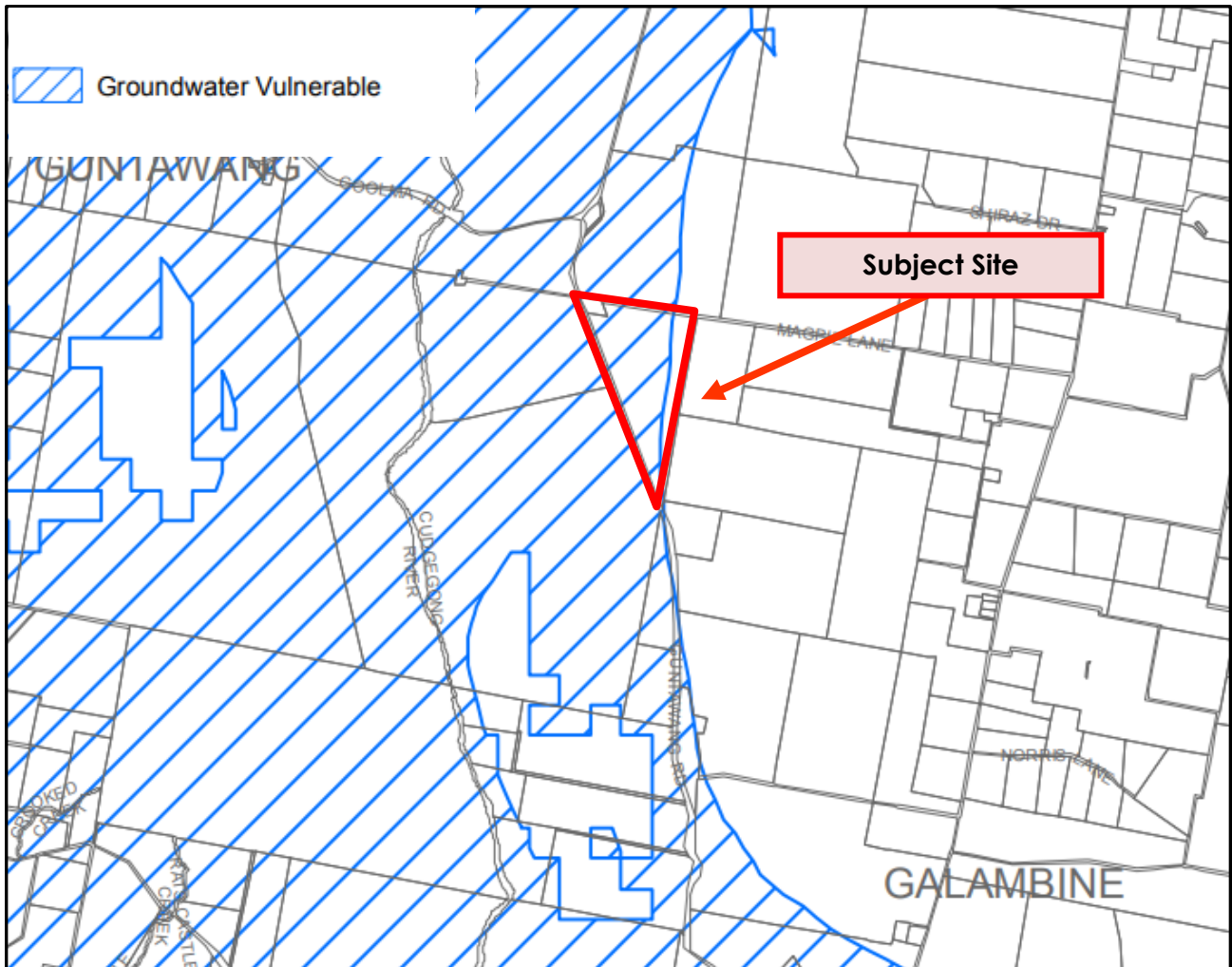


Figure 7: Groundwater Vulnerability Map.

Clause 6.4 applies to land mapped as *groundwater vulnerable*, and is set out as follows-

- (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.

Whilst it is noted that the site is mapped as *groundwater vulnerable*, the findings of the preliminary geotechnical report included in **Appendix H** state that no groundwater was found in the test pits at the time of the investigation. Further to this, in accordance with the above considerations that the consent authority is required to undertake, the proposal does not include any notable on-site aspects that would result in a high likelihood of groundwater contamination. An Ecological Assessment Report has been undertaken, and is included in **Appendix I**, of which the findings do not identify any groundwater-dependent ecosystems on site. The proposal will not have cumulative impacts on any potable or stock water supplies, and therefore, no conflicts or adverse impacts are expected with regard to groundwater vulnerability as a consequence of the proposed development.

Clause 6.8 Airspace Operations—Mudgee Airport

The objective of this clause is to provide for the effective and ongoing operation of the Mudgee Airport by ensuring that such operation is not compromised by proposed development that penetrates the Limitation or Operations Surface. The proposal is not development that is of a scope or scale that would penetrate the Operations or Limitations Surface.

Clause 6.9 Essential Services

This clause stipulates the following with respect to 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.*

A Water and Sewer Servicing Strategy has been prepared and is included in **Appendix J**. The proposal will have a suitable connection and supply of both water and sewer. Electrical Design has been prepared and is included in **Appendix K**. Electrical connection will be available to the site. A Stormwater Report has also been prepared and is included in **Appendix L**, in addition to Civil Engineering Plans in **Appendix U**. Suitable road access to and within the site has been designed and included in the layout. The site will therefore be appropriately serviced in accordance with this clause.

Remaining LEP Mapping Layers

The following is noted with respect to the remaining mapping layers under the MWRLEP:

- The site is not mapped as land reserved for acquisition;
- The site is not identified on the flood planning map, active street frontages map and visually sensitive land map;
- The site is not mapped on the sensitivity biodiversity map;
- The site is not mapped on the sewage treatment plant buffer map; and
- The site is not mapped on the additional permitted uses map.

4.2 STATE ENVIRONMENTAL PLANNING POLICIES (“SEPPS”)

4.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2- Coastal Management

Chapter 2 of the SEPP aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objectives of the *Coastal Management Act 2016*. This Chapter of the SEPP stipulates provisions for land mapped as coastal wetlands and littoral rainforests (or within proximity to), and land within the coastal use and/or coastal environmental area. The site is not mapped as being within any of these areas, and thus this Chapter of the SEPP is not applicable to this development.

Chapter 4- Remediation of Land

Chapter 4 of the SEPP aims to provide for a Statewide planning approach to the remediation of contaminated land. Clause 4.6 *Contamination and remediation to be considered in determining development application* stipulates matters that the consent authority must consider prior to granting consent:

- (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.*

In accordance with subclause (1), a Preliminary Site Investigation (PSI) has been prepared by EP Risk, and is included in **Appendix G**. The site is not listed in EPA contaminated land register. A review of historical use of the site was undertaken through historical aerial review from 1955 - 2023. Based on the review of the historical information, the site was formerly used as cleared farmland. The site operated as grazing land prior to 1971. From 1971 to 1999 when it was owned by an accountant and station manager the site was mainly utilised for rural living. The surrounding land use comprised rural / agricultural and viticultural land use.

The EP Risk PSI report concluded that although there may be potentially complete pathways, currently the site is considered to pose a low risk of contamination to the proposed future land users; and although contamination was not at a level warranting management and remediation, industry best practice and mitigation measures have been identified. These measures if required can be incorporated in the conditions of development consent.

4.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2- Infrastructure

Division 5- Electricity Transmission or Distribution

An electrical easement runs through the site, starting at the northern boundary of the site, and travelling south-east through the eastern side boundary. Section 2.48 *Determination of development applications—other development* stipulates development to which this section applies. As follows-

- (1) *This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—*
- (a) *the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
 - (b) *development carried out—*
 - (i) *within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
 - (ii) *immediately adjacent to an electricity substation, or*
 - (iii) *within 5m of an exposed overhead electricity power line,*
 - (c) *installation of a swimming pool any part of which is—*
 - (i) *within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or*
 - (ii) *within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,*

- (d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.

As the development will be carried out immediately adjacent to an easement for electricity purposes, this section applies. Subsection (2) is set out as follows-

- (2) Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—
- (a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and
 - (b) take into consideration any response to the notice that is received within 21 days after the notice is given.

It is expected that in accordance with subsection (2), the consent authority will give written notice to the electricity supply authority for the area (understood to be Essential Energy), to which 21 days will be provided for Essential Energy to respond. The proposed development is therefore expected to be referred to Essential Energy for comment.

Division 17- Roads and Traffic

The subject site has frontage to Guntawang Road, which is a classified road. Section 1.119 *Development with frontage to a classified road* stipulates provisions for development with frontage to a classified road. As follows-

- (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—
- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and
 - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—
 - (i) the design of the vehicular access to the land, or
 - (ii) the emission of smoke or dust from the development, or
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and
 - (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

A Traffic Impact Assessment (TIA) has been prepared by Intersect Traffic, and is included in **Appendix M**. It is noted that access to the site is provided via Magpie Lane (which is not a classified road). Further, the TIA concludes that the safety, efficiency and on-going operation of Guntawang Road will not be adversely affected by the development.

Section 2.122 *Traffic-generating development* stipulates circumstances in which a development may be considered as traffic-generating development. Subclause (1) & (2) state the following-

- (1) *This section applies to development specified in Column 1 of the Table to Schedule 3 that involves—*
 - (a) *new premises of the relevant size or capacity, or*
 - (b) *an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*
- (2) *In this section, relevant size or capacity means—*
 - (a) *in relation to development on a site that has direct vehicular or pedestrian access to any road (except as provided by paragraph (b))—the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or*
 - (b) *in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection—the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3.*

As per subclauses (1) and (2), the Table within Schedule 3 is relevant to determining if the development is considered “traffic generating”.

Schedule 3 is as follows-

Column 1	Column 2	Column 3
Purpose of development	Size or capacity—site with access to a road (generally)	Size or capacity—site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road)
Any other purpose	200 or more motor vehicles per hour	Any size or capacity

As per the TIA, the traffic generation for the proposed development is expected to be 155 vehicle trips per hour, in a peak-hour scenario. As per Schedule 3, a development is considered *traffic generating development* if the size or capacity is 200 or more motor vehicles per hour. Therefore, as the proposed development does not exceed 200 motor vehicles per hour it is not considered a *traffic generating development*.

4.2.3 State Environmental Planning Policy (Housing) 2021

Chapter 3- Diverse Housing

Part 9- Caravan Parks

Part 9 of the SEPP aims to encourage the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both.

The relevant sections within Part 9 have been addressed in the table below.

Section 131 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.	The purpose of this Development Application is to seek the relevant approval from Council.
(2) Before granting development consent to the use of land for the purposes of a caravan park, a Council must determine— (a) the number of sites (if any) within that land that the Council considers are suitable for long-term residence, within the meaning of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993, and (b) the number of sites (if any) within that land that the Council considers are not suitable for long-term residence, but are suitable for short-term residence, within the meaning of that Regulation.	(a) The number of sites proposed to be long-term is 240. It is considered, as demonstrated within this SEE and supporting consultant reports, that these sites are suitable to be utilised as long-term sites. (b) The number of sites proposed to be short-term is 147. As demonstrated within this SEE, these sites are considered to be suitable for use in the short-term. As above, it is considered that Council have been provided with sufficient evidence to support the proposal.
(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.	Noted. It is expected that a condition of consent will be included that imposes a maximum number of long-term sites.
(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 Part commenced.	Noted. This subclause is not relevant at the development application stage. It is however noted for future operation of the caravan park; and will be captured as part of the Operational Plan of Management as part of the Approval to Operate.
(4A) Except as provided by subsection (4), nothing in this Part 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.	Noted. Nothing in this Part requires separate 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.

132 Subdivision of caravan parks for lease purposes	
(1) Land may be subdivided for lease purposes under section 289K of the Local Government Act 1919, but only with the development consent of the Council.	The proposal does not include land to be subdivided for lease purposes under section 289K of the Local Government Act 1919.
133 Matters to be considered by Councils	
<p>A Council may grant a development consent required by this Part only after it has considered the following—</p> <p>(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,</p> <p>(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,</p> <p>(c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,</p> <p>(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,</p> <p>(e) any relevant guidelines issued by the Director, and</p> <p>(f) the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.</p>	<p>(a) The land subject to this development application is suitable for use as a caravan park. The proposal incorporates both long-term residents and visitors, separately located on the site reducing potential conflicts between occupiers. The location and character of the land are considered suitable based on permissibility from State and local planning policies, and as demonstrated by the information provided in this SEE and the accompanying documentation. The proposal is centralised, and maintains large buffers from boundaries which will be appropriately landscaped to reflect the rural character that provides interest with respect to the intended use. The site will be suitably serviced, and is within proximity to both the larger centres of Mudgee and Gulgong.</p> <p>(b) It is considered that there is not adequate provision for tourist accommodation in the immediate locality; and the proposal will have negligible impact on vacancy rates of tourist accommodation in the surrounding townships. The proposal will provide an alternate type of accommodation for residents but will not displace potential tourist accommodation in the locality as a consequence of incorporation of the use of sites for long-term use.</p> <p>(c) It is not considered that there is adequate low-cost housing within the locality of the site. Rather, the proposal will support additional affordable accommodation for workers in the region.</p> <p>(d) This SEE and accompanying documentation demonstrate that the necessary community facilities are available to the caravan park, and such services are reasonably accessible to the occupants of the caravan park. Separate facilities for short-term visitors and longer-term residents have been provided on site.</p>

	<p>(e) At the time of this SEE there were no relevant guidelines issued by the Director.</p> <p>(f) The <i>Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993</i> has been superseded by the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021</i>. These Regulations have been addressed in Part 4.4 and of this SEE and in Appendix N.</p>
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4.2.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 4- Koala Habitat Protection 2021

Chapter 4 aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

An Ecological Assessment Report has been prepared by AEP and is included in **Appendix I**.

Part 10.0 of this Ecological Assessment report provides an assessment against Chapter 4 of the SEPP. The report concludes the following-

Based on paucity of recent local records, the highly disturbed and scattered canopy, as well as incidental survey work, it is considered unlikely that koala are present within the Subject Site. Therefore, the Subject Site does not constitute Core Koala Habitat and no further assessment is required.

It is therefore determined that the site does not constitute a koala habitat and no further assessment against the provisions of the SEPP is required.

4.2.5 State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3- Advertising and Signage

Chapter 3 aims to ensure that signage is compatible with the desired amenity and visual character of an area, is suitably located, and is of high-quality design and finish.

Chapter 3 applies to the whole of the State, and applies to all signage that *can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and is visible from any public place or public reserve*. As such, this Chapter applies to the signage visible from either Magpie Lane or Guntawang Road.

A signage plan has been prepared and is included in **Appendix O**. The proposal includes 2 identification signs, 1 located in Lot 1, DP 1003242, addressing Guntawang Road, and 1 located further south, proximal to the long-term sites, also addressing Guntawang Road. Both of these signs will have dimensions of 1.2m x 1.5m.

Entrance signage is also proposed at the main entrance to the site, via Magpie Lane. The signage here will be mounted to stone walls (sized 4m x 1m) and will display the 'Mudgee Gardens' logo as identified in the signage plan. Among these predominant signs, there will also be other internal signage directing traffic, identifying the short and long-term sites, and identification signage (for amenities, office and site locations etc.).

Section 3.6 *Granting of consent to signage* outlines considerations the consent authority must undertake prior to granting development consent. As follows-

- (a) *that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

Section 3.1(1)(a) is set out as follows-

- (1) *This Chapter aims—*
 - (a) *to ensure that signage (including advertising)—*
 - (i) *is compatible with the desired amenity and visual character of an area, and*
 - (ii) *provides effective communication in suitable locations, and*
 - (iii) *is of high-quality design and finish.*

The proposed signage is considered to be located suitably on site and provides effective communication of the proposed development. The design of the signs is not crowded, nor does it include excessive colours. The signage is simple and clear and is provided in locations that would not result in adverse outcomes in terms of visual amenity and traffic distraction. Similarly, the design of all signs are to be of high quality and finish, and is clear and effective in what it is intending to communicate, and will not be illuminated.

Subsection (b) stipulates that the consent authority must give consideration to the assessment criteria specified in Schedule 5. An assessment of the proposed signage against the criteria specified in Schedule 5 has been prepared, and is included in **Appendix P**.

4.2.6 State Environmental Planning Policy (Sustainable Buildings) 2022

The *SEPP (Sustainable Buildings) 2022* aims to encourage the design and delivery of sustainable buildings and ensure consistent assessment of the sustainability of buildings.

Chapter 3- Standards for Non-Residential Development

Chapter 3 applies to development, other than development for the purposes of residential accommodation, that involves-

- (a) *the erection of a new building, if the development has a capital investment value of \$5 million or more, or*
- (b) *alterations, enlargement or extension of an existing building, if the development has a capital investment value of \$10 million or more.*

The development is noted as having a CIV of \$5 million or more and involves the erection of a new building, hence this Chapter applies.

Section 3.2 *Development consent for non-residential development* stipulates the following-

- (1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following—
 - (a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,
 - (b) a reduction in peak demand for electricity, including through the use of energy efficient technology,
 - (c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,

- (d) the generation and storage of renewable energy,
- (e) the metering and monitoring of energy consumption,
- (f) the minimisation of the consumption of potable water.

- (2) Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.

An Embodied Emissions Materials Form has been completed for the proposal, and is provided at **Appendix Q**. The form addresses the building type, and provides measurement and reporting of embodied emissions in construction materials. Consideration has been made in the design of the development to minimise waste and consumption of potable water, incorporates use of energy efficient technology, passive design features, and can potentially incorporate renewable energy generation.

4.2.7 State Environmental Planning Policy (Planning Systems) 2021

The *SEPP (Planning Systems) 2021* aims to identify State and regionally significant development and critical State infrastructure.

Part 2.4 Regionally Significant Development

Development specified in Schedule 6 is declared to be regionally significant development for the purposes of the Act. For the purposes of this development, the proposal is not considered to be regionally significant development as the development does not have a capital investment of more than \$30 million, and is not proposing to include private infrastructure and community facilities over \$5 million.

4.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS (S4.15(1)(A)(II))

There are no draft environmental planning instruments that apply to the site.

4.4 DEVELOPMENT CONTROL PLAN (S4.15(A)(III))

The *Mid-Western Regional Council Development Control Plan 2013 (MWRDCP2013)* applies to the site. An assessment of the relevant provisions of the *MWRDCP2013* has been undertaken and included in **Appendix R**.

The proposal is considered to be consistent with the aims and controls as outlined within the *MWRDCP2013*.

4.5 THE REGULATIONS (S4.15(A)(IV))

The predominant regulations applicable to the proposed development are the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (LG CP regulations).

The LG CP regulations aim to provide opportunities for affordable alternatives in short-term and long-term accommodation by setting standards for the design of manufactured home estates, caravan parks and camping grounds, and for the design and siting of manufactured homes and other moveable dwellings.

The relevant sections of the regulations have been addressed in the Assessment Table included in **Appendix N**.

4.6 INTEGRATED DEVELOPMENT

Section 4.46 *What is "integrated development"?* of the *Environmental Planning and Assessment Act 1979* stipulates development that, for it to be carried out, requires development consent and approval as outlined within subsection (1).

4.6.1 Rural Fires Act 1997

The site is not mapped as bushfire-prone land. Section 100B *Bush fire safety authorities* stipulate when a bush fire safety authority is required, and a development is considered to be integrated-

- (1) *The Commissioner may issue a bush fire safety authority for—*
- (a) *a subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes, or*
 - (b) *development of bush fire prone land for a special fire protection purpose.*

In this regard, the proposal does not seek development consent for the subdivision of bush fire prone land that could be lawfully used for residential or rural residential purposes. The proposal also does not seek development consent for development of bush fire prone land for a 'special fire protection purpose'. Therefore, the development is not considered to be integrated and does not require referral to the Rural Fires Services.

Regardless, due to the nature of the proposed use, a Bushfire Threat Impact Assessment has been prepared and is included in **Appendix S**. This report has been prepared to address the relevant specifications and requirements of Planning for Bush Fire Protection 2019 (PBP) for Special Fire Protection Purpose (SFPP) development. The report concludes the proposal satisfies all relevant specifications and requirements of PBP. In accordance with the bushfire safety measures contained in the Bushfire report, and consideration of the site-specific bushfire risk assessment, when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development.

4.6.2 Water Management Act 2000

A Riparian Assessment Report (RAR) has been prepared in support of the application and is included in **Appendix T**. The RAR determines that a controlled activity approval under the *Water Management Act 2000* is required, in relation to the second-order stream in the southern portion of the site due to the proposed drainage and works on site being located within 40m of waterfront land / riparian land.

Under S.90 and S.91 of the *Water Management Act 2000*, the proposal is Integrated Development. Referral to Department of Climate Change, Energy, the Environment and Water (DCCEEW) previously DPE-Water for a controlled activity approval is required.

4.6.3 Roads Act 1993

As works are required on a public road, the proposal is Integrated Development under S.138 of *Roads Act 1993*.

Concurrence of Transport for NSW is required as intersection works are required on the corner of Magpie Lane and Guntawang Road which is a classified state road.

A Traffic Impact Assessment (TIA) has been prepared by Intersect Traffic, and is included in **Appendix M**. It is noted that access to the site is provided via Magpie Lane (which is not a classified road). Further, the TIA concludes that the safety, efficiency and on-going operation of Guntawang Road will not be adversely affected by the development.

Appendix U provides civil engineering design of works to be undertaken as a part of the proposed development.

4.7 STRATEGIC PLANNING FRAMEWORK

4.7.1 Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 was developed by the NSW Government and is intended to act as the strategic framework for the region, as to ensure the ongoing prosperity of the region more broadly. The Plan outlines objectives, which are intended to act as specific outcomes in terms of the overarching vision for the region (*a healthy, connected and resilient region, with a prosperous economy*).

The plan focuses on the sustainability and resilience of the natural environment and the community; the provision of housing, infrastructure and accommodation within the region; as well as the prosperity and productivity of the various industries that are undertaken throughout the region. The plan is focused on the following regions-

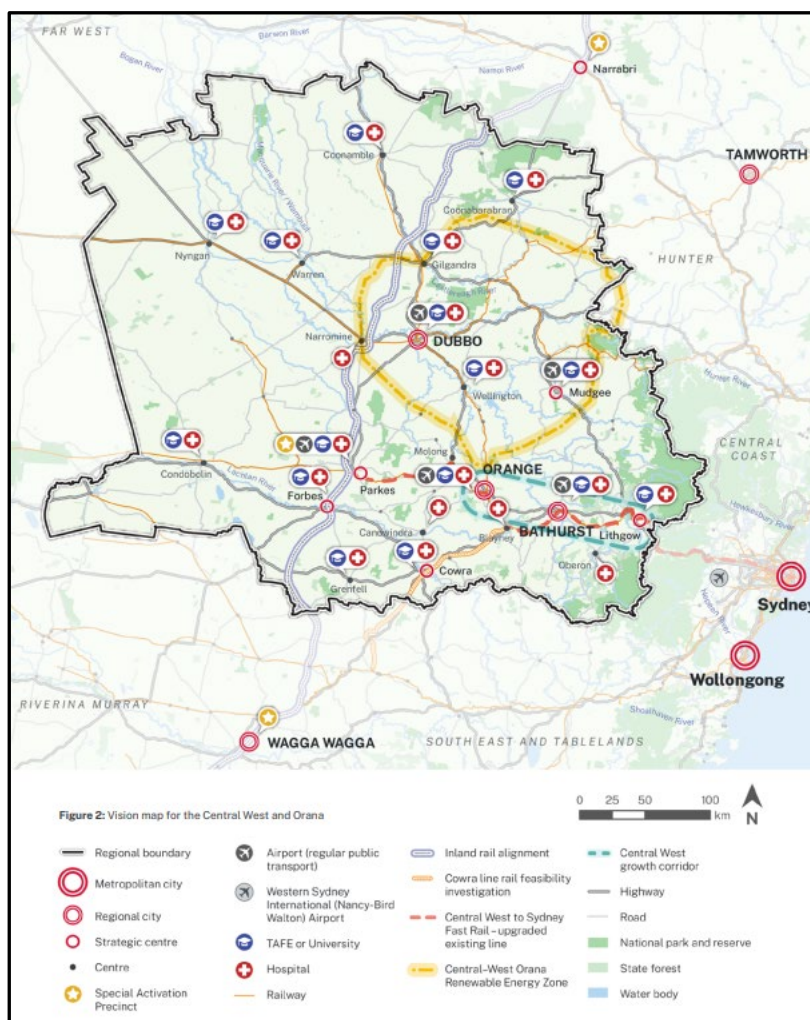


Figure 8: Region Boundary Map (Source: Central West and Orana Regional Plan 2041).

The Plan specifies 23 objectives for the region, broken up into 4 separate parts-

1. Region-shaping investment
2. A sustainable and resilient place
3. People, centres, housing and communities
4. Prosperity, productivity and innovation

These parts are focused on the region more broadly, whereas part 5 of the Plan specifies particular priorities for local government areas. The site is within the Mid-Western Regional Local Government Area. The top 4 economic sectors within the LGA are mining, real estate, construction and agriculture.

The Plan states that tourism-related businesses are expected to expand, predominantly due to the LGA's "reputation as a food and wine destination and major events". The main priorities for the LGA are as follows-

- *Making available diverse, sustainable, adaptable and affordable housing options through effective land use planning.*
- *Respecting and enhancing the historic character and aesthetic appeal of the towns and villages within the Region.*
- *Providing infrastructure and services to cater for the current and future needs of our community.*
- *Supporting the attraction and retention of a diverse range of businesses and industries.*
- *Working with key stakeholders to minimise the impacts and leverage opportunities of State Significant Development.*
- *Identifying opportunities for Mid-Western Regional Council as the wider region's economy diversifies, significant investment occurs in the Central-West Orana REZ and leveraging its accessibility to the Hunter Valley and Dubbo.*

As the site is situated within the Mid-Western Regional LGA, the above priorities are relevant to consider in the context of the proposal. The proposal will contribute to the varied range of housing options and availability in the area, through effective land use planning. The proposal does not inhibit the historic character and aesthetic appeal of the towns and villages within the region, nor does it inhibit the provision of infrastructure and services to cater for the current and future needs of our community. The proposed caravan park will support the attraction and retention of the diverse range of businesses and industries in the surrounding locality. The proposal does not minimise opportunities of State Significant Development, and supports accommodation for workers and visitors to the region increasing opportunities to leverage accessibility to the Hunter Valley and Dubbo.

As such, the proposed *caravan park* is consistent with the aims and objectives of the Central West and Orana Regional Plan 2041.

4.7.2 Mid-Western Regional Local Strategic Planning Statement (Our Place 2040)

The Mid-Western Regional Local Strategic Planning Statement (MWRLSPS) intends to set out the 20-year vision for the LGA within the context of land use planning. The Local Planning Statement aims to outline characteristics that make the area unique, identify shared values to be enhanced or maintained, and identify where further detailed strategic planning may be required.

The Planning Statement specifies a land use vision for the LGA-

'To provide for sustainable growth and development, having regard to the Region's unique heritage, environment and rural character, and to support agricultural enterprises and the Region's economic base.'

This vision is supported by five themes, with 12 underlying planning priorities. The overarching themes are as follows-

- *Looking after our community*
- *Protecting our natural environment*
- *Building a strong local economy*
- *Connecting our region*
- *Good government*

In terms of applying the principles of the MWRLSPS to the proposal, the closest town to the development site is Gulgong. Gulgong is discussed frequently within the MWRLSPS, predominantly within the context of heritage retention and conservation and the provision of housing. Gulgong is of significant historical importance, and is referred to as one of the 'best-documented country towns in NSW'. In terms of housing, the plans for the urban release of lots within Gulgong are discussed within Council's *Mudgee and Gulgong Urban Release Strategy Document*.

The proposal does not inhibit but rather supports attainment of the vision for the area as identified within the MWRLSPS by providing alternative accommodation for workers and visitors to the region, connecting communities, and supporting the local economy. As such, the proposal is consistent with the MWRLSPS.

4.7.3 Mudgee and Gulgong Urban Release Strategy 2014

As established above, the *Mudgee and Gulgong Urban Release Strategy 2014 (MGURS2013)* aims to provide Council with a framework in which to systematically release residential land. In terms of the development site, it is within proximity to the township of Gulgong, however not proximal enough that the land is discussed within the MGURS2013 (see the area of study in **Figure 9**).

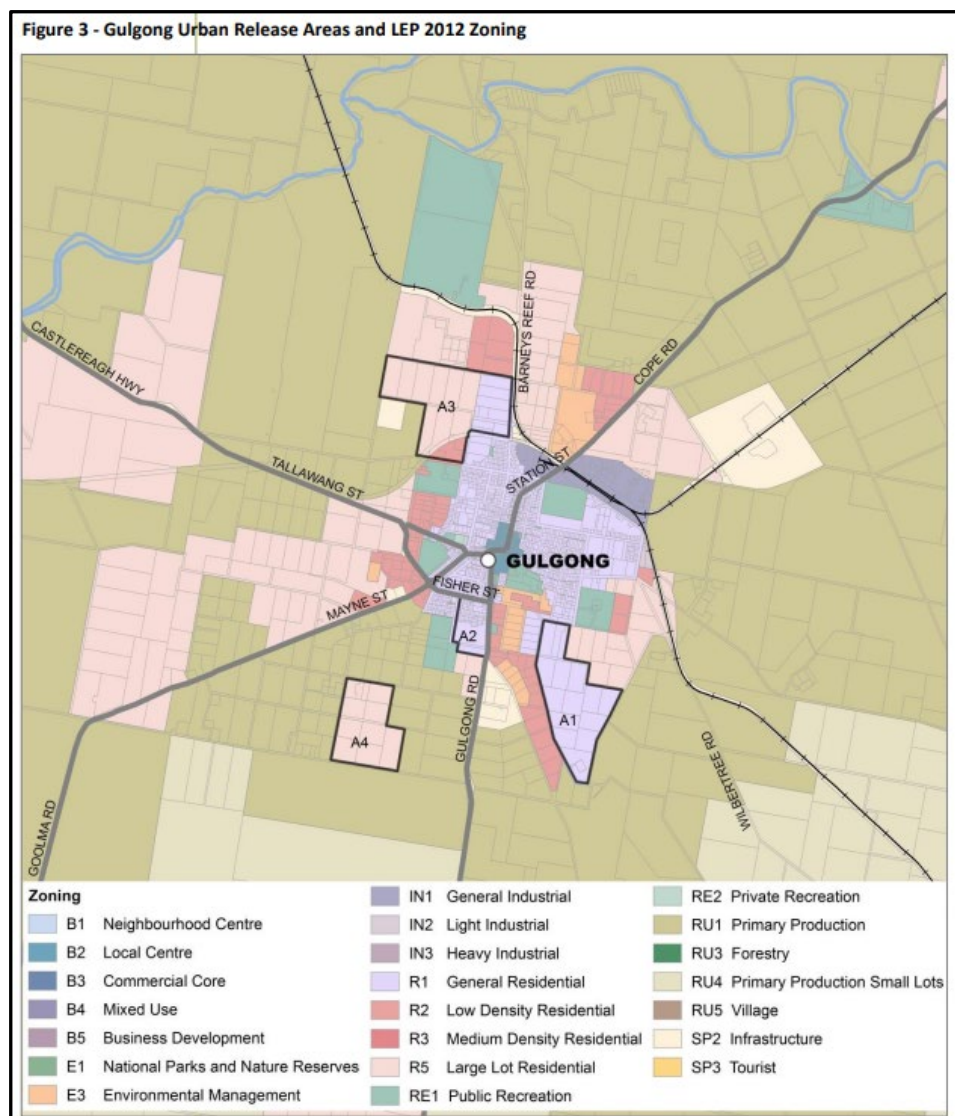


Figure 9: Gulgong Study Area (Source: MGURS2013).

As such, no conflicts are expected with respect to the desired outcomes for the release of land in the Mudgee and Gulgong areas, as identified within the MGURS2013.

5.0 Environmental Assessment

5.1 THE LIKELY IMPACTS OF THE DEVELOPMENT (4.15(1)(B))

5.1.1 Context and Setting

The proposed caravan park is situated on land zoned RU4: Primary Production Small Lots. The site is bordered by a vineyard, and surrounded by agricultural enterprise. The context of the site will provide a unique and authentic rural experience for visitors and occupants of the caravan park, and is generally considered to be a good representation of the character of the Mid-Western Regional local government area.

The proposal has suitably considered the rural setting of the site and the intended uses. The proposal has been designed in such a way that is sympathetic to surrounding developments, and will not inhibit their continued operation. The design enhances the existing context of the site through centralising the caravan park, providing larger buffers to boundaries that are appropriately landscaped for amenity and privacy, and improving habitat and riparian land. The site is separated into areas for short-term visitors and long-term residents reducing any potential conflicts between occupants and has consequentially provided separate facilities on site.

5.1.2 Access, Transport and Traffic

Roads, Access and Intersections

The site has frontage to both Magpie Lane and Guntawang Road. The main access to the site is off Magpie Lane and will be identified through entrance signage and visual cues. Two emergency exits are provided for the development, one via Guntawang Road and another further east from the main entrance along Magpie Lane. As recommended in the TIA included in **Appendix M**, the Guntawang Road/Magpie Lane intersection will be upgraded as a component of this development. The traffic report notes that a widened shoulder on the Castlereagh Highway southbound lane to the intersection may be considered by the road authority or with negotiated agreement with the developer.

Traffic and Parking

As concluded within the TIA, the proposed development is not considered *traffic-generating development*. The parking provided by the development is compliant with minimum requirements, and there are appropriate internal access roads and entry/exit points to the site provided.

Public Transport

The site is located in the RU4 zone, in a regional local government area. As such, public transport is not available to and from the site. In this respect, the very nature of tourism (e.g., visitors from out of the area) within the Mid-Western region is heavily dependent on visitors arriving via car. As such, the lack of public transport is typical of the LGA which is reliant on car/vehicles and therefore is not considered a negative constraint for development approval.

5.1.3 Public Domain

The proposed development is expected to result in beneficial impacts to the public domain. The proposal will contribute to an increase in affordable and diverse housing availability in the locality and generally provide a caravan park in a design that is sympathetic to the rural character of the area.

The proposal does not result in any negative impacts as viewed from the public domain (e.g., from Magpie Lane and Guntawang Road), and has been appropriately sited, landscaped and designed with the privacy for occupants of the caravan park and surrounding land holdings in mind.

Overall, the proposal is considered to have positive public domain benefits.

5.1.4 Utilities

Water

The proposal includes the provision of reticulated water to the subject site to service the caravan park. The point of connection for the water reticulation asset will be 34 Goolma Road, Gulgong. The provision of water will include a new private lead-in water main, connecting to the reticulated water main opposite 34 Goolma Road. The development will therefore have a suitable connection to a reticulated water supply. A Water and Sewer Servicing Report has been prepared and is included in **Appendix J**.

Sewer

The proposal includes the provision of reticulated sewer to the subject site to service the caravan park. The point of connection for the sewer reticulation asset will be to a new manhole, adjacent to the existing sewer pump station, also opposite 34 Goolma Road, Gulgong. The development will therefore have a suitable connection to reticulated sewer. A Water and Sewer Servicing Report has been prepared and is included in **Appendix J**.

Electricity/Telecommunications

An Electrical HV Infrastructure Review and Supply Strategy has been prepared by Power Solutions and is included in **Appendix K**. The proposed development will be adequately supplied with electricity.

5.1.5 Stormwater, Drainage and Water Quality

Civil Engineering Plans have been prepared by Acor and are included in **Appendix U**. A Stormwater Report has also been prepared by Acor, in support of the Civil Engineering Plans, and is included in **Appendix L**.

Stormwater Management

Stormwater management for the site will consist of stormwater quantity management including detention and quality treatments. The management provisions will be split between the short-term and the long-term sites. The catchment flows from the short-term sites will be directed to a detention/bio-retention basin located to the north-west of the development (adjacent to the entry road via Magpie Lane). The catchment flows from the long-term sites will be directed to a detention/bio-retention basin located to the west of the development.

Stormwater Quantity Management

Several areas have been considered as a component of the stormwater quantity management proposed on site. These are as follows-

- The *minor storm event conveyance* will be via a traditional pit and pipe system, with the minor stormwater system to be designed to convey the peak flows from a 20% AEP storm event;
- The *major storm event conveyance* will be via overland flow. This will be via traditional trunk drainage along the road carriageway and footpath. This system will have capacity for peak flows from the 1% AEP storm events within the road reserve;

- Catch drains are proposed to the west of the development to direct flows from the upstream catchments around the proposed sites;
- Two existing road culverts under Guntawang Road are to remain, whilst the two culverts under Magpie Lane are to be upgraded to provide capacity for 50% AEP flows and ensure that 1% AEP flows can safely discharge over the road;
- Adequate stormwater detention has been provided for the development, based on a fraction impervious of 70% for the lots and road catchments. DRAINS modelling has been undertaken; and
- The flows discharging through the Guntawang Road culverts are the same pre and post-development and hence have not been considered further, whilst a detention basin is proposed to be installed to reduce post-development flows of the Magpie Lane culverts. The proposed detention basin successfully reduces the post-development flows.

Stormwater Quality Management

The stormwater quality management measures aim to meet the water quality objectives of the Mid-Western Regional Council. The following considerations and items have been implemented to meet this goal-

- Rainwater tanks, gross pollutant traps and bio-retention basins have been provided to improve water quality;
- MUSIC modelling was undertaken to assess gross pollutant generation of the development, which then allowed for a MUSIC model treatment train to be developed;
- The MUSIC model treatment train for each of the two catchments consists of three parts, being rainwater tanks, a gross pollutant trap and a bio-retention basin. These three parts work together to ensure water quality objectives are met;
- An Erosion and Sediment Control Plan will be implemented during the construction phase to minimise water quality impacts;
- On-going maintenance will involve the implementation of a regular inspection and maintenance schedule, including maintenance of the gross pollutant traps and bio-retention basins.

In conclusion, the Stormwater Report determines that stormwater quantity and quality (both operational and construction phases) have been addressed to the relevant requirements of Council.

5.1.6 Erosion and Sediment Control

Erosion and Sediment Control Plans have been prepared as a component of the Civil Engineering Plans included in **Appendix U**. These plans include details as to soil erosion and sediment control measures to be employed during construction.

Further to the provided plans, it is anticipated that during the construction of the internal access roads, the community and amenity buildings, and other construction works on site, general practice erosion and sediment control measures will be employed. It is expected that the employment of such measures will be included as a condition of consent for the DA.

5.1.7 Flora, Fauna and Biodiversity

Ecological Assessment

An Ecological Assessment Report (EAR) has been prepared by AEP and is included in **Appendix I**. The EAR includes an assessment of the proposed development to determine if the proposed development or future development of the land would result in a significant impact on potentially occurring threatened species or ecological communities.

The EAR notes that the site contains some highly disturbed remnant native vegetation, and planted native and non-native vegetation, with mixed native and non-native paddock comprising the majority of the lot. Three mapped hydrolines cross the lot, two (2) 1st Order and one (1) 2nd Order, although ground-truthing has determined that only the 2nd order stream is present (this is discussed further in the Riparian Assessment Report (RAR)), discussed below and included in **Appendix T**. The assessment associated with the preparation of the EAR included a site visit, to which ground truthing was undertaken. The ground truthing of the vegetation on site confirmed that it is most likely associated with the following-

- *PCT 281 - Rough-Barked Apple - red gum - Yellow Box woodland on alluvial clay to loam soils on valley flats in the northern NSW South Western Slopes Bioregion and Brigalow Belt South Bioregion;*
 - This community is associated with State Listed Threatened Ecological Community (TEC) - Critically Endangered Ecological Community (CEEC) *White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions;*
 - This community is associated with Commonwealth Listed TEC - CEEC *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.*

This PCT was confirmed in areas where canopy was present within the Study Area and comprises approximately 3.19 hectares, of which approximately 0.10 hectares of this particular vegetation is proposed for removal.

The EAR further assesses the following areas-

- Biodiversity Values Map (the site is not mapped on the Biodiversity Values Map);
- Area Clearing Threshold (the development does not exceed the area clearing threshold);
- Five Part Test of Significance (the five-part test does not determine that the development is likely to have a significant impact and therefore does not trigger entry into the Biodiversity Offsets Scheme (BOS));
- Threatened species (no threatened species were recorded within the subject site);
- Habitat assessment (no areas of key habitat were identified on the site);
- Fauna assessment (the observations associated with the site visit suggest that the site is not an area of high habitat value);
- EPCBC Assessment (unlikely that significant impacts on Matters of National Environmental Significance will occur as a result of the proposal); and
- Biodiversity and Conservation SEPP (it is considered unlikely that koalas are present on the subject site).

The EAR also determined that a controlled activity approval (CAA) under the *Water Management Act 2000* will be required, as the development involves works to be carried out within 40 metres of waterfront land. The EAR also determines that a Vegetation Management Plan (VMP) will be required to manage vegetation within the 20-metre Vegetated Riparian Zone (VRZ).

The EAR makes the following recommendations -

- Best practice erosion and sedimentation controls should be put in place prior to development to limit the offsite movement of materials into the surrounding areas;
- Prior to construction commencing, exclusion flagging tape and signage will be installed to delineate the construction zone from retained vegetation;
- Soft engineering techniques are to be utilised along the perimeter of the Subject Site where retained vegetation adjoins earthworks to ensure the protection of native individuals;

- Prior to construction commencing, the Project Ecologist will inspect the exclusion flagging tape alignment to ensure it is adequate for the protection of retained trees and vegetation;
- No machinery or material should be stored within retained vegetation or within the dripline of retained trees;
- Although no hollow-bearing trees were observed during surveys, pre-clearance surveys should be undertaken to identify and clearly mark all habitat features including hollow-bearing trees, and observe any occupied hollows prior to felling. Appropriate measures should be devised prior to vegetation removal works to minimise impacts on resident fauna during the felling process;
- Required clearing of any vegetation on site should be undertaken in the presence of a suitably experienced Ecologist to ensure any displaced native fauna can be taken into care and dealt with appropriately;
- Any felled trees should remain in situ for a minimum of 48 hours to allow any fauna to disperse;
- If required, to mitigate the loss of tree hollows it is proposed that hollows are replaced at a ratio of 1:1 within retained lands on site;
- Impacts of Chytrid and Phytophthora will be managed through the adoption of site hygiene protocols. Equipment should be cleaned thoroughly and disinfected before entering the site to prevent weed and disease introduction. The presence of sensitive species and communities increases the importance of hygiene controls. Machinery and equipment (including workers' boots) are to be cleaned of mud and soil, and sterilised (this can be achieved with a 70% solution of methylated spirits or 5% sodium hypochlorate solution) before introduction to the site. Workers, equipment and vehicles are to remain within the construction zone as far as practicable and avoid entering surrounding vegetated areas. Site induction procedures will include explanation of Phytophthora and its impacts. Further, fauna handling, including of amphibians, is to be undertaken only by a qualified ecologist or wildlife carer;
- No barbed wire is to be used within the Subject Site;
- Any landscaping is to utilise regionally endemic species to the locality and incorporate landscape design techniques that promote ecological connectivity and reduce edge effects; and
- A Vegetation Management Plan (VMP), should be prepared to manage retained vegetation on site associated with the management of the Vegetated Riparian Zone (VRZ) (see AEP (2023) Riparian Assessment Report for 313 Magpie Lane, Galambine).

These matters can be appropriately managed and mitigated through the conditions of development consent; construction and operational plans of management.

Riparian Assessment

A Riparian Assessment Report (RAR) was also prepared by AEP in support of the application and is included in **Appendix T**.

As established within the summary of the EAR report, three mapped hydro lines cross the development site, with only the 2nd order stream noted to be present, situated on the southern portion of the site (see **Figure 10**).

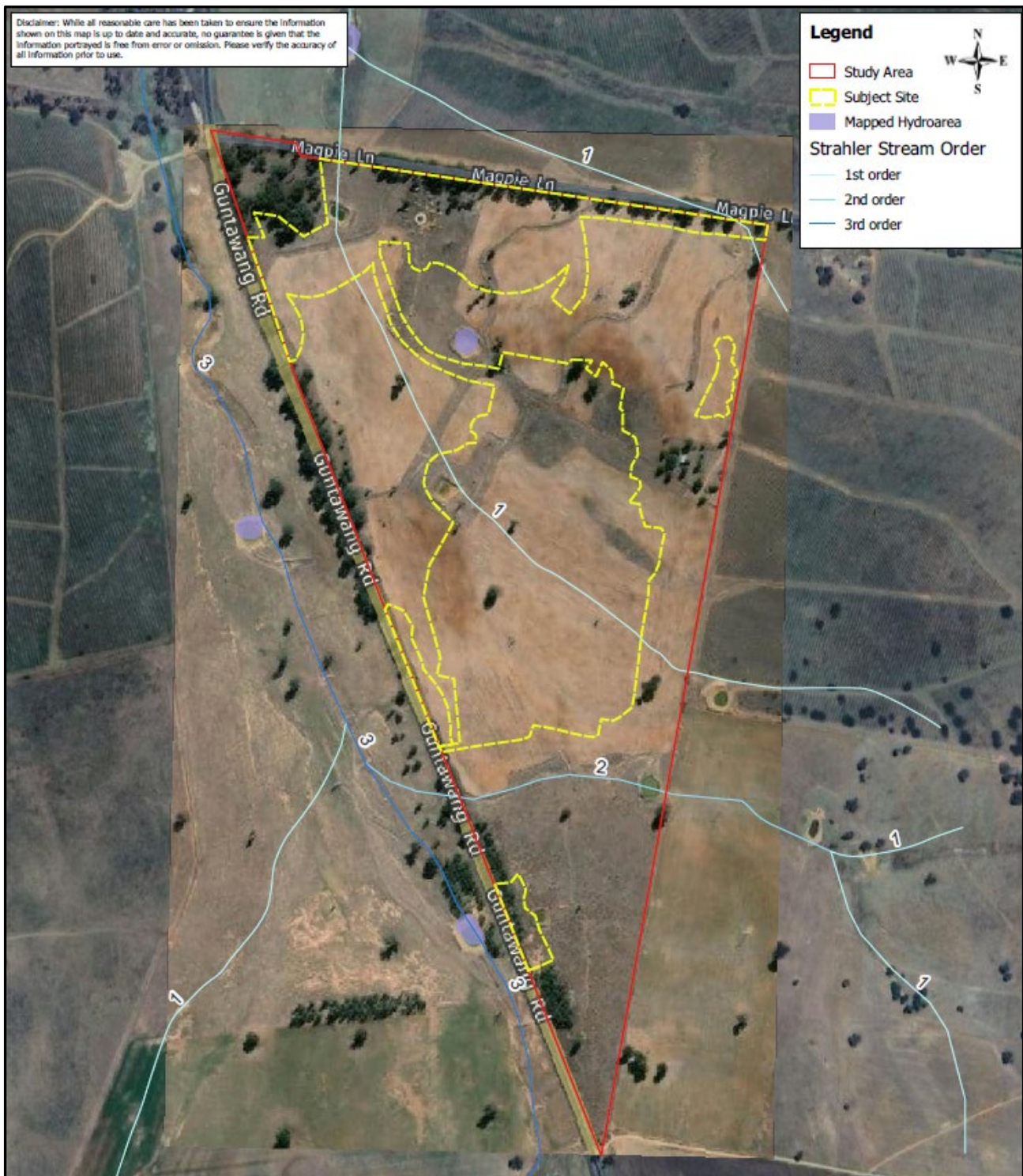


Figure 10: Desktop Stream Order (Note the 2nd Order Stream to the South).

The Top of Bank of the 2nd order stream was ground-truthed to determine the VRZ area for this watercourse, to ensure the proposed development does not pose an impact on this stream. It was determined that a 20-metre VRZ is required from the top of bank, covering approximately 1.58 hectares. This VRZ is to be managed under a VMP. It is also noted that as a portion of the development will be located within the inner 50% of the VRZ, the area of encroachment into the VRZ should be offset at a ratio of 1:1 along the stream within the study area. This offset area will also need to be managed under a VMP.

As the development is within 40 metres of the top of bank, it is considered to be an activity carried out on waterfront land and will require referral to DCCEW and a CAA under the *Water Management Act 2000*.

5.1.8 Heritage

European Heritage

The subject site is not mapped as being within a heritage conservation area, nor is it mapped as containing any heritage items. The site is within proximity to two (2) heritage items, that being I368 and I390 (as evidenced previously in this SEE, refer to **Figure 6**).

As per Schedule 5 *Environmental heritage*, I368 is known as the *Biraganbil homestead*, located in Lot 2, DP 534376. I390 is known as *Guntwang homestead*, located in Lot 3, DP 718231. A Heritage Impact Assessment has been prepared as supporting documentation to this SEE, and is included in **Appendix X**. It is considered that the proposed development will not result in any adverse outcomes in terms of impacts to any heritage items within proximity to the site.

Aboriginal Heritage

With respect to Aboriginal heritage, an AHIMS search has been undertaken as a matter of due diligence. The AHIMS Search results are included in **Appendix F**. The search undertaken identifies no Aboriginal sites located on the subject site. The search does identify two (2) sites to the south-east of the site, off the eastern boundary. In this respect, no physical works are being undertaken in the southern portion of the site (proximal to the neighbouring identified sites) and therefore no negative impacts are expected as a result of the proposal.

5.1.9 Geotechnical

A Preliminary Geotechnical Investigation was prepared by EP Risk and is included in **Appendix H**. The report identifies the site is not located within a mine subsidence district. The objective of the investigation is to assess the substrata and identify the potential geotechnical constraints/conditions for future development and inform the geotechnical design for the on ground and underground infrastructure within the proposed development.

EP Risk carried out the following scope of works for the preliminary geotechnical investigation:

- Desktop study – collection and review of available information related to the site;
- Advanced thirty-five (35) test bores/pits within the proposed development to assess the subsurface conditions;
- Dynamic Cone Penetrometer (DCP) testing to assess the consistency of the strata; and
- Collection of representative disturbed, undisturbed, and bulk soil samples for laboratory testing.

The Geotechnical Report includes the findings of the investigation scope along with:

- Interpretation of the investigation results;
- Laboratory testing results;
- Identification of the relevant geological units on site;
- Preliminary pavement design;
- Pavement thickness for Magpie Lane and Guntawang Road;
- Preliminary site classification;
- Indication of rock strength in terms of ability to excavate; and
- Detention basin guidelines.

The information provided in the EP Risk Preliminary Geotechnical Investigation provides adequate and appropriate information for the DA and construction design phase of the development.

5.1.10 Contamination

Contamination Considerations

A PSI by EP Risk has been prepared and is included in **Appendix G**. The PSI addresses contamination on the site and recommends the following-

- *Additional soil sampling should be conducted to assess the potentially complete source-receptor pathways in the conceptual Site model;*
- *High potential salinity soils were identified onsite as part of the desktop review. Salinity management should be included as part of the construction environmental management plan for the site;*
- *Anthropogenic material from the demolition of the existing shed in the central eastern portion of the site should be removed from the site prior to any vegetation clearance or earthworks activities; and*
- *An unexpected finds protocol should be implemented during redevelopment to address any unidentified contamination that may be encountered during the proposed redevelopment works.*

It is expected that the recommendations above will comprise conditions of consent where necessary.

Groundwater Considerations

It is noted that the site is mapped as *groundwater vulnerability*, as discussed in **Part 4.1.2** of this SEE. In this respect, it is reiterated that the tests undertaken in accordance with the Preliminary Geotechnical Investigation (included in **Appendix G**) did not identify any groundwater in the boreholes on site.

In conclusion, as noted in **Part 4.2** of this SEE, the EP Risk PSI report concluded that although there may be potentially complete pathways, currently the site is considered to pose a low risk of contamination to the proposed future land users; and although contamination was not at a level warranting management and remediation, industry best practice and mitigation measures have been identified. These measures if required can be incorporated in the conditions of development consent.

5.1.11 Natural Hazards

Bushfire

The site is not mapped as being bushfire-prone land, however, considering the nature of the intended use, it was considered best practice to prepare and provide a Bushfire Threat Impact Assessment. The Bushfire Report prepared by Bushfire Hazard Solutions is included in **Appendix S**.

The Bushfire Threat Impact Assessment determines that nearby vegetation (located on neighbouring properties) has been identified as posing a bushfire hazard to the development, and therefore suitable Asset Protection Zones (APZs) have been provided as a component of the proposal.

The Assessment determines that each short-term site provides an APZ achieving a Bushfire Attack Level (BAL) of Low and therefore considered to be in exceedance of the minimum required APZ in accordance with the relevant section of the Planning for Bushfire Protection 2019 (PBP).

The community centres have been assessed under the requirements for Places of Public Assembly under the PBP, due to their large floor area. The proposed community centres also have APZs that achieve a BAL rating of Low and are therefore in accordance with the relevant section of the PBP.

Moveable dwellings can comply with AS3959 and provided that suitable mechanisms are in place to ensure future compliance with BAL 29, suitable APZs can be applied to ensure compliance. In terms of the long-term sites themselves, each site provides an APZ achieving BAL 29 and will include a restriction requiring the application of the relevant BAL.

The bushfire report determines that the proposal satisfies relevant specifications and requirements of PBP.

5.1.12 Noise and Vibration

The site is not considered to be proximal to any emitters that have the potential to result in negative outcomes in terms of noise and vibration that would be inconsistent with the rural context of the site. The site has frontage to a classified road, that being Guntawang Road. In this respect, however, it is not considered due to the distance from the road, that the traffic on Guntawang Road would be such that occupants of the caravan park are adversely impacted by the noise.

Similarly, it is not considered that the traffic frequency on Guntawang Road is such that vibration could be felt by occupants of the caravan park. The TIA prepared and included in **Appendix M** concludes similarly.

The Land Use Conflict Risk Assessment in **Appendix E** addresses potential seasonal agricultural noise and vibration. However, like the proposed construction of this development, these impacts are limited and short in duration. It is considered that there will be limited acoustic and vibrational impacts as a result of the development that would potentially impact nearby lots; or that activities of the surrounding land would impact on the proposed operations and amenity of occupants of the caravan park.

5.1.13 Social and Economic Impacts

The proposal will result in positive social and economic impacts within the locality. A social and economic impact assessment has been prepared and is included in **Appendix V**.

5.1.14 Landscaping

A Landscape Plan has been prepared in support of the application by ADW Johnson and is included in **Appendix W**.

The landscaping proposed is considered to be sympathetic to the rural area in which the site is located, and ensures that consistency with the local character is achieved. Suitable consideration is given to the provision of trees that act similarly to 'street trees', which line the internal roads of the development. Buffer planting is included in both Guntawang Road and Magpie Lane, which allows separation between the development and the roads, and also acts to reduce noise, and enhance the privacy of residents and visitors of the caravan park, and improves aesthetics of the site.

Therefore, the proposed landscaping is considered to enhance the amenity of the site and ensures the development is sympathetic to the area in which it is located.

5.1.15 Site Design & Layout

Site design has been predominantly influenced by the shape of the site, as well as an intent to minimise visual impacts as viewed from Guntawang Road, to ensure that the rural character of the area is maintained. The separation of the short-term and long-term ensures that there is some degree of delineation between the areas and allows for slightly differing intended occupiers. The layout ensures that no direct dwelling site frontage is provided to either Guntawang Road or Magpie Lane, and the development can be predominantly operated and managed depending on whether short-term or long-term occupiers.

The design and layout are based on input from the various consultants, and the caravan park is considered suitable in the context of the intended use and the rural setting in which the site is located.

5.1.16 Waste

A Waste Management Plan has been prepared and is included in **Appendix Z**.

5.1.17 Safety, Security and Crime Prevention

The proposed caravan park is situated within the RU4: Primary Production Small Lots zone. Traditionally, external safety and security concerns that one may anticipate for development in a residential zone, may not be present and appropriate for development in a rural zone. The proposed caravan park has been designed in such a way that ensures a high level of safety and security is afforded to future occupants whilst ensuring negligible impacts on neighbouring land.

The following provides a detailed assessment of Crime Prevention through Environmental Design (CPTED) principles, a 'crime prevention strategy that reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (*law, offender, victim or target, opportunity*).

Territorial Re-Enforcement

“Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.”

The design and site layout of the proposed caravan park is such that people are “connected” with the space, and feel communal responsibility for public areas and facilities. The very nature of a caravan park is communal, and includes a variety of occupants from differing demographics and age groups. The design of both the short- and long-term areas speaks to this nature, with connections between sites, centrally located amenity buildings and community centres, and landscaped areas where occupants can connect. The design is simple and effective and clearly identifies where occupants can undertake certain activities and where they cannot. Internal signage, Plans of Management, and identification markers onsite, help to further identify suitable locations for certain activities, as well as the physical delineation between the short and long-term area and occupants.

Surveillance

“Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting – it is a by-product of well-planned, well-designed and well-used space.”

Technical/mechanical surveillance is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. It is commonly used as a 'patch' to supervise isolated, high-risk locations.

Formal (or Organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors, e.g. security guards at higher risk locations."

The proposed development is designed in such a way that encourages natural surveillance. Both the short-term and long-term areas are orientated in such a manner that allows for occupants to undertake natural surveillance, with each site able to visually perceive the sites around it. The proposed development is expected to be well-lit to encourage the safety and visual perceptibility of other occupants. As per the provisions of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*, the access roads are required to be lit between sunrise and sunset facilitating safety within the caravan park. In terms of impacts to neighbouring sites, it is noted that there are no dwelling houses within proximity to the site that may be unreasonably affected by such lighting, with the surrounds being generally vineyards and obscured by landscaping on the site. It is expected that technical/mechanical surveillance will be achieved through the use of CCTV, however, details of such surveillance were not known at the time of this report. Considering the nature of the use, it is expected that CCTV will be provided.

Access Control

"Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development."

The proposed development includes suitable access control treatments. One main entry and exit point is included for the site, which is clearly signposted as such. The emergency exit routes will be closed off with chain wire gates, which will provide a clear visual cue that they are not an exit for everyday use. The internal roads will be clearly signposted and have a clear layout. The short and long-term areas are clearly delineated through separation in areas to the north and south and appropriate signposting. Overall, the path of travel throughout the development is clear, as well as where people and vehicles can and cannot travel.

Space/Activity Management

"Space management involves the formal supervision, control and care of the development."

It is anticipated that the formal supervision, control and care of the development will be continuously undertaken by the owner/operator of the caravan park including through lease and rental agreements, Operational Plan of Management and the community plan. Ongoing measures will be employed to ensure that the development is being managed appropriately.

As per the above assessment, the proposed development has been designed in such a way that encourages safety and security and has considered the key CPTED principles for occupiers of the site.

5.1.18 Earthworks

The proposal is inclusive of earthworks to prepare the site for the development, and the associated road works. Civil Engineering Plans have been prepared and are included in **Appendix U**.

5.1.19 Land Use Conflicts

A Land Use Risk Conflict Assessment (LUCRA) has been prepared as part of the application and is included in **Appendix E**. The LUCRA determines that there is a very low likelihood of any land use risk conflicts between the proposed development and existing land uses in the vicinity of the site.

5.2 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT (S4.15(1)(C))

The site is considered suitable for a caravan park. Caravan parks are permissible, with development consent, in the RU4 zone. The proposal has been designed in such a way that is sympathetic to environmental considerations on site (e.g., watercourses), and is not considered to be of such scope or scale that adverse outcomes would be expected as a result of the development. The proposal will not adversely impact neighbouring sites and is considered to be sympathetic with the character and context of the area in which it is located. The site is considered suitable for the development and is expected to provide visitors and occupants with a unique rural experience.

5.3 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT (S4.15(1)(D))

5.3.1 Public Submissions

The proposal will be notified in accordance with the Mid-Western Regional Council Community Participation Plan.

ADW Johnson can assist Council respond to any matters raised should there be submissions.

5.3.2 Submissions from Public Authorities

As established in **Part 4.6** of this SEE, the proposal is considered Integrated Development under the *Water Management Act 2000* and *Roads Act 1993* as per Section 4.46 of the *Environmental Planning and Assessment Act 1979*. It is envisaged that any requirements raised by any of these authorities will be considered through the assessment process and if required included as conditions of consent.

5.4 THE PUBLIC INTEREST (S4.15(1)(E))

The proposed caravan park is considered to be within the public interest and does not result in any conflict with the perceived broader public interest. The proposed development is permissible within the RU4 zone and is consistent with the zone objectives. The proposed development is generally compliant with the legislated development standards and associated development controls. The proposal will result in the provision of varied housing stock affordably, in a regional area that is earmarked for future population growth and an increase in housing demand. The proposal will also positively contribute to tourism in the area, as well as the mining and agricultural sectors through the provision of accommodation for workers and the provision of an alternate form of affordable housing in the long-term area. It is considered that the public interest is best served through compliance with the relevant planning standards and controls and through positive impacts in terms of social and economic benefits, which have been evidenced throughout this SEE and accompanying documentation. It is therefore considered that the proposal is in the public interest.

6.0 Conclusion

In conclusion, the proposed caravan park is considered to be a positive development for the broader LGA. The development will promote affordable and diverse housing, as well as tourism.

The subject site is suitably located, and the development will have access to both utilities' services and community-based services and facilities on site. The proposed caravan park will support the attraction and retention of the diverse range of businesses and industries in the surrounding locality. The proposal does not minimise opportunities for development of surrounding sites, but will provide accommodation for workers and visitors to the region.

The proposal is considered to be consistent with the legislative requirements and policies associated with a caravan park, the Council's development controls, and the strategic direction of the Mid-Western Regional LGA more broadly.

As the above SEE assesses, and supplementary expert consultant reports identify, the caravan park has been appropriately designed. Council should grant approval for the Caravan Park, at 113 Magpie Lane, Galambine.

Appendix A

DEPOSITED PLAN

Appendix B

MASTERPLANS

Appendix C

ARCHITECTURAL PLANS

Appendix D

PRE-DA MINUTES SUMMARY TABLE

Appendix E

LAND USE CONFLICT RISK ASSESMENT (LUCRA)

Appendix F

AHIMS SEARCH

Appendix G

PRELIMINARY SITE INVESTIGATION

Appendix H

GEOTECHNICAL INVESTIGATION

Appendix I

ENVIRONMENTAL ASSESSMENT REPORT

Appendix J

WATER AND SEWER SERVICING STRATEGY

Appendix K

ELECTRICAL DESIGN PLAN

Appendix L

STORMWATER REPORT

Appendix M

TRAFFIC REPORT

Appendix N

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

Appendix O

SIGNAGE PLAN

Appendix P

STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021 ASSESSMENT TABLE

Appendix Q

STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022

Appendix R

MID-WESTERN REGIONAL COUNCIL DEVELOPMENT CONTROL PLAN 2013

Appendix S

BUSHFIRE THREAT IMPACT ASSESSMENT

Appendix T

RIRPARIAN ASSESSMENT REPORT

Appendix U

CIVIL ENGINEERING PLANS

Appendix V

SOCIAL AND ECONOMIC ASSESSMENT

Appendix W

LANDSCAPE PLAN

Appendix X

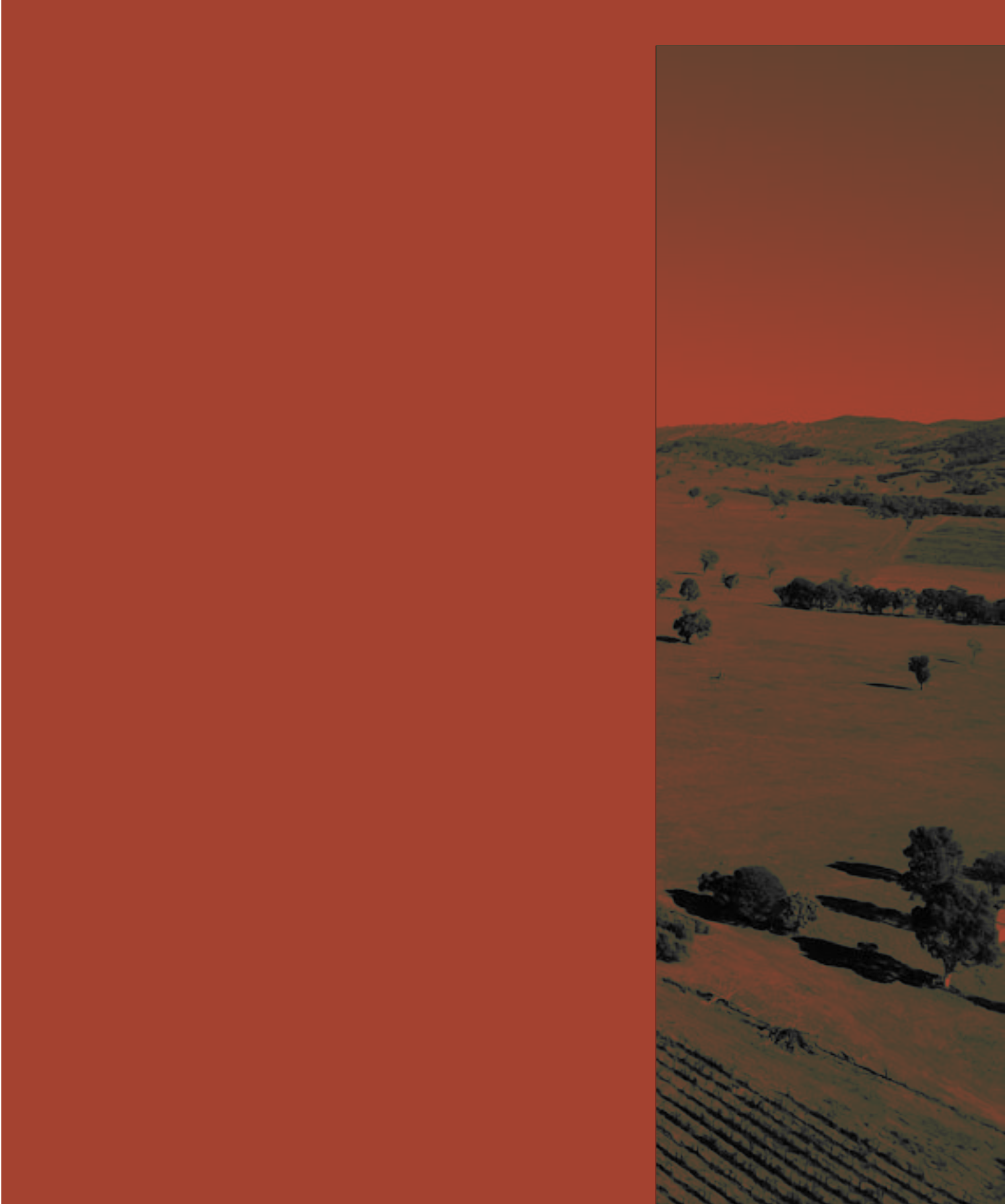
HERITAGE IMPACT STATEMENT

Appendix Y

PLAN OF MANAGEMENT

Appendix Z

OWNERS CONSENT, ASICS SEARCHES AND WASTE MANAGEMENT PLAN



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