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STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED PRIMITIVE
CAMPING GROUND
LOT 315 DP1214687
568 WARREN ROAD
NARROMINE NSW 2821**

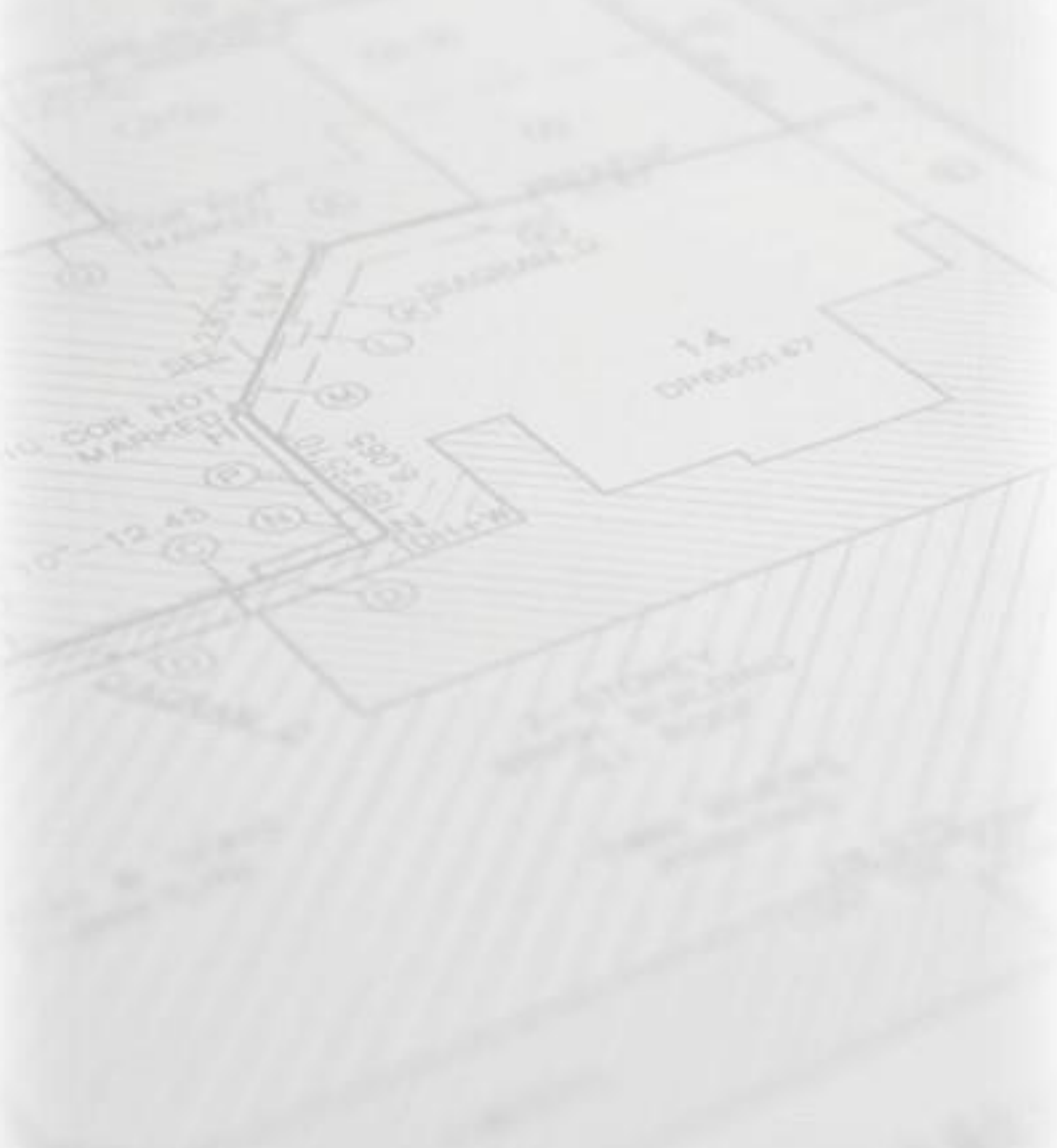
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APPENDIX A – MAPS

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1. PROPOSAL

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application to Narromine Shire Council for a proposed primitive camping ground. The subject land is Lot 351 DP1214687, 568 Warren Road, Narromine. The owners of the subject land are Paul McAuliffe and Shannon Webb. Paul McAuliffe is the applicant for this proposal.

A primitive camping ground (PCG) is proposed for the subject land, within the area indicated in Appendix A.2. The PCG is proposed as a secondary use for the subject land. The original and primary use is intensive plant agriculture, approved under DA05/17. The PCG will not conflict with the usage of the existing intensive plant agriculture, and appropriate steps have been taken to ensure this.

As part of this application, it is proposed that the proposed dwelling location associated with the intensive agriculture be relocated in order to better service the PCG. Any proposed dwelling for the subject land is subject to the conditions of the previous DA for intensive plant agriculture (DA05/17), and no changes to these conditions are requested as part of this application. The new location for the proposed dwelling envelope will allow for better management of both the intensive plant agriculture and the proposed PCG. No dwelling is proposed as part of this application.

Current access to the site is from Warren Road, and a new access is proposed for the PCG. The PCG will be adequately serviced by utilities including water supply, toilets, and waste disposal. The existing and proposed site plans are shown in Appendix A.1 and A.2.

Street Address	568 Warren Road
Town	Narromine NSW
Postcode	2821
Local Government Area	Narromine Shire Council
Lot/DP	Lot 351 DP1214687
Zoning of Area	RU1 Primary Production
Type of Development	Primitive Camping Ground

2. PLANNING CONSIDERATIONS

2.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 No 203

Environmental Planning and Assessment Act 1979 No 203

4.15 Evaluation (cf previous s 79C)

(1) *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 Planning 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),*
 - (v) *(Repealed)*
- 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.*

The Narromine Local Environmental Plan 2011 and the Narromine Development Control Plan 2011 apply to the proposal. The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 applies to the proposal.

2.2 NARROMINE SHIRE COUNCIL DA 05/17

Dwelling

B4. A Development Application for the erection of the dwelling is to be obtained separately from this consent.

B5. Prior to the issuing of Development Consent for a dwelling associated with the use of the land for intensive plant agriculture, the following work must be undertaken:

- a) Evidence that at least 50% of the crop is established.*
- b) Earthworks being crop development and irrigation works for half of the overall development are to be in place.*
- c) Written proof of lawful and physical access to water in the correct usage category.*

Consent for intensive agriculture was granted under DA05/17 on 20 September 2016. A separate document is attached providing the notice of determination, approved site plan, and complete development consent conditions.

More than 50% of the proposed avocado crop is established, and earthworks for crop development and irrigation are in place.

The applicants for this proposal hold the certificate of title to WAL37128. This allows a water share of 50 units from the Macquarie and Cudgegong Regulated Rivers Water Source, under the Macquarie and Cudgegong Regulated Rivers Water Source 2016 water sharing plan. The applicants may extract water from the river, lake or use surface water runoff, downstream from the upper limit of Lake Burrendong. A receipt showing the purchase in March 2021 is attached.

While no dwelling is proposed as part of this application, the applicants seek recognition of commencement of the development consent above to allow for provision for a future dwelling. A future dwelling is proposed to be dual purpose. It would be associated with the use of land for intensive plant agriculture under DA05/17 and combined as the caretaker/manager's residence for the proposed PCG. The proposed dwelling envelope has adequate access to utilities. A development application for the erection of a suitable dwelling will be submitted at a later date.

3. NARROMINE LOCAL ENVIRONMENTAL PLAN 2011

3.1 ZONING

Narromine LEP 2011

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.*

The subject site is zoned as RU1 Primary Production as per the Narromine LEP 2011 Land Zoning Map shown in Appendix A.3.

Camping grounds are permitted with consent within the RU1 Primary Production Zone. The primitive camping ground is a compatible land use that does not conflict with the current intensive plant agriculture on the subject land. The primitive camping ground will provide diversity for the industries on the subject land while not adversely affecting any current or potential industries in the area.

Dwelling Houses are permitted with consent within the RU1 Primary Production Zone. The location of the dwelling envelope on the land is proposed to be relocated in order to better serve both the intensive agriculture and the PCG. No dwelling is proposed as part of this application.

3.2 EARTHWORKS

Narromine LEP 2011

6.1 Earthworks

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

(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,

(b) to allow earthworks of a minor nature without requiring a separate development consent.

(2) Development consent is required for earthworks unless—

(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or

(b) the earthworks are ancillary to other development for which development consent has been given.

(3) Before granting development consent for earthworks, the consent authority must consider the following matters—

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,

(b) the effect of the development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

(h) any measures proposed to minimise or mitigate the impacts referred to in paragraph (g).

Minor earthworks are required in order to construct the accessway connecting Warren Road to the areas designated for camp sites as well as the existing avocado orchard. It is proposed that the current driveway entrance and accessway be upgraded to Council's specification in order to provide safe, all weather access for visitors to the camping ground as well as for vehicles associated with intensive agriculture operations.

The proposed earthworks will be minor and are unlikely to have a detrimental effect on drainage patterns and soil stability, nor any effect on the soil quality. The proposed earthworks will provide an enhanced driveway that will provide better access for current and future uses. The proposed earthworks are located approximately 50m from the nearest watercourse. The works are minor and limited to driveway improvement, therefore no adverse effects are expected.

The proposed earthworks are minor in nature, and therefore have an extremely low likelihood of disturbing any relics. In the unlikely event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area would cease immediately and the Office of Environment and Heritage (OEH) would be notified of the discovery as soon as practicable. Work would only recommence upon the authorisation of the OEH.

There are no earthworks associated with the PCG camp site areas.

3.3 FLOOD PLANNING

Narromine LEP 2011

6.2 Flood planning

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

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- (c) to avoid significant adverse impacts on flood behaviour and the environment.*

(2) This clause applies to—

- (a) land identified as "Flood planning area" on the Flood Planning Map, and*
- (b) other land at or below the flood planning level.*

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—

- (a) is compatible with the flood hazard of the land, and*
- (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) incorporates appropriate measures to manage risk to life from flood, and*
- (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*

(4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published by the NSW Government in April 2005, unless it is otherwise defined in this clause.

(5) In this clause—

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard.

The subject land is located wholly within the Flood Planning Area, according to the Flood Planning Map attached in Appendix A.4.

The primitive camping ground is seen to be a compatible land use to the flood planning zone. As the primitive camping ground has no permanent structures, a flood would cause little to no damage to infrastructure associated with the PCG. The nature of the camping ground makes evacuation quick and easy for visitors in the unlikely case of a flood emergency.

The proposed dwelling envelope is further from the watercourse than the dwelling envelope associated with the intensive agriculture DA, meaning any adverse effect would be lessened by this proposal. No dwelling is proposed as part of this application and any future dwelling will be subject to further review.

3.4 TERRESTRIAL BIODIVERSITY

Narromine LEP 2011

6.4 Terrestrial biodiversity

- (1) *The objective of this clause is to maintain terrestrial biodiversity, by—*
- (a) *protecting native fauna and flora, and*
 - (b) *protecting the ecological processes necessary for their continued existence, and*
 - (c) *encouraging the conservation and recovery of native fauna and flora and their habitats.*
- (2) *This clause applies to land identified as “Sensitive Area” on the Terrestrial Biodiversity Map.*
- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development—*
- (a) *is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (b) *is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (c) *has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (d) *is likely to have any adverse impact on the habitat elements providing connectivity on the land.*
- (4) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*
- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
 - (b) *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The subject land is mapped as a sensitive area on the Terrestrial Biodiversity Map attached in Appendix A.5.

Only minor vegetation clearing is needed for the PCG. The extent of vegetation clearing will be limited to the shortening of grass and clearance of debris such as fallen branches in the proposed camp site areas as well as the existing driveway. The development is unlikely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land. The biodiversity structure, function, and composition of the subject land is highly unlikely to be affected by the development, nor the habitat of any native fauna.

A BOSET report has been completed and attached in Appendix A.8. No native vegetation is to be cleared. A Biodiversity Development Assessment Report is not required as part of this application.

3.5 RIPARIAN LAND AND WATERCOURSES

Narromine LEP 2011

6.5 Riparian land and watercourses

- (1) The objective of this clause is to protect and maintain the following—*
 - (a) water quality within watercourses,*
 - (b) the stability of the bed and banks of watercourses,*
 - (c) aquatic riparian habitats,*
 - (d) ecological processes within watercourses and riparian areas.*
- (2) This clause applies to land—*
 - (a) identified as “Sensitive Area” on the Watercourse Map, or*
 - (b) all land that is within 40 metres of the top of the bank of a watercourse, being a watercourse that is identified as “Sensitive Area” on the Watercourse Map.*
- (3) Before determining a development application to carry out development on land to which this clause applies, the consent authority must consider whether or not the development—*
 - (a) is likely to have any adverse impact on the following—*
 - (i) the water quality and flows within the watercourse,*
 - (ii) aquatic and riparian species, habitats and ecosystems of the watercourse,*
 - (iii) the stability of the bed and banks of the watercourse,*
 - (iv) the free passage of fish and other aquatic organisms within or along the watercourse,*
 - (v) any future rehabilitation of the watercourse and its riparian areas, and*
 - (b) is likely to increase water extraction from the watercourse.*
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Part of the subject land is identified as a Sensitive Area on the Watercourses map, attached in Appendix A.6.

The proposed primitive camping ground is unlikely to have any adverse effect on the watercourse or the area surrounding it. No negative impact on water quality is anticipated, and flows will not be obstructed should the PCG be approved. Aquatic and riparian species, habitats, and ecosystems as well as the free passage of fish and organisms through the watercourse will not be affected by the primitive camping ground. Any extraction of water from the watercourse will be extremely minor and associated with the usage of the camping ground. Any waste generated on the primitive camping ground will be disposed of effectively as to not adversely affect the watercourse.

3.6 GROUNDWATER VULNERABILITY

Narromine LEP 2011

6.6 Groundwater vulnerability

- (1) The objectives of this clause are to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of inappropriate development.*
- (2) This clause applies to land identified as "Vulnerable Land" on the Groundwater Vulnerability Map.*
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—*
 - (a) whether or not the development (including any on-site storage or disposal of solid or liquid waste and chemicals) is likely to cause any groundwater contamination or have any adverse effect on groundwater dependent ecosystems, and*
 - (b) the cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.*
- (4) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that—*
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

The subject land is mapped as Vulnerable Land on the Groundwater Vulnerability Map, attached in Appendix A.7.

The proposed primitive camping ground is unlikely to have any adverse impact on groundwater dependant ecosystems. The number of visitors to the camping ground will be limited, and any solid and liquid waste will be disposed of appropriately to minimise the impact on vulnerable land.

3.7 ESSENTIAL SERVICES

Narromine LEP 2011

6.8 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 future dwelling is proposed to be dual purpose. It would be associated with the use of land for intensive plant agriculture under DA05/17 and combined as the caretaker/manager's residence for the proposed PCG. A development application for the erection of a suitable dwelling will be submitted at a later date. The proposed dwelling envelope has adequate access to utilities. Water can be extended from existing services. Electricity is available from existing overhead powerlines. Sewerage disposal can be facilitated through on-site disposal methods. Vehicular access is available via the proposed access driveway from Warren Road. Stormwater will follow natural drainage paths.

The proposed primitive camping ground (PCG) requires a supply of water, toilet and refuse disposal facilities as specified in Clause 132 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. The PCG is split into two designated camping areas, with one being in the north and one in the south, as indicated in the proposed site plan Appendix A.2. Both the north and south camping areas will have an essential services facility each, containing a water supply, toilets and means for refuse disposal. These facilities will be adequate for the number of visitors to the PCG.

An upgrade to existing access is proposed as part of this application in order to provide safe, all weather access to visitors to the campground, in addition to vehicles associated with intensive agriculture operations.

3.8 ABORIGINAL HERITAGE

Items of Aboriginal significance are not known to be located in or near the subject land. An AHIMS search of the subject land has been undertaken with a buffer of 50m from the boundary, attached in Appendix A.9. Zero Aboriginal sites are recorded in or near the subject land, and zero Aboriginal places have been declared in or near the subject land.

The Macquarie River runs along the eastern boundary of the lot, which could indicate the presence of objects or sites of Aboriginal significance. Works are limited to the construction of a new driveway which is on or near land that has been previously disturbed, meaning the disturbance of any objects of Aboriginal significance is extremely unlikely.

In accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW, an Aboriginal Heritage Impact Statement (AHIP) is not required as part of this application, and any works undertaken as part of the proposal will proceed with caution.

If any Aboriginal objects are found, work will be stopped and the DECCW will be notified. If human remains are found, work will be stopped, the site will be secured and the NSW Police and DECCW will be notified.

4. NARROMINE DEVELOPMENT CONTROL PLAN 2011

Chapter 5c of the Narromine DCP 2011 applies to the proposal. There are no provisions for primitive camping grounds within the DCP, however the relocation of the dwelling envelope has criteria that must be met.

4.1 BUILDING ENVELOPES

Setbacks

All structures, including sheds and dwellings are to be setback as follows:

- 50 metres from any local road;
- 100 metres from any arterial or main road; and
- 40 metres from any side or rear property boundary.

The proposed building envelope is over 100m from Warren Road and is over 40m from the rear and side boundaries.

4.2 BUFFER ZONES

Buffer Zones

Buffers between rural activities and dwellings (including dwellings on the same site) are important to ensure adverse impacts on the amenity of the dwelling are protected. Such buffers will also apply to any hazardous industry proposed on rural land.

The proposed building envelope is located near a pivot irrigator; however, an appropriate buffer zone has been provided so that any potential dwelling is not affected by the crops and any associated irrigation.

4.3 GENERAL REQUIREMENTS

If a dwelling is proposed to be constructed on the allotment, the development application must demonstrate that the property will contain a suitable sized building envelope, which:

- Does not comprise prime crop and pasture land (except where no reasonable alternative exists); and*
- Is unlikely to adversely affect the existing and potential capability of the land and adjacent land to produce food, fibre or energy; and*
- Will be able to provide for on-site disposal of treated wastewater, in accordance with AS1547 Disposal Systems for effluent from domestic premises, without causing any impacts on surface or ground water; and*
- Is not located in a floodway or watercourse; and*
- Will not be inundated by the adopted flood standard event, or is or will be protected by suitable flood mitigation measures, such as levee banks; and*
- Has a slope of less than 18 degrees and is not subject to slope instability or mine subsistence; and*
- Has suitable vehicular access to a formed public road; and*
- Is not subject to contaminated or potentially contaminated land.*

No dwelling is proposed as part of this application.

The proposed dwelling envelope does not comprise prime crop and pasture land. The relocation of the dwelling envelope will not adversely affect the surrounding crop's ability to produce. Any future development will be able to provide for on-site disposal of wastewater without causing impacts to groundwater. The relocated building envelope is located approximately 75m from the nearest watercourse, and while it is within the flood planning area, it will be further away from the watercourse than before, giving the building envelope more capacity to deal with flood events. The slope of land is less than 18 degrees and is not subject to any contamination. A new driveway from Warren Road is proposed as part of this application, which will provide suitable access to the proposed building envelope.

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

5.1 PRIMITIVE CAMPING GROUNDS

132 *Primitive camping grounds*

- (1) If an approval to operate a primitive camping ground designates one or more camp sites within that ground, then the maximum number of designated camp sites is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total of the primitive camping ground).*
- (2) The following conditions apply to a primitive camping ground—*
 - (a) if the approval to operate the primitive camping ground designates one or more camp sites within that ground—camping is not permitted within the primitive camping ground other than on those designated camp sites,*
 - (b) if the approval to operate the primitive camping ground does not designate one or more camp sites within that ground—the maximum number of caravans, campervans and tents permitted to use the camping ground at any one time is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground),*
 - (c) a caravan, annexe or campervan must not be allowed to be installed closer than 6 metres to any other caravan, annexe, campervan or tent,*
 - (d) a tent must not be allowed to be installed closer than 6 metres to any caravan, annexe or campervan or closer than 3 metres to any other tent,*
 - (e) the camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,*
 - (f) unoccupied caravans, campervans and tents are not to be allowed to remain in the camping ground for more than 24 hours,*
 - (g) if a fee is charged for camping, a register must be kept that contains entries concerning the same matters as are specified in clause 122 and, in addition, that specifies the size of the group (if any) with whom the person listed in the register camped,*
 - (h) such fire fighting facilities as may be specified in the approval are to be provided at the primitive camping ground.*
- (3) If the approval to operate a primitive camping site does not designate camp sites, a council may impose as a condition of the approval that the installation of tents, caravans, campervans and annexes is not permitted on a particular area or areas of land within the primitive camping ground, for reasons of health or safety or to ensure consistency with the principles of ecologically sustainable development or for any other purpose.*
- (4) The provisions of Subdivisions 1–8 do not apply to a primitive camping ground.*
- (5) For the purposes of subclause (2)(b), in the calculation of the number of tents using a camping ground, 2 or more tents occupied by not more than 12 persons camping together as a group are to be counted as only one tent.*
- (6) The general manager of the council for the area in which a primitive camping ground is located may modify the conditions under this clause as they apply to the camping ground if the general manager is reasonably satisfied that it is necessary to do so for the purposes of accommodating persons who have been displaced because of bush fires.*

A primitive camping ground (PCG) is being proposed for the subject land.

The approach for campsites is free form. Camp sites will not be designated; rather a portion of the subject land is being designated for camp sites. An area of approximately 18 hectares has been set aside for camp sites, meaning a maximum of 36 camp sites

will be allowed at one time. Camp sites will be required to follow the conditions stated in clause (2)(c), (d), (f) and (g).

No off-site parking has been designated for the primitive camping ground. The camping ground has been mapped as flood prone; however, it is a compatible land use as potential damage would be minimal and the nature of the camping ground makes evacuation quick and easy for visitors in the unlikely case of a flood emergency.

The PCG is split into two designated camping areas, one being in the north and one in the south, as indicated in the proposed site plan in Appendix A.2. Each camping areas will have an essential services facility, containing a water supply, toilets and means for refuse disposal. The southern facility will feature one female toilet and one male toilet, as well as a water supply from a tap and a garbage bin for refuse disposal. The northern facility will feature two female toilets and two male toilets, as well as a water supply from a tap and two garbage bins for refuse disposal. The toilets to be used for the facilities will be composting toilets.

The subject land is not identified as bushfire prone land.

6. LIKELY IMPACTS OF THE DEVELOPMENT

6.1 CONTEXT AND SETTING

The subject land is located approximately 6km North of Narromine. The subject lot is currently used for intensive plant agriculture purposes, with an active avocado orchard located at the south-eastern corner of the site, and a pivot irrigator located in the northern section. The Macquarie River runs along the entirety of the eastern boundary of the site.

The proposed primitive camping ground (PCG) is proposed to be located along the eastern boundary of the lot and utilises an area of 6 hectares, as indicated in Appendix A.2. The PCG will not conflict with the current uses for the subject land including the intensive agriculture and any future dwelling.

6.2 SOCIO-ECONOMIC BENEFITS

The proposed primitive camping ground (PCG) will have a positive socio-economic impact on the Narromine community. The proposed PCG will attract tourists to Narromine as well as provide accommodation to travellers, which will in turn provide a boost to the economy and social atmosphere of the Narromine town centre. Overall, the PCG will have a positive socio-economic impact on Narromine.

6.3 ACCESS, TRAFFIC AND TRANSPORT

The subject land currently has access from Warren Road via a dirt road that extends to the existing avocado orchard. New driveway access is proposed on the subject land which will provide adequate access for the residents of any future dwelling, the agricultural uses of the land as well as visitors to the primitive camping ground.

6.4 ENVIRONMENT AND BIODIVERSITY

Only minor vegetation clearing is needed for the PCG. The extent of vegetation clearing will be limited to the shortening of grasses and the removal of debris such as tree branches in the proposed camp site areas as well as the existing driveway.

A BOSET report has been completed and attached in Appendix A.8. No native vegetation is to be cleared. A Biodiversity Development Assessment Report is not required as part of this application.

6.5 ABORIGINAL HERITAGE

Items of Aboriginal significance are not known to be located in or near the subject land. An AHIMS search of the subject land has been undertaken with a buffer of 50m from the boundary, attached in Appendix A.9. Zero Aboriginal sites are recorded in or near the subject land, and zero Aboriginal places have been declared in or near the subject land.

The Macquarie River runs along the eastern boundary of the lot, which could indicate the presence of objects or sites of Aboriginal significance. Upon inspection of the site, there were no objects of Aboriginal significance visible on the subject land. Works associated with the proposal are minor and located a suitable distance from the river, meaning the disturbance of any objects of Aboriginal significance is extremely unlikely.

In accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW, an Aboriginal Heritage Impact Statement (AHIP) is not required as part of this application, and any works undertaken as part of the proposal will proceed with caution.

If any Aboriginal objects are found, work will be stopped and the DECCW will be notified. If human remains are found, work will be stopped, the site will be secured and the NSW Police and DECCW will be notified.

6.6 OTHER MATTERS FOR CONSIDERATION

The subject land is not mapped as bushfire prone. The land is not a known heritage site. No contamination sites are within the vicinity of the subject land. The PCG will be adequately serviced by utilities including a water supply, toilets and waste disposal.

7. CONCLUSION

The proposed primitive camping ground (PCG) is suitable for the subject land. The proposed PCG is unlikely to cause any adverse effect on the environment, and appropriate measures have been made to ensure minimal impact. The proposed PCG will facilitate tourist accommodation for Narromine which will provide a boost to the economy and social atmosphere of the Narromine town centre. The proposed PCG and dwelling entitlement relocation is unlikely to conflict with the existing land use on the subject land or any adjacent lots. The relocation of the dwelling envelope associated with the intensive agriculture will not have any adverse effect on the subject land.

The proposed development is suitable for the subject land.

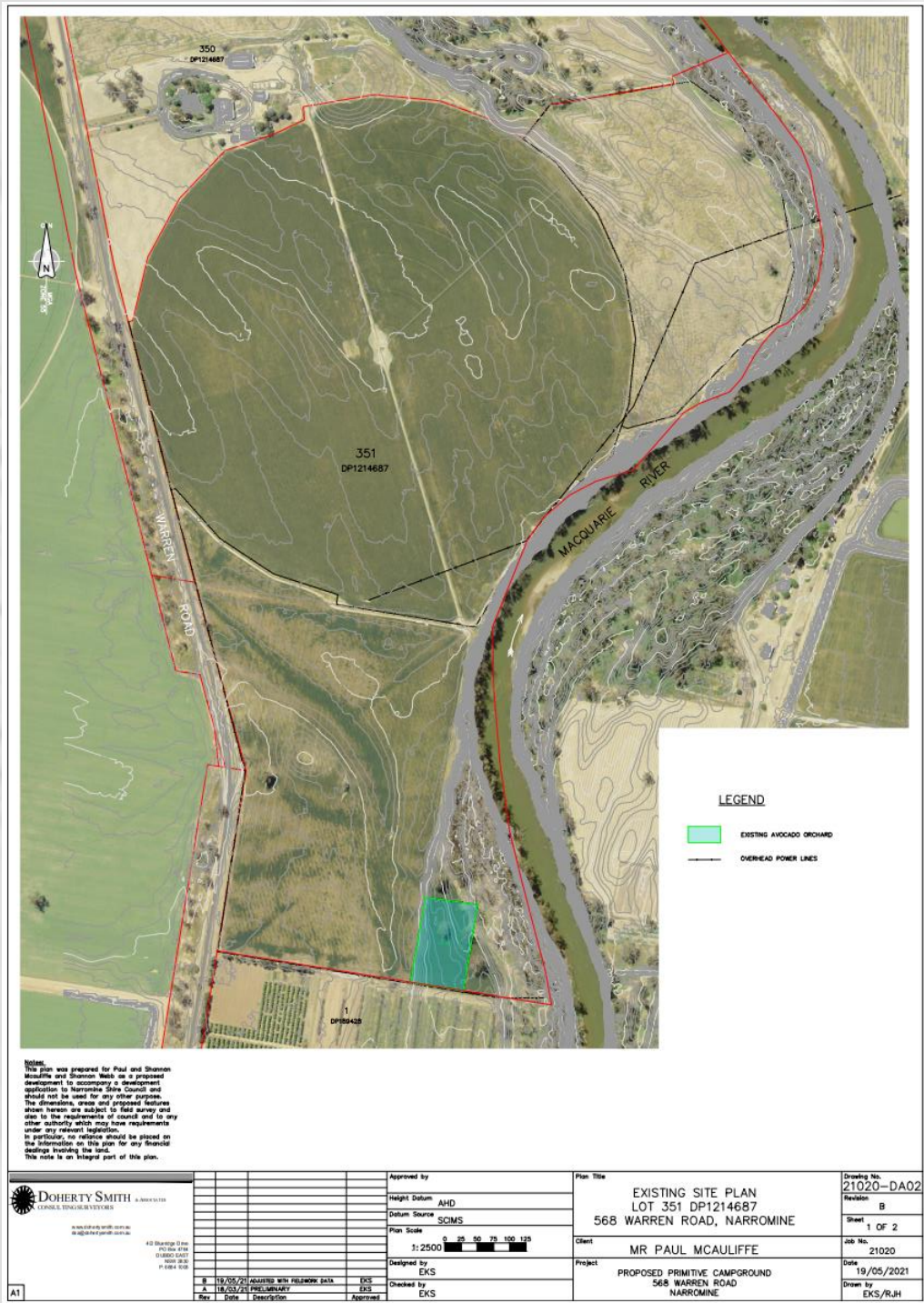
Eric Smith

B.Surv. MIS Aust.

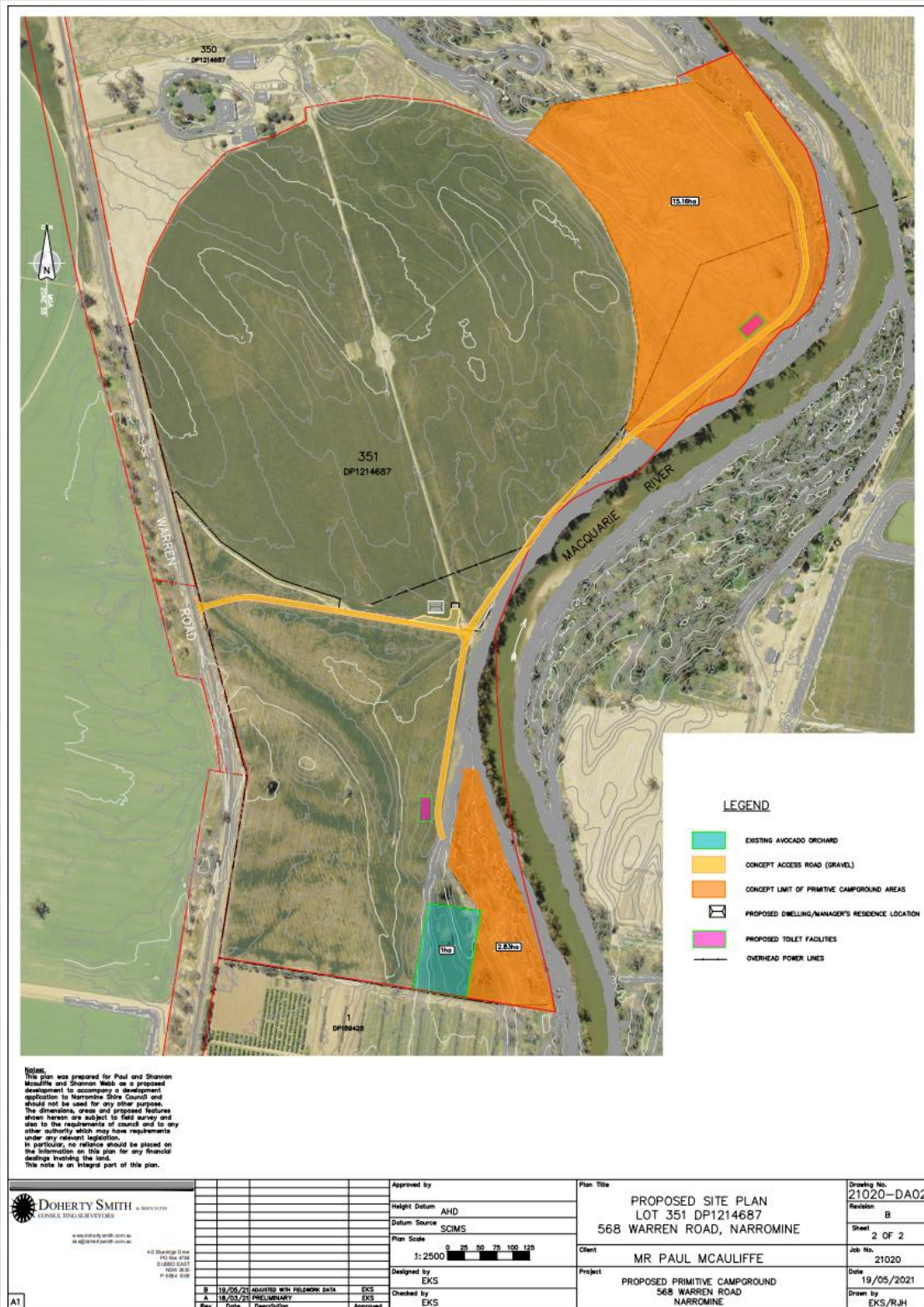
Surveyor Registered Under The Surveying and Spatial Information Act, 2002

APPENDIX A - MAPS

A.1 EXISTING LAYOUT



A.2 PROPOSED LAYOUT



A.3 LAND ZONING MAP



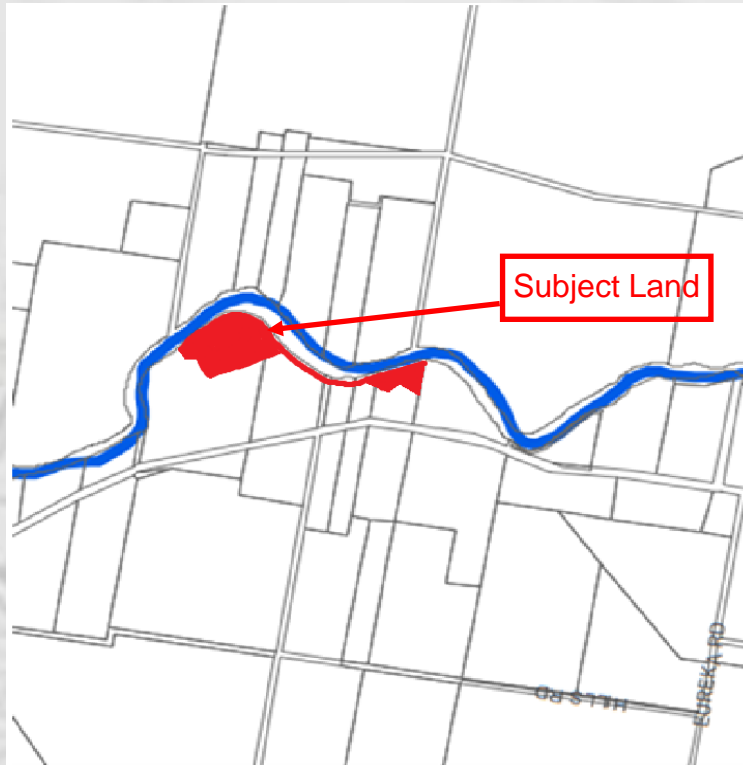
A.4 FLOOD PLANNING MAP




A.5 TERRESTRIAL BIOVERSITY MAP



A.6 WATERCOURSE MAP



**Narrromine Local
Environmental
Plan 2011**

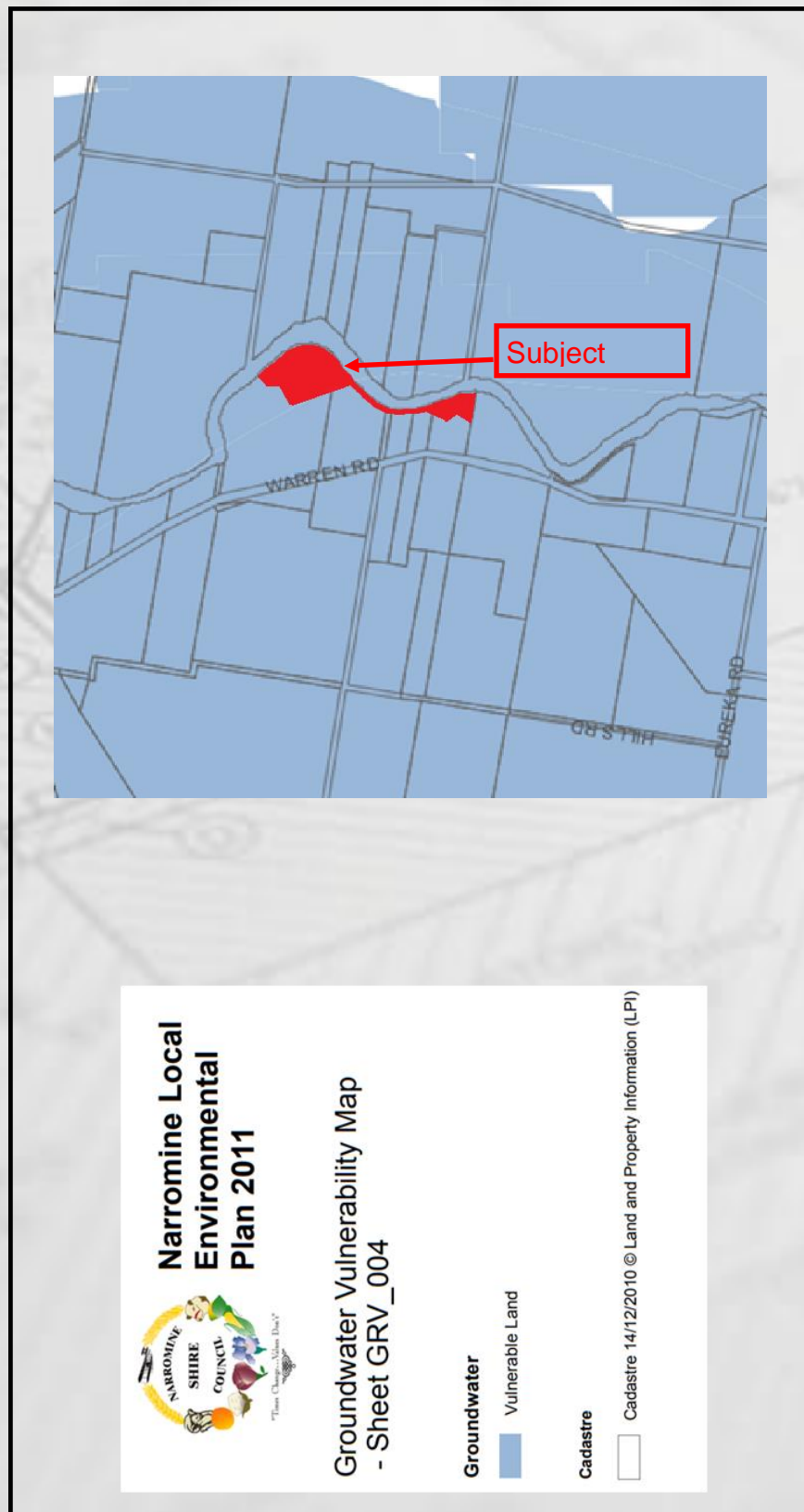


Watercourse Map - Sheet WCL_004

Watercourse
— Sensitive Area

Cadastre
□ Cadastre 14/12/2010 © Land and Property Information (LPI)

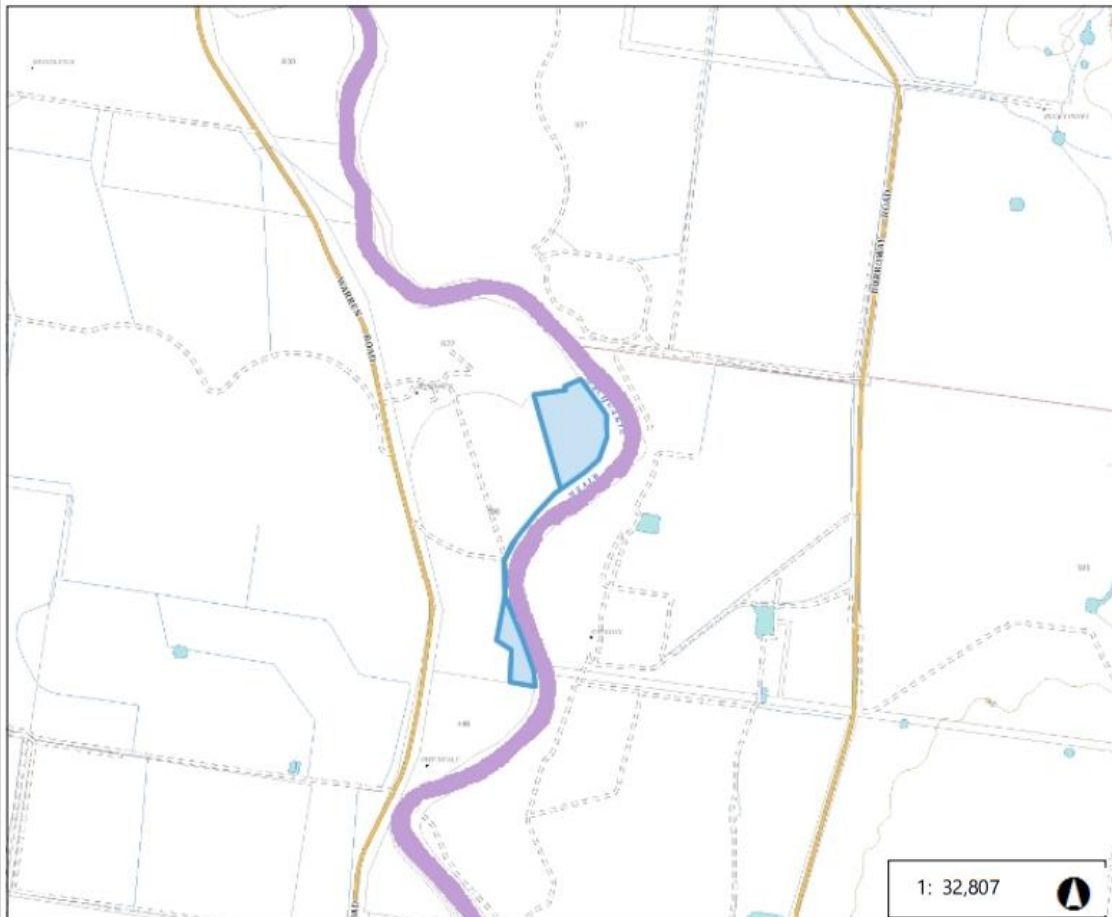
A.7 GROUNDWATER VULNERABILITY MAP



A.8 BOSET REPORT



Biodiversity Offset Scheme (BOS) Entry Threshold Map



1,666.6 0 833.29 1,666.6 Metres
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

Notes

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NSW Environment & Heritage



Biodiversity Values Map and Threshold Report

Results Summary

Date of Calculation	20/05/2021 2:05 PM	BDAR Required*
Total Digitised Area	15.35 ha	
Minimum Lot Size Method	LEP	
Minimum Lot Size	400 ha	
Area Clearing Threshold	1 ha	
Area clearing trigger Area of native vegetation cleared	Unknown #	Unknown #
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
Date of the 90 day Expiry	N/A	

*If BDAR required has:

- at least one 'Yes': you have exceeded the BOS threshold. You are now required to submit a Biodiversity Development Assessment Report with your development application. Go to <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor> to access a list of assessors who are accredited to apply the Biodiversity Assessment Method and write a Biodiversity Development Assessment Report
- 'No': you have not exceeded the BOS threshold. You may still require a permit from local council. Review the development control plan and consult with council. You may still be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in s. 7.3 of the Biodiversity Conservation Act 2016. You may still be required to review the area where no vegetation mapping is available.

Where the area of impact occurs on land with no vegetation mapping available, the tool cannot determine the area of native vegetation cleared and if this exceeds the Area Threshold. You will need to work out the area of native vegetation cleared - refer to the BOSET user guide for how to do this.

On and after the 90 day expiry date a BDAR will be required.

Disclaimer

This results summary and map can be used as guidance material only. This results summary and map is not guaranteed to be free from error or omission. The State of NSW and Office of Environment and Heritage and its employees disclaim liability for any act done on the information in the results summary or map and any consequences of such acts or omissions. It remains the responsibility of the proponent to ensure that their development application complies with all aspects of the *Biodiversity Conservation Act 2016*.

The mapping provided in this tool has been done with the best available mapping and knowledge of species habitat requirements. This map is valid for a period of 30 days from the date of calculation (above).

Acknowledgement

I as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature _____ Date: 20/05/2021 02:05 PM

A.9 AHIMS SEARCH



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 21020

Client Service ID : 591318

Doherty Smith and Associates Consulting Surveyors

Date: 17 May 2021

4/2 Blueridge Drive
Dubbo New South Wales 2830

Attention: Kate Smith

Email: kate.smith@dohertysmith.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 351, DP:DP1214687 with a Buffer of 50 meters, conducted by Kate Smith on 17 May 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

APPENDIX B - PHOTOS

B.1 ACCESS FROM WARREN ROAD





B.2 EXISTING DRIVEWAY



B.3 PROPOSED NORTHERN CAMPING AREA





B.4 PROPOSED SOUTHERN CAMPING AREA





B.5 EXISTING AVOCADO ORCHARD

