

STATEMENT OF ENVIRONMENTAL EFFECTS

DEAN'S GREEN Paddock- OUTDOOR RECREATION FACILITY & ANCILLARY PRIMITIVE CAMPGROUND USE

**121 Black Rock Road, Martins Creek, NSW,
2420
(Lot 134, DP 841161)**

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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Dean Djakiew of 'Dean's Green Paddock' (the client) to prepare a Statement of Environmental Effects (SoEE) to regularise existing land uses at 121 Black Rock Road, Martins Creek, NSW, 2420 (the site).

The site is located within the Dungog Local Government Area (LGA) and is zoned R5 Large Lot Residential under the Dungog Local Environmental Plan 2014 (the LEP). The proposed DA is prepared in response to a Concerns raised by Dungog Council over the permissibility of the existing land uses This Development Application serves to regularise all existing land uses and satisfy Dungog Council of their permissibility and ability to occur without any adverse environmental impacts.

The existing uses at 121 Black Rock Road have been assessed as permissible with consent through this statement of Environmental Effects. The assessment undertaken through this Statement of Environmental Effects also identifies no potential environmental impacts brought about by the ongoing use of the site.

TERMS & ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
EP&A Act	Environmental Planning & Assessment Act 1979
BPL	Bushfire Prone Land
DA	Development Application
FPL	Flood Planning Level
FFL	Finished Floor Level
SoEE	Statement of Environmental Effects
EPI	Environmental Planning Instrument
ASS	Acid Sulphate Soils
SISD	Safe Intersection Sight Distance

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by
1	Site Plan	Perception Planning
2	Wastewater Management Plan	GSL Environmental
3	Letters of Support – Dean's Green Paddock	Various
4	AHIMs Search Results	Perception Planning
5	Bushfire Assessment Report	Perception Planning

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SoEE) is to assist Council in their assessment of existing land uses at 121 Black Rock Road, Martins Creek and to assist the community in understanding this development.

This SoEE has been prepared in accordance with best practice principles applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure's (now the Department of Planning and Environment) guide to the *Environmental Planning and Assessment Act (EP&A Act) 1979 (s4.15)*.

The objectives of this SoEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 BACKGROUND

The site is located within the Dungog Local Government Area (LGA) and is zoned R5 Large Lot Residential under the Dungog Local Environmental Plan 2014 (the LEP). The proposed DA is prepared in response to a Concerns raised by Dungog Council over the permissibility of the existing land uses This Development Application serves to regularise all existing land uses and satisfy Dungog Council of their permissibility and ability to occur without any adverse environmental impacts.

The subject Development Application seeks to outline how the existing uses are permissible with consent and regularise all existing uses on the site to satisfy Council that no adverse environmental impacts occur as a result of the existing uses on the site.

This SoEE has been prepared to accompany the Development Application lodged with Dungog Council which seeks to regularise the existing uses at 121 Black Rock Road, Martins Creek.

1.3 SITE PARTICULARS

The particulars of the site are as follows:

Property Address	121 Black Rock Road, Martins Creek, NSW, 2420 (the site)
Lot and DP	Lot 134, DP 841161
Current Use	Outdoor Recreation & Ancillary Uses
Zoning	R5 – Large Lot Residential
Size	~35,000m ²
Site Constraints	Bushfire Prone Land Riparian Lands & Watercourses
Owner	Dean Djakiew
DP and 88B Instrument	Nothing on the DP or 88B instrument prohibits the proposed development. No existing easements are identified within the DP provided at Appendix 3 .

The site particulars are detailed in the table above and shown within **Figure 1** below. The site is located within the township of Martins Creek, within the Dungog Local Government Area (LGA), approximately 1300m south-east of the Martins Creek Railway Station.

Figure 1 - Locality Map



Figure 2 – Site Plan



2.0 THE DEVELOPMENT

Proposal

The objective of the proposed development application is to obtain development consent for the mix of existing uses on the site at 121 Black Rock Road, Martins Creek, NSW, 2420 (the site). The proposed development will continue to service the Dungog community and will contribute to ongoing investment within Dungog.

The primary use of the site is a Recreation facility (outdoor), being Dean's Green Paddock, a petting zoo whereby visitors come and can learn about/feed animals kept on the property as well as native animals that live in the area.

Dean also runs leadership classes for youths and life education programs from the site. Dean also provides music lessons to clients on the property. These operations comprise what is characterised as an information & education facility on the site.

Dean also hosts counselling services on the property as a home business. Dean is an accredited Counsellor and provides counselling services for separated parents, fathers and anger management.

In addition to the above existing uses of the site, Dean's Green Paddock also offers the opportunity to use ancillary campgrounds as part of any of the above offerings given the somewhat isolated location and the benefits associated with providing a holistic camping experience for clients.

The existing uses of the site are demonstrated on the site plan provided at **Figure 2**. Operationally, all of the above listed uses will be available year-round. Across the listed uses, the site has a capacity of 50 guests in total. Accordingly, ancillary primitive campground provisions have been designed to meet the maximum patronage associated with the further permissible uses of the site.

This application is for the use of land only. A wastewater Treatment Plan has also been prepared to demonstrate that the site is capable of effectively servicing its guests with wastewater treatment facilities, subject to a future S68 application for their installation.

3.0 PLANNING CONTROLS

3.1 ACTS AND REGULATIONS

The following Acts are considered relevant to the proposed development:

3.1.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) provides the framework for planning and building in NSW. *Clause 4.15 – Evaluation* is the relevant part of this Act. This is addressed later in the SoEE.

- **Section 4.46 – What is integrated development?**

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **Table 1** below.

- **Section 7.11 – Development Contributions**

Development contributions will be calculated in accordance with the Dungog Council Contributions Plan 2019.

3.1.2 Hunter Water Act 1991

The subject site is not located within a Drinking Water Catchment Area. To this effect, a referral to Hunter Water (HW) is not required under Section 51 of the HW Act.

3.1.3 Water Management Act 2000

Should any physical works occur within 40m of any existing watercourse, referral to the Natural Resources Access Regulator (NRAR) will be required.

3.1.4 Biodiversity Conservation Act 2016




The purpose of the *Biodiversity Conservation Act 2016* (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The proposed development does not require the removal of vegetation and the site is not identified on the Biodiversity Values Map. Further consideration under the BC Act is not required.




Table 1 - Integrated development triggers

Integrated development	Proposed Development	
Fisheries Management Act 1994	<ul style="list-style-type: none"> ▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219 	N/A
Heritage Act 1977	<ul style="list-style-type: none"> ▪ s 58 	N/A
Coal Mine Subsidence Compensation Act 2017	<ul style="list-style-type: none"> ▪ s 22 	N/A – The site is not located within a Mine Subsidence Area.
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	No – Development is not integrated development in respect of an Aboriginal heritage impact permit required under Part 6 of the National Parks and Wildlife Act 1974 as no works are proposed as part of the application.
Protection of the Environment Operations Act 1997	<ul style="list-style-type: none"> ▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122 	N/A
Roads Act 1993	<ul style="list-style-type: none"> ▪ s 138 	N/A
Rural Fires Act 1997	<ul style="list-style-type: none"> ▪ s 100B 	YES – the proposed development is SFPP and accordingly is defined as integrated development. As such, it requires consent from the NSW RFS given the site is identified as bushfire prone.
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	YES – If works for septic purposes are proposed within 40m of a mapped watercourse / waterfront land.

3.1.3 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

The design and layout of the development is regulated by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (Clause 131). The relevant requirements and appropriate responses are provided within the below table.

Clause	Requirement	Response	
131 (1)	The maximum number of designated camp sites in a primitive camping ground must not exceed an average of 2 for each hectare in the camping ground.		The campground totals 4Ha and the number sites is 8, which provides an average of 2 sites per hectare.
131(2)	If the approval to operate a primitive camping ground does not designate camp sites, a council may impose a condition on the approval that the installation of tents, caravans, campervans and annexes is not permitted in specified areas of the primitive camping ground— (a) for the health and safety of occupiers of the camping ground, or (b) to ensure consistency with the principles of ecologically sustainable development, or (c) for another purpose.		Noted.
131(3)	The following conditions apply to a primitive camping ground— (a) if at least 1 camp site is designated—camping is not permitted within the primitive camping ground other than on the designated camp site or sites, (b) if no camp sites are designated—the maximum number of caravans, campervans and tents permitted to use the camping ground at the same time must not exceed an average of 2 for each hectare in the camping ground, (c) a caravan, annexe or campervan must not be permitted to be installed within 6 metres of another caravan, annexe, campervan or tent, (d) a tent must not be permitted to be installed within 6 metres of a		No campsites nominated – areas for camping are. Water supply, toilet & refuse disposal specified throughout this report. Otherwise, noted.

	<p>caravan, campervan or an annexe or within 3 metres of another tent,</p> <p>(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,</p> <p>(f) unoccupied caravans, campervans and tents are not permitted to remain in the camping ground for more than 24 hours,</p> <p>(g) if a fee is charged for camping—a register must—</p> <p>(i) be kept in accordance with section 121, and</p> <p>(ii) must specify the size of the group accompanying the registered person,</p> <p>(h) fire fighting facilities required by the approval must be provided at the primitive camping ground.</p>		
131(4)	Subdivisions 1-8 do not apply to a primitive camping ground.		Noted.
131(5)	The general manager of the council for the area in which a primitive camping ground is located may modify the conditions applying to the camping ground if the general manager is reasonably satisfied that it is necessary to accommodate displaced persons.		Noted.
131(6)	In subsection (3)(b), 2 or more tents occupied by no more than 12 persons camping together must be counted as 1 tent.		Noted

The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (Clause 132(4) states that Subdivisions 1-8 do not apply to a primitive camping ground.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)

The following SEPPs are considered relevant to the proposed development:

3.2.1 SEPP No. 55 – Remediation of Land

The aim of this SEPP is to ensure that the consent authority does not grant consent to development, unless they have considered whether the land is contaminated. The DA is not seeking a change of use but is rather seeking development approval for an existing use. We have been provided with no evidence to suggest that the land is contaminated.

3.2.2 SEPP (Biodiversity and Conservation) 2021

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The subject development application does not seek consent for the removal of any vegetation to continue the use of the subject site. No further consideration of this SEPP is required.

3.2.3 SEPP (Transport and Infrastructure) 2021

Chapter 2 – Infrastructure

The purpose of this chapter is to facilitate the effective delivery of infrastructure across the state and to identify matters to be considered in the assessment of developments adjacent to particular types of infrastructure.

Black Rock Road is not identified as a classified road. As such, referral to Transport for NSW (TfNSW) for development on or adjacent to a classified road is not triggered under Sections 2.117, 2.118 and 2.119. In accordance with Section 2.121, development listed in Schedule 3 is identified as traffic-generating development. The proposed development is not identified under Schedule 3 and therefore does not warrant referral to TfNSW.

3.3 DUNGOG LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the LEP apply to the development:

- **Clause 2.3 – Zone Objectives and Land Use Table**

The site is zoned R5 – Large Lot Residential. The Land Use Table of the LEP identifies the following objectives for this zone. An appropriate response for the proposed development is provided against each.

Zone R5 – Large Lot Residential		
No	Objective	Response
1	<ul style="list-style-type: none"> To provide residential housing in a rural setting while preserving, and minimising impacts on environmentally sensitive locations and scenic quality. 	The existing uses being regularised through this Development Application will not jeopardise the existing or future residential rural setting of the site. Rather, it serves to respect the existing residential rural setting, upon which the ongoing use of the site relies.
2	<ul style="list-style-type: none"> To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. 	The ongoing use of the site will not hinder the ongoing development of urban areas.
3	<ul style="list-style-type: none"> To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. 	The primitive nature of the campgrounds and low-scale uses of the site do not unreasonably increase demand for public services.
4	<ul style="list-style-type: none"> To minimise conflict between land uses within this zone and land uses within adjoining zones. 	The proposed uses have been situated on the site in a way that they are removed from adjoining properties as much as possible. Furthermore, all uses are effectively screened from neighbouring properties.
5	<ul style="list-style-type: none"> To isolate housing from existing intensive agriculture or future intensive agricultural areas. 	The existing uses of the site will have no impact on existing or future agriculture in the area.

R5 Large Lot Residential Zone – Land Use Permissibility Table
Permitted without Consent <i>Extensive agriculture; Home occupations; Markets; Roads; Roadside stalls</i>
Permitted with Consent <i>Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Car parks; Cellar door premises; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Farm buildings; Farm stay accommodation; Flood mitigation works; Function centres; Home-based child care; Home businesses; Information and education facilities; Jetties; Kiosks; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Rural supplies; Sewerage systems; Signage; Tank-based aquaculture; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recreation structures; Water supply systems</i>
Prohibited <i>Any development not specified in item 2 or 3</i>

The relevant land use definitions for the existing uses of the site are as follows:

Counselling services

The existing Counselling Services on the site are best characterised as a **Home Business**. The relevant definition is as follows:

Home business means a business, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by 1 or more permanent residents of the dwelling and not involving the following—

- (a) the employment of more than 2 persons other than the residents,
 - (b) interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
 - (c) the exposure to view, from adjacent premises or from a public place, of unsightly matter,
 - (d) the exhibition of signage, other than a business identification sign,
 - (e) the retail sale of, or the exposure or offer for retail sale of, items, whether goods or materials, not produced at the dwelling or building, other than by online retailing,
- but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Note—See clause 5.4 for controls relating to the floor area used for a home business

Music Lessons/Youth leadership classes

The existing music lessons and youth leadership classes held on the site are best characterised under the **Information and education facilities** land use definition, which is as follows:

Information and education facilities means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

Petting Zoo/Animal Experience

The existing Petting Zoo is best characterised as an **outdoor recreation facility**. The outdoor recreation facility definition is as follows:

Recreation facilities (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

The existing Animal Experience whereby visitors are provided the opportunity to observe wildlife in the vicinity of Dean's Green Paddock is best defined as an **environmental facility**. The environmental facility definition is as follows:

Environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

Planning Comment: the existing uses, as characterised above, are all permissible with consent on the subject site within the relevant R5 Large Lot Residential Zone.

Ancillary Primitive Camping

The existing campground which operates as ancillary to the above land uses, is best defined as a **primitive camping ground**. The primitive camping ground definition is as follows:

Primitive Camping Ground means a camping ground approved under the Local Government Act 1993, Chapter 7, Part 1 as a primitive camping ground.

Note—Primitive camping ground is a type of **camping ground**—see the definition of that term in this Dictionary.

camping ground means an area of land, with access to communal amenities, used for the short term placement of campervans, tents, annexes or other similar portable and lightweight temporary shelters for accommodation and includes a primitive camping ground but does not include—

(a) a caravan park, or (b) farm stay accommodation.

Planning Comment: The existing primitive camping ground is intrinsically linked to the existing permissible land uses. Without the existing offerings at Dean's Green Paddock at 121 Black Rock Road, there would be no demand for the camping facilities provided. This is evidenced by the fact that staff responsible for running the permissible uses on the site also manage the camping facilities, with no additional staff associated with the camping. Furthermore, access to the camping facilities on the site is restricted to patrons who arrive at the site to partake in any of the further offerings available on the site – a register of guests attending the site & the activities they attend for to then camp on the site can be enforced as a condition of consent to satisfy the Planning Authority that this is the case. Guests cannot arrive outside of operating hours of further uses on the site, further enforcing the fact that guests arrive to partake in further offerings, and stay as ancillary to partaking in these offerings. Accordingly, the Planning authority can be satisfied that the primitive camping ground serves as ancillary to the dominant purposes of the site, being the permissible mixed use of the site listed above.

▪ **Clause 5.4 – Controls relating to miscellaneous permissible uses**

This clause provides provisions for the existing home business on the site, requiring that all carrying on of the business is contained to within 50m² of floor area. The existing home business operations (counselling services) are contained entirely within the existing outbuilding on the property, which is 50m² in area. Accordingly, use of the site remains compliant with this provision.

▪ **Clause 5.10 – Heritage Conservation**

The objectives of this clause include to conserve Dungog's environmental heritage, the significance of heritage items, of heritage conservation areas, associated fabric, settings and views. The clause also intends to conserve archaeological sites, Aboriginal places of cultural significance and Aboriginal objects.

A search of the Aboriginal Heritage Information Services (AHIMS) database (15 March 2023) identified that no Aboriginal sites or places of significance are located on or near the site (within 50m) as shown in **Appendix 4**.

The site is not identified as containing or being in proximity to any items of heritage significance. Accordingly, the Planning Authority can be satisfied that continued use of the site will have no impact on any heritage significance.

- **Clause 6.4 – Stormwater management**

The continued use of the site will have no impact on existing stormwater flows, with no physical works proposed to increase hardstand areas. The Planning authority can be satisfied that the continued use will have no significant adverse impacts on stormwater runoff.

- **Clause 6.6 – Riparian land and watercourses**

This clause is relevant given the continued use of the site within 40m of mapped watercourses, and the site containing mapped watercourses. The continued uses of the site, being small scale in nature, are not considered to have any impacts on nearby watercourses. Uses of the site will continue to operate in respect of existing watercourses.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Part A

This Part relates to development application requirements. The proposed development application will be submitted to Council consistent with those requirements set out within Part A.

Part B

This Part relates to exempt and complying development. The proposed development does not meet the development standards for complying development under Clause 3.A2 (2) SEPP (Exempt and Complying Development Codes) 2008.

Part C

This Part of the DCP does not provide any general requirements for a campground. The design and layout of the camping ground is regulated by the LEP and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.

Part D

This Part relates to Local Area Plans prepared for specific localities. The proposed development is not located in any of these localities, nor does it trigger the need to prepare a Local Area Plan. The proposed development is consistent with the relevant provisions of the Dungog DCP.

4.0 SITE CHARACTERISTICS AND KEY DEVELOPMENT ISSUES

4.1 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the development are a matter of consideration for the consent authority under Section 4.15(1) of the Environmental Planning and Assessment Act 1979. These likely impacts are discussed under the following relevant headings.

4.2 CONTEXT AND SETTING

The continued use of the has been demonstrated to be consistent with the Regulations. It is in keeping with the context of the subject site, being effectively screened from nearby land uses.

4.3 VISUAL IMPACT

The continued use of the site is low impact. It does not require the erection of any buildings or construction works. All existing permissible uses are effectively contained within the existing buildings/grounds of the site. The camping areas are significantly setback from the existing residential dwellings adjoining the subject site.

4.4 ACCESS, TRANSPORT AND TRAFFIC

The development is low impact. While the continued use of the site for the mix of permissible uses and ancillary camping uses will increase traffic to the site beyond the typical residential rate, this rate will not result in any significant exceedances through the local road network. This is supported by the fact that the nature of visits to the site consist primarily of guests arriving and then staying on-site until departure (rather than making multiple trips to and from the site when visiting).

4.5 PUBLIC DOMAIN

The proposed development will continue to contribute to the public domain by providing important services/experiences to the community of the Dungog LGA.

4.6 SERVICES

Due to the camping sites being “primitive” in nature, no water or electricity will be connected to each site. Wastewater Treatment is to be established on site through a future S68 application in line with the attached Wastewater Management Plan (Appendix 2).

4.7 HERITAGE

The site is not listed as a heritage item, nor is it in the proximity of any heritage items. Furthermore, an AHIMS search resulted in the identification of no aboriginal artefacts within 50m of the site. No potential impact on heritage significance is anticipated through the continued use of the site.

4.8 ECOLOGICAL

The development does not require any works that would result in the need for vegetation removal. Furthermore, all existing uses are carried out in respect of existing watercourses. The wastewater treatment plan demonstrates how wastewater can be treated on the site in consideration of the existing watercourses also.

4.9 LANDSCAPING

No landscaping plan has been provided with the DA. The subject site is effectively screened from surrounding uses and the public.

4.10 BUSFHIRE

The site is identified as bushfire prone land; accordingly, a bushfire assessment has been prepared for submission alongside this development application. This BAR sets out a list of recommendations in respect of specific bushfire protection measures relating to the subject application. It is recommended that these conditions be included within any General Terms of Approval issued by NSW RFS for use of the subject site.

4.11 ARCHAEOLOGY

No archaeological matters have been identified. No works are proposed.

4.12 NOISE AND VIBRATION

The continued use of the site is not considered to have any significant impacts in terms of noise and/or vibration. All existing permissible uses and ancillary camping activities are to continue to operate in a low-scale manner with minimal noise production. The continued use of the site is considered appropriate in terms of noise production within the context.

4.13 SAFETY, SECURITY AND PUBLIC INTEREST

The continued use of the site is not considered to be at any significant risk of crime within the existing context. Furthermore, the site owner & operator remains on site at all hours supervising will increase passive surveillance and active management of this land. The continued use of the site is considered to be in the public interest given it offers vital services in terms of counselling and recreational opportunities to locals within the Dungog LGA.

4.14 TOPOGRAPHY AND STORMWATER MANAGEMENT

A stormwater report has not been prepared. The additional stormwater that will run-off tents when the camping sites are occupied is considered to be minimal.

4.15 FLOODING

The subject site is not identified as flood prone land.

4.16 ACID SULPHATE SOILS

This site is not identified as containing Acid Sulfate Soils.

4.17 MINE SUBSIDENCE

The site is not located in an identified Mine Subsidence District.

4.18 CUMULATIVE IMPACTS

The development will continue to contribute to the Dungog Economy by drawing in guests to the several offerings available on site.

4.19 CONSULTATION

Council are invited to notify the subject DA as required. Consultation is to occur though this period, with the applicant open to feedback received through this period.

4.20 SOCIAL AND ECONOMIC IMPACT ON THE LOCALITY

Social impact is best defined by (Armour 1992) that describes changes that occur in:

- People's way of life (how they live, work, play and interact with one another on a day to day basis),
- Their culture (shared beliefs, customs and values), and
- Their community (its cohesion, stability, character, services and facilities).

The proposed ongoing use of the site will provide positive economic impacts to Dungog through increased visitation to the area and localised spending. There are no anticipated adverse economic impacts as a result of the proposed development, rather it is considered the proposal will contribute positively to the social elements of the locality. The proposed development is not out of character with the existing urban or rural context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness in the locality.

4.21 SUITABILITY OF THE SITE AND PUBLIC INTEREST

The subject site is located within an existing residential area and is effectively separated from adjoining sensitive receivers.

The continued use of the site includes all elements required under the relevant planning instruments and policies, particularly the Local Government Regulations, and there are no anticipated negative impacts on the locality as a result of the development.

To this extent, the site is suitable for continued use.

5.0 CONCLUSION

This SoEE has demonstrated that the proposed development is within the public interest, both socially, economically and environmentally. Any relevant matters have been addressed through this SEE. The key reasons why the proposed development is appropriate are as follows;

- The proposed development is permissible with consent and is consistent with the objectives of the R5 Large Lot Residential zoning of the site;
- No adverse impact on the existing character or amenity of the area will result through its continued use;
- The ongoing provision of services on the site will incur positive social and economic impacts within the Dungog locality;
- The primitive camping ground proposed makes good use of the available land and will not result in any conflicts.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Councils determination of this matter. If we can provide any further information or clarity, please do not hesitate to contact us.



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