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Statement of Environmental Effects

Accompanying a development application for

Camp Sites / Glamping

at

Lot 6675 DP 820414

Mungo Lodge

10142 Arumpo Road

Arumpo NSW 2175

June 2021

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1. Introduction

1.1 Background

The operators of Mungo Lodge have engaged Roy Costa Planning and Development to prepare a Statement of Environmental Effects (SEE) to support a Development Application to be lodged with Wentworth Shire Council for a proposed primitive camping site consisting of ten (10) sites. The proposed camping ground will be operated in conjunction with the currently approved mungo lodge accommodation operating on the property.

The purpose of this document is to:

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

The development application consists of the following components:

- Completed DA form
- Section 68 Application form
- Statement of Environmental Effects
- Site Plans.

1.2 Applicant and Owner

The applicant is Roy Costa Planning and Development, PO Box 2925 Mildura VIC 3502.

The owner is Shuang Xu and Zhong Wang, both of whom are Directors of the Zed Motels Group P/L. They have provided written consent to the lodgement of the Development Application.

1.3 Subject Land - Location and Title

The subject land is identified as 10142 Arumpo Road, Arumpo NSW, 2175 being Lot 6675 DP 820414

The area of the proposed camp area is approximately 0.5acres as marked by the green dots on in Figure 1 below.



Figure 1: Proposed camp site Mungo Lodge

2. General Site Description

2.1 Topography

The subject land is relatively flat around the existing buildings and site of the proposed camping ground.

2.2 Buildings

The subject land contains a number of buildings as shown on the development plans.

The following photos provide a visual representation of Mungo Lodge in its current state:





3. Proposal

The Development Application seeks Council consent for a primitive camp site on the subject land. The primitive camp ground will allow for ten (10) sites that are marked on the site plan allowing for 3m setback between each camp site.

Each site is cleared and will not require any vegetation clearing. The glamping campsite will exist in conjunction with the cabins and other operations on the site.

It is proposed that campers will utilise the existing amenities on the site associated with the lodge.

Access to the campground will be via the existing driveway off Arumpo Road. Guests will park in the existing carpark and then walk to their respective campsite. Refer to the site plan for the location of each proposed camp site.

4. Planning Considerations

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

4.1 s4.15 Evaluation Matters for consideration—general

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

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

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

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

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

WENTWORTH LOCAL ENVIRONMENTAL PLAN 2013

The subject land is zoned RU1 Primary Production.

Zone RU1 Primary Production

1 Objectives of Zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure the protection of both mixed dryland and irrigation agricultural land uses that together form the distinctive rural character of Wentworth.
- To ensure land is available for intensive plant agricultural activities.
- To encourage diversity and promote employment opportunities related to primary industry enterprises, including those that require smaller holdings or are more intensive in nature.

2. Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems.

3. Permitted with Consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; **Camping grounds**; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

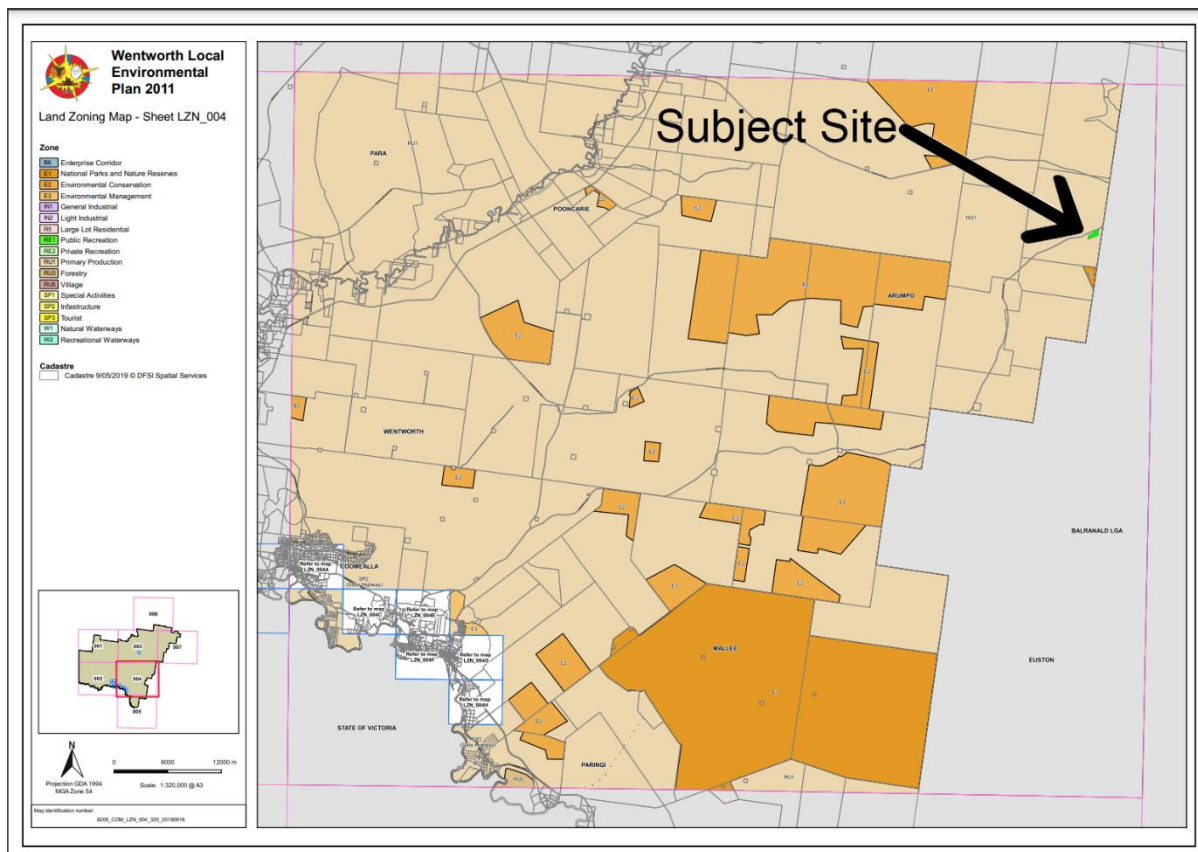


Figure 2: Wentworth LEP Zoning Map

4. Prohibited

Dual occupancies (detached); Schools; Any other development not specified in item 2 or 3
Camping grounds are permitted with consent in the RU1 zone.

The following comments are made in relation to the zone objectives:

To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

The proposed development does not involve any primary industry enterprise.

To encourage diversity in primary industry enterprises and systems appropriate for the area.

The proposed development does not involve any primary industry enterprise.

To minimise the fragmentation and alienation of resource lands.

The proposed camping ground will not lead to any fragmentation or alienation of resource lands.

To minimise conflict between land uses within this zone and land uses within adjoining zones.

No land use conflicts have been identified with adjoining properties given its geographic location.

The proposed camping ground will provide an alternate form of tourist and visitor accommodation that will be able to operate in association with the current approved operations. As detailed throughout this report, the proposed camping ground can generally be shown to be consistent with the relevant objectives of the zone.

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

It is considered that the proposed development is best defined as a “camp site”.

‘camp site’ means an area of land within a camping ground on which a campervan or tent may be installed or, in the case of a primitive camping ground, on which a campervan, tent or caravan may be installed, and that is primitive as a camp site by the approval for the camping ground.

71 Factors for consideration before approval is granted

- (1) The council must not grant an approval to operate a caravan park or camping ground unless it is satisfied that it will be designed, constructed, maintained and operated—
 - (a) in accordance with the relevant requirements of Subdivisions 1–8 of Division 3, or
 - (b) in the case of a primitive camping ground, in accordance with the relevant requirements of Subdivision 9 of Division 3.
- (2) In deciding whether or not the approval for a caravan park or camping ground should allow the installation of a relocatable home, rigid annexe or associated structure on flood liable land, the council must have regard to the principles contained in the Floodplain Development Manual.

Comments

Given the minor nature of the proposed primitive camp site, the area will be maintained and operated in accordance with any development consent conditions as issued by Council.

Matters for consideration under clause 132

| Clause | Comments |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 132(1) | This application seeks approval to operate a camping ground within a primitive area as identified in the site plan provided. |
| 132(2)(a) | Once approval is given by Council for a primitive camp ground, camping will not be permitted within the primitive camping ground other than on those primitive camp sites |
| 132(2)(b) | Not applicable |
| 132(2)(c) | The area will be for glamping – caravans and campervans will not be permitted in this area. |
| 132(2)(d) | The primitive camping ground will provide for 3m setbacks from other tents |
| 132(2)(e) | The camping ground has access to water supply and ablution facilities. Additional bins can be provided for the guests’ convenience |
| 132(2)(f) | Not applicable to this proposal – it will be a primitive “glamping” site |
| 132(2)(g) | A register of all guests is kept and maintained in line with current management practices |
| 132(2)(h) | Fire-fighting facilities will be provided as required if current facilities are not adequate |
| 132(3) | This approval is seeking to have the camping area as a designated camp site |
| 132(4) | The provisions of Subdivisions 1–8 do not apply to a primitive camping ground |
| 132(5) | The calculation of the number of tents using a camping ground, 2 or more tents occupied by not more than 12 persons camping together as a group are to be counted as only one tent |
| 132(6) | The general manager of the council for the area in which a primitive camping ground is located may modify the conditions under this clause as they apply to the camping ground if the general manager is reasonably satisfied that it is necessary to do so for the purposes of accommodating persons who have been displaced because of bush fires. |

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

There are no known draft EPI's applicable to this proposal.

4.4 (a)(iii) Any development control plan

The Wentworth DCP exists however the information contained within does not apply to this proposal.

4.5 (a)(iia) Any Planning Agreements

There are no known planning agreements affecting the property.

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

Not applicable to this proposal

4.7 (b) The likely impacts of the development

CONTEXT AND SETTING

The subject land is located within a rural area of the LGA of Wentworth. The proposed camping ground development will complement the existing tourist and accommodation facilities that currently exist at Mungo Lodge. It is considered the proposal is within the context of the locality and is compatible with the surrounding area and will have minimal impact on the surrounding area.

ACCESS AND TRANSPORT

Access to the site is off Arumpo Road. The access road to the site of the development exists is of good quality. As discussed, it is proposed that the camping ground will be operated in conjunction with the approved operations. Given the remote location of this site and that it has access via an airfield landing strip, it is not anticipated to creating additional traffic generation on the road network. The proposal which is of small scale and minor with respect to camping grounds. There is plenty of car parking spaces provided on site for campers to park.

PUBLIC DOMAIN

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

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

UTILITIES & SERVICES

Electricity
Not required.

Telephone
Not required.

Water

Not required but is provided.

Sewerage

Not required but is provided.

Stormwater

Site water will travel across the site as per current practice – no change.

HERITAGE

Mungo Lodge sits within a heritage conservation area. The applicant will seek advice from Heritage NSW to determine if the proposed activity will trigger the Heritage Act.

FLORA AND FAUNA

A flora and fauna report is not considered necessary as part of the camping ground on the site. The proposal is unlikely to adversely affect critical habitat or threatened species, or ecological communities, or their habitats. An “Assessment of Significance” in accordance with Section 5A of the EPA Act 1979 is not required.

ENERGY

A BASIX Certificate is not required.

NOISE AND VIBRATION

Negligible impact anticipated.

NATURAL HAZARDS

There are no identified natural hazards impacting this proposal.

SAFETY, SECURITY & CRIME PREVENTION

No specific measures considered necessary.

SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY

The social and economic impacts of the development are considered positive.

The development will provide additional tourist and visitor options in the Regional areas of Wentworth. The development will complement the existing accommodation facilities that will attract patrons to Mungo Lodge and inject funds into the local economy (especially if guests stay for an extended period which creates economic multipliers to other local businesses if they venture to other villages and townships).

CONSTRUCTION

No additional building works are proposed as part of the proposed camping ground.

CUMULATIVE IMPACTS

There are no cumulative impacts anticipated as a result of the proposed camping ground.

4.8 (c) Suitability of the site for the development

Does the proposal fit in the locality?

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

Are the site attributes conducive to development?

It is considered that the site is conducive to the development based on the following:

- The site is not affected by any natural hazards and it is not bushfire affected
 - Mungo Lodge sits within a heritage conservation area. The applicant will seek advice from Heritage NSW to determine if the proposed activity will trigger the Heritage Act.
 - There is no known soil characteristics that would render the proposal prohibitive
 - There are no flora and fauna considerations that will have an impact on the proposal
- 4.9 (d) Any submissions

The application will be subject to Council's requirement to publicly notify the development proposal allowing the public to comment.

4.10 (e) The public interest

The proposed development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts. It is believed that by the imposition of appropriate conditions of consent and the safeguards discussed in this report, potential impacts would be modest. The proposal generally complies with the provisions and objectives of Councils planning documents.

5. Conclusion

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

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

- The impacts upon or by surrounding development will not be altered significantly as a result of the proposed development
- The topography of the site can accommodate the development;
- There will be negligible additional traffic generation as a result proposed camping ground
- The camping ground will support and complement the existing tourist accommodation facilities at the site
- No alteration to utilities and services required
- The proposal is generally consistent with the objectives and provisions of Councils LEP

The proposal is considered to be acceptable in terms of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. Any potential impacts are expected to be manageable. Accordingly, it is recommended that the Development Application be approved subject to appropriate standard conditions.