

The General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Sir,

SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS
PROJECT: ADDITIONAL SITES– DAWSON RIVER CARAVAN PARK

1. Introduction

PDA Planning has been engaged by the Sprent Pty Ltd to prepare a Statement of Environmental Effects (SEE) to increase the short term sites at the Dawson River Caravan Park, Cundletown. The land is described as Lot 1 DP 1243974, 1 Manning River Drive, Cundletown.

The subject site is shown below.



This report assesses the potential environmental impacts of the proposed development.

2. Planning Provisions

This SEE provides an assessment of the impacts of the proposed development. The land is zoned RU1 under the provisions of Greater Taree Local Environmental Plan 2010 (LEP 2010) and Caravan Parks are prohibited in the zone. The existing park does have Existing Use rights.

The proposed expansion of the Caravan Park is permissible with Council consent under the Existing Use provisions of the Environmental Planning and Assessment Act and Regulation.

Clause 49 of the Environmental Planning and Assessment Regulation 2000 states:

41 Certain development allowed

(1) An existing use may, subject to this Division—

(a) be enlarged, expanded or intensified, or

(b) be altered or extended, or

(c) be rebuilt, or

(d) be changed to another use, but only if that other use is a use that may be carried out with or without development consent under the Act.

The decision-making process for the proposed development falls under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Council, in deciding whether consent should be granted, must examine and consider relevant matters for consideration. This report is intended to assist in this decision making process and to provide information that satisfies the requirements of Section 4.15 of the EP&A Act as addressed in **Table 1**.

Table 1 Section 4.15 Matters

(a) the provisions of: (i) any environmental planning Instruments;	All relevant provision of the <i>Greater Taree Local Environmental Plan 2010</i> has been considered within this report.
---	--

(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);	No draft EPI is considered to adversely impact the application.
(iii) any development control plan	The relevant provisions of the Greater Taree Development Control Plan 2010 are addressed within Section 4 of this report.
(iiia) and 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;	The subject land is not known to be subject to a planning agreement.
(iv) the regulations (to the extent that they prescribe matters for the purpose of this paragraph)	Not Applicable
(v) (Repealed)	-
(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;	See below.
- context and setting	The subject land is in a urban locality. The proposed development is considered consistent with the general context and setting in the locality.
- Access, transport, and traffic	The proposal is consistent with the scale of development indicated in Council's planning policies and is not expected to adversely impact on the function of the local road network.
- Utilities	The subject land is serviced by all essential services.
- Heritage	Not applicable.

- Flora and Fauna	The proposed does not require the removal of any significant vegetation to facilitate the development.
- Natural Hazards	The subject site is mapped as bushfire prone land. A bushfire assessment for the proposed development concludes that the development can comply with the requirements of Planning for Bushfire Protection 2019 (RFS, 2019). The site is also flood liable. This matter is addressed further in this SEE.
- Site Design and Internal Design.	Site design and Internal design is considered appropriate.
(c) The suitability of the site for the development	
Does the proposal fit within the locality?	The proposal is compatible with existing and likely future developments within the surrounding locality.
Site attributions conducive to the development	The site attributions, being an existing caravan park, is conducive to development.
(d) Any submissions made in accordance with this Act or the regulations;	For Council consideration.

The proposed development is an integrated development as it is deemed:

- to be a Special Fire Protection Purpose (SFPP) development and is required to obtain a BFSa from the RFS under section 100B of the RF Act; and
- proposes development within 40m of the Dawson River.

3. The Proposed Development

Dawson River Caravan Park is located on the Dawson River at Cundletown and currently provides a mix of long term and short term and camp site tourist sites options for patrons. The current Caravan Park Approval is for 16 long term sites and 40 short term sites.

The proposed development includes:

- An additional six (6) short term sites being identified as Sites 12, 13, 25, 56, 57 and 59 on the attached map.

It is submitted that the short-term visitor sites options for the park still provide the predominate usage of the site.

Details of the proposed development are included in the Development Plans attached to the Development Application.

4. Impact Assessment

Heritage

There are no heritage items on the site.

Ecology

There are no trees or native vegetation required to be removed.

Noise

There will be no adverse noise resulting from the proposed additional site and facilities.

Flooding

The site is flood prone. Part E of Greater Taree Development Control Plan 2010 (DCP 2010) outlines the flooding requirements for development and indicates that only short term sites should be allowed for caravan parks in flood prone areas. The additional six (6) sites will be for short term use only.

Air Quality

There will be no adverse impacts on air quality in the locality.

Aboriginal Archaeology

The site is developed and soils have previously been disturbed. No Aboriginal archaeological items would exist on site.

Traffic

The proposed increase in short term sites will not have an adverse impact of the road system.

Visual

The proposed increase in short term sites and will not have an adverse impact on the visual amenity of the locality.

Bushfire

The site is listed as bushfire prone. A bushfire assessment report is attached to the Development Application.

Acid Sulfate Soils

The site of the proposed development is identified as containing Class 3 and Class 5 Acid Sulfate Soils. The proposed increase in short term sites will not impact on Acid Sulfate Soils.

5. Conclusion

Information presented in this Statement of Environmental Effects indicates that the proposed development being an additional six (6) short term sites, at the Dawson River Caravan Park, Manning Point, is consistent with the relevant Local and State planning instruments. The potential impacts of the proposed development have been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed development will not adversely impact upon the surrounding environment.

Yours faithfully
PDA Planning

A signed copy can be provided upon request.

TONY FISH
Town Planner

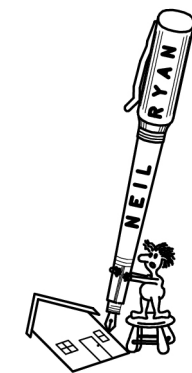
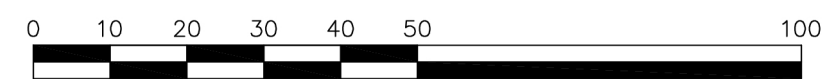


TYPE	NUMBER	TOTAL
LONG TERM	45-54, 55, 58, 60, 61, 84, 85.	16
SHORT TERM	1-11, 14-16, 18, 20, 22-24, 26-44, 82, 83.	40
SHORT TERM D.A. Pending	64-69.	6
SHORT TERM D.A. to be Submitted	12, 13, 25, 56, 57, 59.	6
FUTURE DEVELOPMENTS	17, 19, 21, 62, 63. 70-75, 76-81, 121-123.	20
UNITS	U100-120.	20
HOUSES	124-125.	2

NOTE : Units and Houses are NOT part of the A.T.O.

SITE PLAN

SCALE 1:1000 @ A3



PROPOSED ALTERATIONS TO DAWSON RIVER TOURIST PARK FOR:			
Spent Pty Ltd. 1 Manning River Drive, Cundletown			
DRAWING SITE PLAN	JOB No. 2020-024/b	SHEET No. 1 OF 1	
DATE JULY 2023	SCALE 1:1000 @ A3	ISSUE A-7	
DRAWN BY: NEIL RYAN 44 WOOLA ROAD TAREE Mob. 0417682880 Email: admin@neilryan.com.au ABN 43 831 206 704		CHECKED	