

Statement of Environmental Effects

Concept Development Approval and Stage 1 Approval for a Caravan Park 3540 The Lakes Way Charlotte Bay



October 2024

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1 Introduction

1.1 Summary

Site Details	
Address	3540 The Lakes Way Charlotte Bay
Property Description	Lot 110 DP 1091944
Area	305 ha approximately
Local Government Area	Mid Coast Council (Great Lakes LEP)
Current Use	Part Golf Course

General Details	
Applicant	Blueys Estate Pty Ltd
Proposal	Concept Development Approval Stage 1 Development Approval for a Caravan Park
Application Type	Concept Development Application and Development Application (Stage 1)
Level of Assessment	Local Application
Consent Authority	Mid Coast Council
Key Applicable Codes	Great Lakes LEP 2014 SEPP Resilience and Hazards SEPP Housing Great Lakes DCP Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

1.1 Preamble

This Statement of Environmental Effects (SEE) has been prepared by Lands Advisory Services Pty Ltd (Landsas) to accompany a Development Application (DA) to Mid Coast Council (Council) seeking concept development approval and a Stage 1 Development Approval as per section 4.22 (1) and 4.15 (1) of the Environmental Planning and Assessment Act 1979 for a caravan park to be located at 3540 The Lakes Way Charlotte Bay.

The purpose of this report is to describe the proposed development and review the relevant planning requirements relating to the proposal. It provides an assessment of the proposed development in terms of the Evaluation Criteria prescribed under Section 4.15 (1) of the *Environmental Planning and Assessment Act, 1979*.

In the preparation of this SEE for the Site and the locality has been considered, along with supporting plans and consultant reports relating to the concept design of the caravan park.

The merits of the proposal have been considered with reference to the relevant State, Regional and Local Council planning instruments, codes and policies.

The proposed development is considered appropriate and worthy of obtaining development consent.

1.2 Site & Locality Description

The Site is located along The Lakes Way, approximately 3.5 kilometers by road from the Blueys Beach retail precinct and approximately 900m to the south of the Charlotte Bay retail precinct. The legal description of the sites is lot 10 DP 1091944 and lot 1 DP 1172370; the site has an overall area of approximately 305 hectares.

The Site is currently benefits from development consent for a 9 hole golf course. Location maps showing the Site in a regional and local context are set out below in Figures 1 and 2.

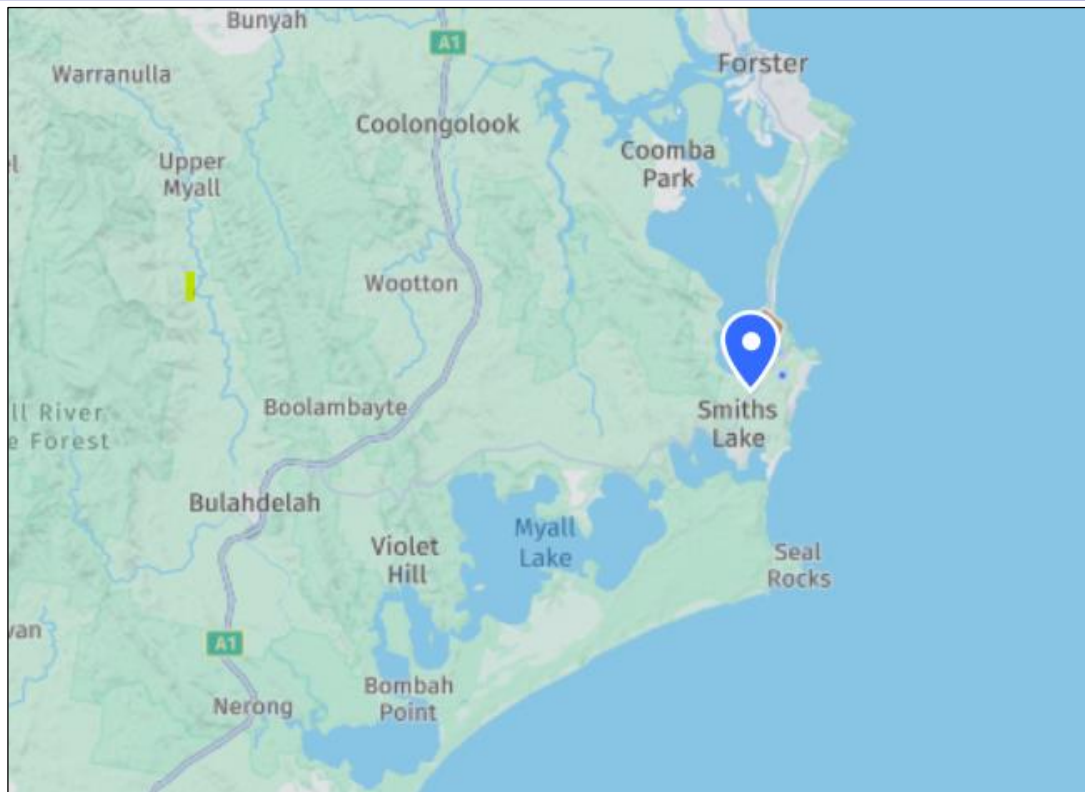


Figure 1: Locality Diagram, site location indicated by blue drop pin (Source: Nearmaps)

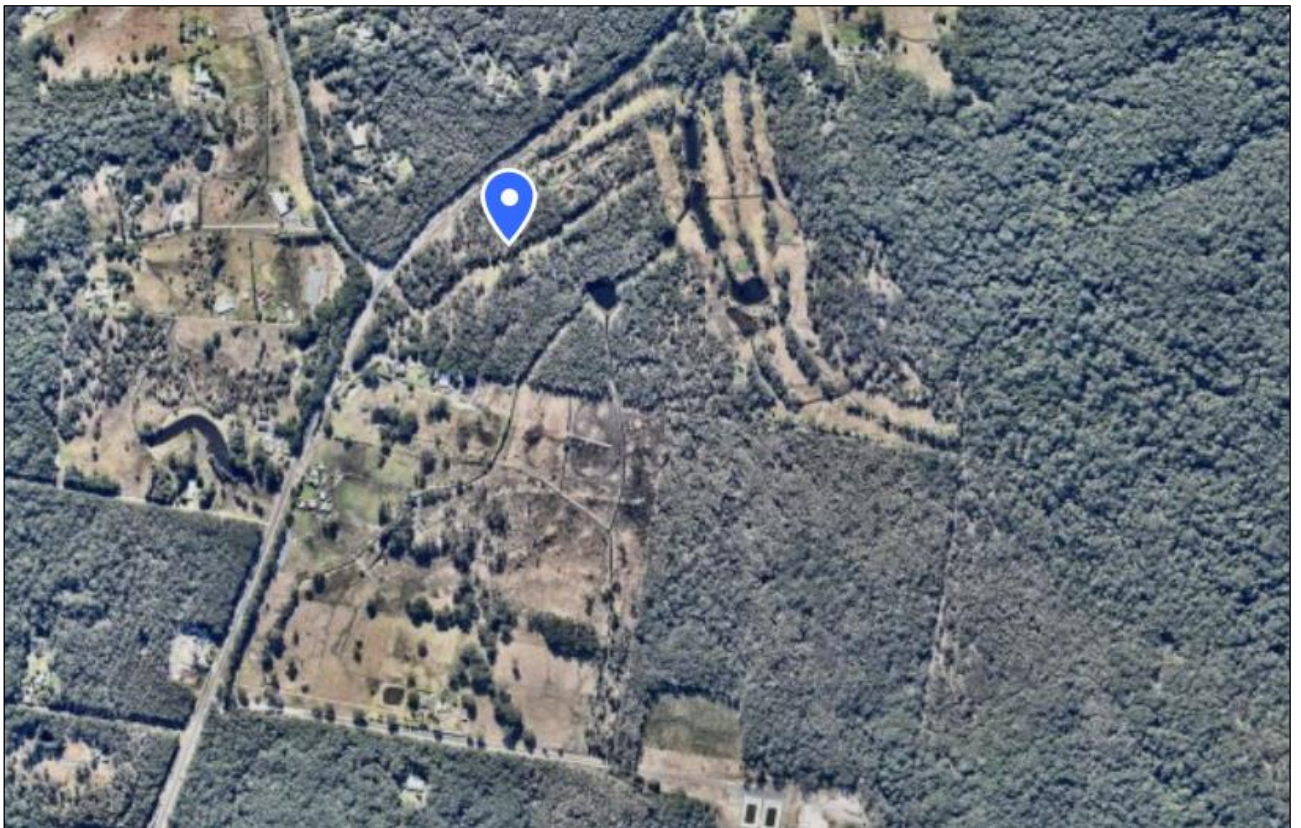


Figure 2: Site Diagram showing site location

1.3 Existing Development

The site currently has development consent for a golf course. Details of each development consent is provided below:

DA-5057

- Development consent was granted on the 12 May 1997
- Consent was granted for Stage 1 of an 18 hole golf course including holes 1-9, Pond 1-7, access road of The Lakes Way and carpark and temporary clubhouse.

Current use of the site is consistent with above approvals and current zoning.

The site was also subject to a Gateway Rezoning Approval in 2015 that proposed to rezone the site to a combination of residential and private recreation uses.

1.4 Context and Surrounding Land uses

The Site is currently zoned RU2 Rural Landscape the *Great Lakes Local Environmental Plan 2014*. Immediately surrounding the Site to the west is land zone R5 Large Lot Residential, to the north and south adjoining land is also zoned RU2 Rural Landscape and to the east adjoining land is zoned C2 Environmental Protection. Surrounding land uses include dwelling houses and natural bushland.

1.5 Pre-Lodgement Meeting

A DA Pre-Lodgement Meeting was held with Council on the 20 June 2023. A record of the meeting notes is provided in section 6. It should be noted that the scale of the proposed development has been reduced significantly compared to what was discussed at the meeting.

2 Description of Proposal

2.1 General Description

This proposal seeks concept development consent and a stage 1 development consent as per section 4.22 (1) and 4.15 (1) of the Environmental Planning and Assessment Act 1979 for a caravan park to be located at 3540 The Lakes Way Charlotte Bay (Site).

As per the provided concept plans the Park will consist of a total of 200 sites comprising of 130 short term sites and 70 camp sites as defined by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. The concept is purely focused on short term tourist accommodation and does not seek approval for long term sites and via association permanent residents.

The concept design utilises approximately 4 percent or 12 hectares of a possible 305 hectare property, with the remaining area being maintained as native vegetation. The retention of the majority of the site as native vegetation is an intentional design consideration as the

future caravan park is intended to operate in harmony with the surrounding natural bushland environment. Further the site will be marketed as a bushland/nature retreat rather than a traditional holiday park.

It is considered the current development site location provides key advantages such as:

- Coastal views from the north and south east aspects of the site.
- High exposure from the Lakes Way
- Proximity (5 minutes) to the Blueys Beach retail precinct
- Prominent site frontage along the Lakes Way
- Existing golf course provides a key focal tourism opportunity that can be combined with the holiday park recreational offering

The overall design statement behind the development of the concept plan can be described as follows:

The combination of the site's exceptional natural features and a well considered design response provides the opportunity to deliver a Holiday Park which is a contextually considerate design outcome for Blueys Beach.

RESPONDING TO SITE CONDITIONS

The layout of the proposed master plan is driven by minimising the impact on the site and retaining areas of important vegetation where possible, including Hollow Bearing Trees. Working with the existing terrain and providing 'green' linkages throughout is central to the design approach.

MINIMISING VISUAL IMPACT

The location of the proposed park is setback behind a generous landscape buffer of existing vegetation that is to be retained, reducing its visual impact from the road.

WORKING WITH THE LAND FORM

The proposed park aims to maintain the existing character of the site as much as possible



by protecting the topographic structure of the site. Cut and fill is minimised through working with the sites contours and designing raised built form that 'touches the earth lightly' to help mitigate impact.

Figure 3: Image depicting proposed design of community amenities

SUBTLE ARCHITECTURE

Materials and finishes will be adopted that are sympathetic to the natural environment and in keeping with the bushland character of the site.

Building strategies will be adopted which focus on integrating the structures that lightly touch the earth. In this way, the built form can be absorbed into the topography and not pose as visually dominant against the landscape.



Figure 4: Image depicting proposed design of community amenities

CONNECTION TO PLACE

A gateway to Blueys Beach, the site sits between the bush and the beach. The design in layout, materiality and form is inspired by the sites context and endemic flora and fauna. Through respect for this, the design proposed to seamlessly integrate with the existing site, enhancing its connection to place.

As detailed in the above design statement the development concept also works to the existing topography of the site and involves very minimal cut and fill. The Park layout, road design and stormwater retention is all informed by the existing site characteristics. This design ethos has been embraced to minimise the impact of the development and to provide

a concept design that we believe is consistent with the desired development pattern and typology of the area. The retention of existing native vegetation where possible within the development footprint and setbacks from the Lakes Way will significantly reduce the visual impact of the development with the primary visualization still being of a natural landscape interspersed with tourist and camping areas.

A visual impact analysis resulted in the conclusion that the proposed development is well-concealed from public vantage points, with the linear viewshed from The Lakes Way providing the only public view lines into the site. The retention of existing vegetation and the average 100-meter setback ensure that the built form has minimal presence from The Lakes Way.

Localized planting will further screen and soften the built form, maintaining the visual continuity of natural landscape elements. The site's character will be preserved through the protection of its topographic structure. The layout and scale of the built form are consistent with the RU2 zoning, which permits caravan parks.

Given the site's relative concealment, existing vegetation, zoning allowances, and potential for additional mitigation measures, the proposed development represents a contextually responsive design outcome that satisfies the applicable planning provisions and guidelines related to visual amenity. Therefore, the proposed development can be supported on visual impact grounds.

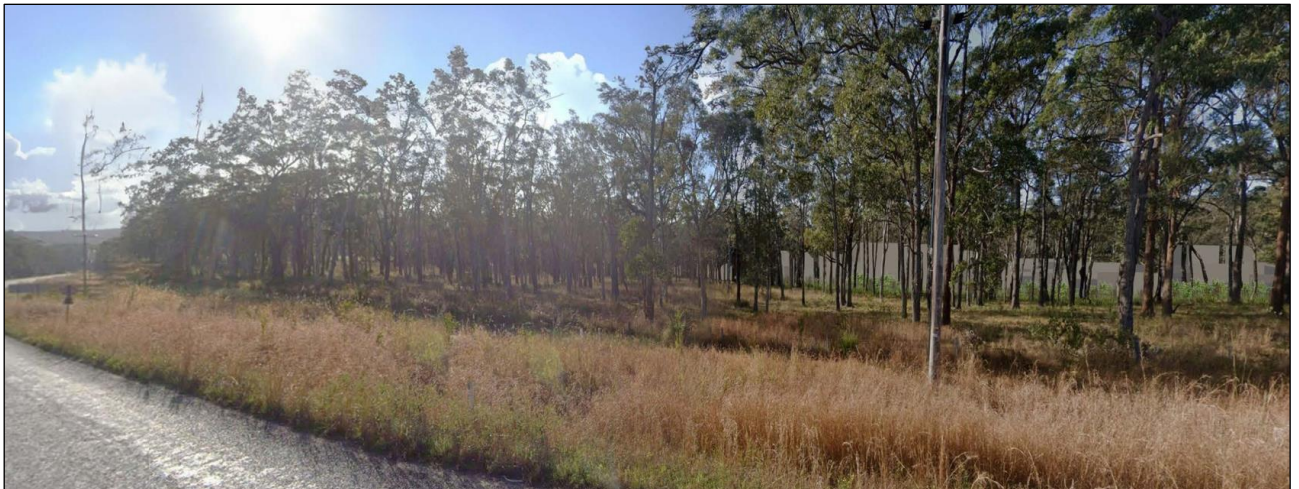


Figure 5: Image of site at present with proposed development

The concept in relation to site designation and use has also been designed to factor in the bushfire constraints of individual sites in relation to BAL setbacks. This has translated to sites along the eastern boundary primarily being designated as camp sites with the remainder being designated as short term sites which will allow for the installation of cabins over time as per the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.

The concept plans also identify the location of all roads, proposed servicing and infrastructure, retreat amenities, community facilities and stormwater management requirements. As this is a concept development application these plans are focused on the

level of detail commensurate with this type of application. Post development concept detailed plans will be prepared to support the subsequent staged development applications.

The proposed staging of the development is as follows:

Stage 1 – Works

- Internal Roads, entry and exit roads and carparking as indicated on the staging plan
- Vegetation clearing within the development footprint.
- *Note that stage 1 is subject to a development application*

Stage 2 - Works

- Park Office
- Car parking
- Roads, stormwater and other services as required
- Community Amenities – Clubhouse, amenity block
- 69 short term sites
- Road Intersection (The Lakes Way)

Stage 3 – Works

- Roads, stormwater and other services as required
- Amenity block
- 40 short term sites
- 46 camp sites

Stage 4 – Works to Include

- Roads, stormwater and other services as required
- 21 short term sites
- 24 camp sites

A design statement and concept masterplan including concept plans of individual buildings is provided is also provided in section 6 of this report. Also provided for illustrative purposes are likely final cabins designs which demonstrate the cabin type and design that is in keeping with the overall natural feel of the Park.

It is proposed the Park will operate 365 days per year and be fully staffed to ensure the visitor experience is second to none. It is also proposed that services facilities such as cafes, restaurants, etc., will be provided in time and be available to all guests.



Figure 6: Plan showing proposed caravan park concept plan, landscaping and tree retention

2.1.1 Stage 1 Development Application

Further to the application for concept development approval this application also seeks development consent for Stage 1 of the overall concept development. As detailed above a Stage 1 approval will include the following:

- Internal park roads as detailed on the Staging Plan
- Park entry (internal) and exit roads (internal) as detailed on the Staging Plan
- Vegetation clearing within the development footprint

Plans detailing road design have been prepared by Tattersall Lander and are provided in section 6. A BDAR assessment prepared by Anderson Environment and Planning has also been provided to justify the vegetation removal and is also provided as in section 6.

2.2 Current Use of the Site

The site is currently utilised as a private golf course and natural bushland, cattle grazing and horse agistment. This use is approved via development consents as described in section 1.3 above.

2.3 Heritage

Neither the site nor any buildings or features are situated on the land subject to this development application are listed as heritage items as per the Great Lakes Local

Environmental Plan.

A search of the AHIMS database revealed there are not registered aboriginal sites or aboriginal places within or adjacent to the subject site, the search parameters included a 50m buffer from the property boundary of the subject site.

2.4 Stormwater

A stormwater management plan and report for the site has been prepared by Tattersall Lander and is provided as per section 6 of this report. The conclusion from section 13 of the report states the following.

The tourist park has been designed with drainage and water quality constraints in mind, and the current proposal represents a design that balances the constraints of the site and the development outcome.

Flooding – *Parts of the development footprint are impacted by the 1% flood level, and all permanent community facilities should have floor levels at or above the 5.2m FPL. The camping sites and short-term sites located below the 1% flood level are allowable under the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation with Council approval.*

Drainage - *In keeping with the existing site hydrology, the development has been designed to drain with minimal stormwater interception – roads will shed to adjacent pervious areas wherever possible, and roof area runoff will be initially intercepted by rainwater tanks before overflowing to adjacent permeable areas. Runoff will generally be captured before it leaves the development area and directed into bioretention structures proposed at various low points around the outside of the footprint.*

Due to the nature, size and scale of the development within the broader catchment, there should be no discernible impacts on neighbouring properties or public infrastructure as a result of the development, and internally within the site there is adequate provision for the functionality, safety and amenity of the facility.

Water Quality - *Stormwater runoff quality has been addressed on-site via a treatment train that includes the construction of a dispersed biofiltration raingarden network across the site, provision of a total of 30kl of tank storage attached to the community buildings, and a commitment to a minimum 2kL rainwater tank with any future cabin installations. The modelling results indicate that this treatment train has been optimised to give the best long term results and the DCP Neutral or Beneficial Effect water quality targets can be met for this proposal*

2.5 Bushfire

The area is mapped as bushfire prone land in accordance with Clause 10.3 of the EP&A Act and is classified as a Special Fire Protection Purpose Development (SFPP) that falls within

category 1 vegetation as per the Mid Coast Council Bushfire Prone Land Map. As such the development is considered integrated development as per section 100b of the Rural Fires Act. As such a bushfire threat assessment report has been prepared by Bushfire Environmental Management Consultancy and is provided as per section 6.

2.6 Ecology

The site contains intact native vegetation over the majority of the site. Of the overall site area of 13.54 ha comprises 12.46 ha of native vegetation and 1.11 ha of cleared exotic land. The remainder of lot 110 is retained as intact native vegetation.

Due to the impact on native vegetation a Biodiversity Development Assessment Report has been prepared to meet the requirements of the *Biodiversity Assessment Method 2020* (BAM) established under Section 6.7 of the *Biodiversity Conservation Act 2016* (NSW). This assessment utilises methods detailed within the BAM Order 2020 to identify biodiversity values inherent within the site, including known and potentially occurring threatened species and ecological communities, and quantifies impacts of the proposal upon these values.

This report has been prepared to meet the requirements of the *Biodiversity Assessment Method 2020* (BAM) established under Section 6.7 of the *Biodiversity Conservation Act 2016* (NSW). This assessment utilises methods detailed within the BAM Order 2020 to identify biodiversity values inherent within the site, including known and potentially occurring threatened species and ecological communities, and quantifies impacts of the proposal upon these values.

Fauna species recorded were typical of those expected in this locality and in this type of remnant habitat with existing connection to larger patches of habitat offsite.

No serious and irreversible impacts (SAILs) are likely to occur as a result of the proposal.

Assessment of the proposal under other relevant environmental policy instruments including *State Environmental Planning Policy* (Biodiversity and Conservation) 2021 (B&C SEPP), *State Environmental Planning Policy (Resilience and Hazards) 2021* (R&H SEPP) and *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was undertaken.

A full copy of the BDAR report is provided in section 6.

2.7 Social and Economic Impacts

To understand the economic and social impacts of this development, even though it is only at the concept stage, the Caravan Industry Association of Australian Park Benefit Calculator was used to determine economic benefit to the region once the Park was fully operational.

To undertake the calculation the total number of sites nights and Park income was based on the total number of sites as per the site concept plan.

The total economic contribution to region (gross domestic product) of this analysis equates to \$24.47M, included in this figure is a total visitor spend of \$6.25M. Further once fully operational the Park would generate 197 full time equivalent jobs of these 78 would be generated via direct spend by visitors to the Park the remainder via the general operations

of the Park. Quite obviously the region would not benefit to this extent immediately as it will take a number of years for the Park to become fully operational. What this analysis does demonstrate though is the positive economic benefits that tourism developments such as caravan parks bring to local towns and regions.

The benefit to local business and services providers will also be significant from direct suppliers to the Park to business that will benefit indirectly as a result of tourist guests to the area. Further jobs and flow on jobs will be created during the construction phases of the park.

We do not see any negative social impacts resulting from this proposed development, the key reason being that the development is of a tourist nature thus resulting in positive employment benefits. It is quite possible the skilled employees required to manage and run the Park may not be available locally and will need to be recruited from elsewhere.

2.8 Excavation and Demolition

The proposed concept plan has been designed to work with the existing site topography so involves only minor bulk earthworks which are only required to support the proposed stormwater concept design.

As this is a concept development application no demolition is proposed.

2.9 Contamination

A preliminary site contamination investigation report has been provided as per section 6 to support this development application. The investigation was undertaken by Regional Geotechnical Solutions. The report concludes that the site can be made suitable for the proposed development from a contamination perspective. Key report recommendations are as follows:

It is recommended that the box trailer, excavator, liquid storage tank and demountable amenities building be appropriately removed and disposed of to a waste management facility where necessary. Following the removal of these items, a visual inspection of the ground surface should be undertaken by a qualified environmental consultant to evaluate whether additional soil sampling should be undertaken.

It is recommended that further testing of the fill stockpiles be undertaken to assess their suitability to remain onsite from a contamination perspective and also to provide a more detailed waste classification for offsite disposal of these materials if required. A preliminary waste classification has been provided below in Section 6 based on the sampling undertaken during this investigation.

Should unidentified fill materials be encountered that require removal off site, assessment for a Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 in accordance with the Resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste)

Regulation 2014 – the Excavated Natural Material (ENM) Order 2014, will be required. The investigation works undertaken were of limited scope and provide a preliminary assessment of identified AECs. Should materials suspected of being contaminated (by way of visual or olfactory evidence) be encountered during development of the site, it is recommended that advice from a suitably qualified and experienced environmental consultant be sought without delay.

Based on the results obtained in this investigation, it is considered that the site can be made suitable for future land use as a caravan park with cabin accommodation with regard to the presence of soil contamination, provided the recommendations and advice of this report are adopted, and site preparation works are conducted in accordance with appropriate site management protocols and legislative requirements.

2.10 Access, Traffic and Parking

A traffic impact assessment has been carried out by Seca Solutions to determine the impact on the existing road network that may result from the proposed development. The report is provided as per section 6. The Site currently has pedestrian and vehicular access from The Lakes Way.

The report concludes that traffic demands generated by the proposed development are within the capacity of the existing road network and that access to the site can be provided to satisfy the site distance requirements as required under the RTA Guide to Traffic Generating Developments Austroad Guidelines to Traffic Management.

A key requirement of the development will be an upgraded intersection and entry into the Park off The Lakes Way. The proposal allows for the provision of a T intersection to control access to the site, with the development of a sheltered right turn lane to maximise road safety. This sheltered right turn lane will be designed in accordance with the requirements set out in Austroads Design Guides. The design of this intersection will require consent from Council as the road authority. As a regional road no Works Authorisation Deed (WAD) with Transport for NSW is required.

Given that this intersection will be designed and constructed in accordance with the Austroads Guidelines it is considered that this access will provide a safe environment for all road users and will not provide a safety risk for road users.

All internal roads and carparking will be privately owned infrastructure designed to comply with the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.

2.11 Services

A servicing strategy for the site has been prepared by Tattersall Lander. While the site is not currently serviced in relation to water and sewer the report concluded that all services currently run adjacent to the property along The Lakes Way.

The servicing strategy is attached as per section 6.

2.12 Waste Management

A detailed waste management plan will be prepared to support the subsequent development application post concept development approval.

In relation to the onsite waste management post operational approval, it is anticipated a private waste contractor will be engaged to service the Park. Internal waste stations will be provided within the Park for collection by the waste contractor.

Internal road networks have been designed to provide adequate access and egress and with sufficient turning circles to accommodate waste collection vehicles.

2.13 Flooding

EMM Consulting (EMM) has been commissioned by Bluey's Estate Pty Ltd to perform this quantitative assessment based on Council requirements. This Flood Study Report provides details on the flood study performed, including methodologies, input data, results and implications for the proposed development and the surrounding properties. The flood study is provided in attachment 6.

The purpose of the report is to support the project DA in the form of a flood risk and impacts assessment. The site and surrounding area are subject to possible flood risk, and Mid-Coast Council therefore require a quantitative and detailed understanding of flooding behaviour at the site and surrounding areas. Council also require an understanding of potential impacts of the proposed development on surrounding properties and infrastructure.

The report concludes that the results of the flood modelling show the impact of the proposed development on local hydraulic conditions is negligible, as the proposed changes to the site do not lie within the primary flow path of Wallis Creek.

The design flood level at the site has been found to vary between 5.1 m AHD and 4.7 m AHD, and high ground is available to users of the site in the case of a flood emergency, either on the site itself, or on a segment of The Lakes Way adjacent to the site

3 Planning Controls

3.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (The Act) is the principle planning and development legislation in New South Wales.

In accordance with Section 1.3, the objectives of the Act are: -

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The stated objectives of the Act are satisfied by the proposed development as it:

- Will promote the social and economic welfare of the local community through the provision of tourist and recreational facilities;
- Creates additional jobs during the construction and operational phases;
- Utilises appropriate existing services; and
- Causes no adverse impacts on the environment.

3.1.1 Section 1.7 – Application of Part 7 of Biodiversity Conservation Act 2016

As discussed in section 2.6 due to the impact on native vegetation a Biodiversity Development Assessment Report has been prepared to meet the requirements of the *Biodiversity Assessment Method 2020* (BAM) established under Section 6.7 of the *Biodiversity Conservation Act 2016* (NSW).

This assessment utilises methods detailed within the BAM Order 2020 to identify biodiversity values inherent within the site, including known and potentially occurring

threatened species and ecological communities, and quantifies impacts of the proposal upon these values.

The report is provided as per section 6.

3.1.2 Section 4.46 – Integrated Development

The site is classified as bushfire prone land as per the Great Lakes LEP and is therefore classified as integrated development thus necessitating referral to the NSW Rural Fire Service. A Bushfire Threat Assessment Report has been prepared and is provided as per section 6.

All proposed recommendations in relating to the concept design of the Park have been implemented. Recommendations involving design infrastructure and location of bushfire fighting services etc. will be implemented during detailed design and construction.

3.2 Provision of relevant SEPP

Section 4.15(1) of The Act requires the consideration of all relevant State Environmental Planning Instruments at the Development Application Stage.

The proposed development has been prepared having regard to *State Environmental Planning Policy Resilience and Hazards, State Environmental Planning Policy Housing*. An assessment against the requirements of the relevant chapters of each SEPP is provided below.

3.2.1 State Environmental Planning Policy Resilience and Hazards Chapter 4 Remediation of Land

The SEPP Chapter 4 establishes State-wide provisions to promote the remediation of contaminated land. Clause 4.8 of the SEPP requires that a consent authority must not grant consent to a development if it has considered whether a site is contaminated, and if it is, that it is satisfied that the land is suitable (or will be after undergoing remediation) for the proposed use.

A preliminary site contamination investigation report has been provided as per section 6 to support this development application. The investigation was undertaken by Regional Geotechnical Solutions. The report concludes that the site can be made suitable for the proposed development from a contamination perspective. Key report recommendations are as follows:

It is recommended that the box trailer, excavator, liquid storage tank and demountable amenities building be appropriately removed and disposed of to a waste management facility where necessary. Following the removal of these items, a visual inspection of the ground surface should be undertaken by a qualified environmental consultant to evaluate whether additional soil sampling should be undertaken.

It is recommended that further testing of the fill stockpiles be undertaken to assess their suitability to remain onsite from a contamination perspective and also to provide a more detailed waste classification for offsite disposal of these materials if required. A preliminary waste classification has been provided below in Section 6 based on the sampling undertaken

during this investigation.

Should unidentified fill materials be encountered that require removal off site, assessment for a Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 in accordance with the Resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014 – the Excavated Natural Material (ENM) Order 2014, will be required. The investigation works undertaken were of limited scope and provide a preliminary assessment of identified AECs. Should materials suspected of being contaminated (by way of visual or olfactory evidence) be encountered during development of the site, it is recommended that advice from a suitably qualified and experienced environmental consultant be sought without delay.

Based on the results obtained in this investigation, it is considered that the site can be made suitable for future land use as a caravan park with cabin accommodation with regard to the presence of soil contamination, provided the recommendations and advice of this report are adopted, and site preparation works are conducted in accordance with appropriate site management protocols and legislative requirements.

3.2.2 State Environmental Planning Policy Housing – Part 9 Caravan Parks

SEPP Housing Part 9 Caravan Parks establishes policy measures for the orderly and economic use and development of land intended to be used for a caravan park. Clause 131 of the SEPP details the development consent requirements for caravan parks. This SEPP has no impact on the proposed development. Compliance with the SEPP is addressed in the table below.

Part 6 Caravan Parks

Clause	Comment
Clause 126 Objectives	The proposed development is consistent with the objectives of the SEPP in that the caravan park will cater for short term residents, benefits the social and economic welfare of the community which has been demonstrated as per section 2.7 of this report; the park design provides for appropriate community facilities commensurate of a Park this size; and has been designed with the protection and minimise of environmental impact in mind. This application seeks consent for the use of sites for use as short term stays only.
Clause 127 Land to which the SEPP applies	The SEPP applies to the subject site
Clause 128 Relationship to other Planning Instruments	It is intended that manufactured homes will be installed within the caravan park for use as short term stays only
Clause 129 Definition	Proposed use is consistent with the definition of caravan park

Clause 130	Caravan Parks are a permissible use with the RU1 Rural Landscape zone
Clause 131 Development Consent Required for Caravan Parks	This application does not seek an approval for the use of any sites within the Park for long term residences; consent is sought for short term sites only.
Clause 132 Subdivision of Caravan Parks for Lease Purposes	No subdivision is proposed as part of this development application
Clause 133 Matters to be considered by Council	<p>We are of the view that the locality of the proposed development is suitable as a caravan park for tourist accommodation.</p> <p>There are a limited number of existing tourist parks in the locality that provide tourist accommodation. Our view however is that the tourist holiday market is bigger than what the current facilities can provide for and that the economic benefit of the proposal far outweighs any concerns regarding numbers of available tourist sites. The proposed development will also be recreational nature-based retreat that will fully embrace its natural landscape setting. No other Park in the area offers this type of visitor experience.</p> <p>Visitor numbers to existing parks also indicated high occupancy to fully bookings during peak season. This would indicate that the area is losing out on potential revenue as tourists are unable to find accommodation in the area.</p> <p>The additional of new tourist sites will also contribute towards the target of the goal of the NSW Visitor Economy to triple 2009 overnight visitor expenditure in by 2030. Further the development will assist in the State of NSW achieving the aim of be the premier visitor economy of the Asia Pacific by 2030.</p> <p>Ample space has been provided within the Park concept design to provide the appropriate community amenity and services commensurate with a Park of this size. Community amenities will include camp kitchens, playgrounds, water parks and swimming pools, amenities buildings etc. Also included will be nature-based walking tracks, bird watching and local indigenous cultural experiences and use of the adjacent golf course</p>

3.2.3 State Environmental Planning Policy Resilience and Hazards Chapter 2 Coastal Management

The Coastal Management Act 2016, Section 5 classifies land within the coastal zone under the four following categories:

- The coastal wetlands and littoral rainforests area
- The coastal vulnerability area
- The coastal environment area
- The coastal use area

The aim of the SEPP Chapter 2 Coastal Management is *to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including management objectives for each coastal management area by:*

- *Managing the development in the coastal zone and protecting the environmental assets of the coast, and*
- *Establishing a framework for land use planning to guide decision making in the coastal zone*
- *Mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016*

Part 2 of the SEPP then goes on to define development controls for each of the above management areas.

The online spatial planning viewer shows that the subject property partly falls within the Coastal Environment Area (CEA), see figure 4 below. In assessment of the impacts of the development in relation to the SEPP is provided below.

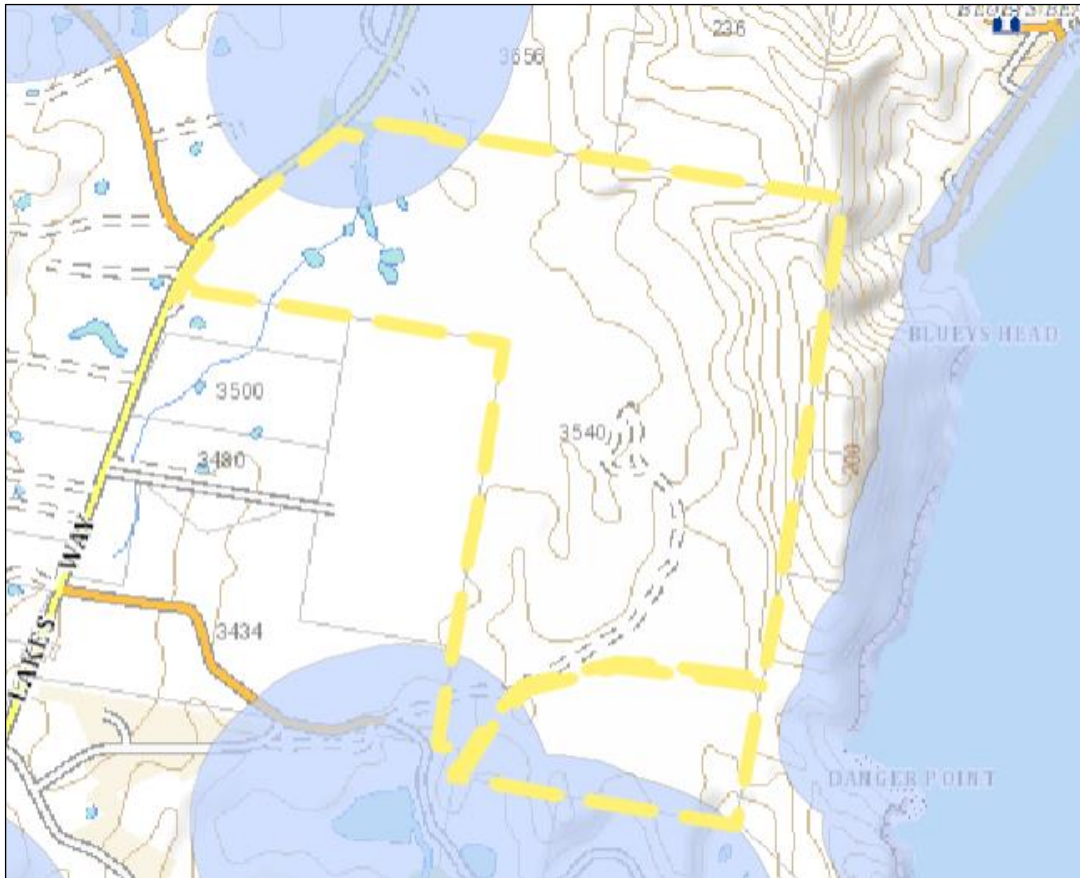


Figure 7: Image showing part of subject site mapped as coastal use area and coastal environment area

Division 3 Coastal Environment Area

2.10 Development on land within the coastal environment area

2.10 (1) Development consent must not be granted to development on land within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on any of the following:

1(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment

Only a very small section of the northern section of the site is affected by the coastal environment mapping. In relation to surface and ground water impact all stormwater from the site will discharge in accordance with Council's policy and will be fully contained on site. Ecological impacts of the development have been assessed as per a Biodiversity Assessment Report with the conclusion being that serious and irreversible impacts are not likely to occur as a result of the development.

1(b) coastal environmental values and natural coastal processes

It is not considered that the proposed development will have any impact on coastal environmental values and natural coastal processes due to the majority of development works being outside the Coastal Environment

	Area.
<i>1(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in schedule 1</i>	We are of the view the proposed development will have no impact on the water quality of the marine estate due to its distance from the Pacific Ocean and there being no sensitive coastal lakes in the Blueys Beach Area. Further there will be no direct runoff from the site to the waters of the marine estate.
<i>1(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms</i>	<p>It is not considered the proposed development will have any impact on marine vegetation nor undeveloped headlands and rock platforms to the small area of mapped coastal environment area not containing any of these features and due to the removed location of the subject site from the marine environment.</p> <p>The impact of native vegetation and fauna and their habitats has been assessed as the Biodiversity Assessment Report that has been prepared to determine the impact on the removal of native vegetation to support the proposed development.</p> <p>The area of the site mapped as a coastal environment area is a small area of the subject site and as such, we do not believe the proposed develop will cause an adverse impact especially considering the mitigation measures proposed with the Biodiversity Assessment Report.</p>
<i>1(e) existing public open spaces and safe access to and along the foreshore, beach, headland or rock platform for members of the public including persons with a disability</i>	The development site is within an existing parcel of freehold land hence there will be on impact on open coastal spaces.
<i>1(f) aboriginal cultural heritage, practices and places</i>	An AHIMS search of the site has been conducted which revealed there no listed sites or places of Aboriginal Cultural Heritage. Further previous and current use of the site would not indicate the presence of aboriginal sites or places.
<i>1(g) use of the surf zone</i>	The site is not within the surf zone

2.10 (2) Development consent must not be granted to the development on land which this applies unless the consent authority is satisfied that:

2(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1)	As per the points raised above the proposed development has been carefully designed and located to minimise harm and impact. Studies done to support this application validate this view.
2(b) if that impact cannot be reasonably avoided – the development is designed, site and will be managed to minimise that impact	As per the above comment the development has been carefully designed and located to minimise harm and impact.
2(c) if that impact cannot be minimised – the development will be managed to mitigate that impact	See above comments

3.3 Great Lakes LEP 2014 (GLLEP)

Section 4.15(1) of The Act requires the consideration of all relevant Local Environmental Planning Instruments at the Development Application Stage.

The proposed development has been prepared having regard to GLLEP.

The Site is zoned RU2 Rural Landscape pursuant to GLLEP

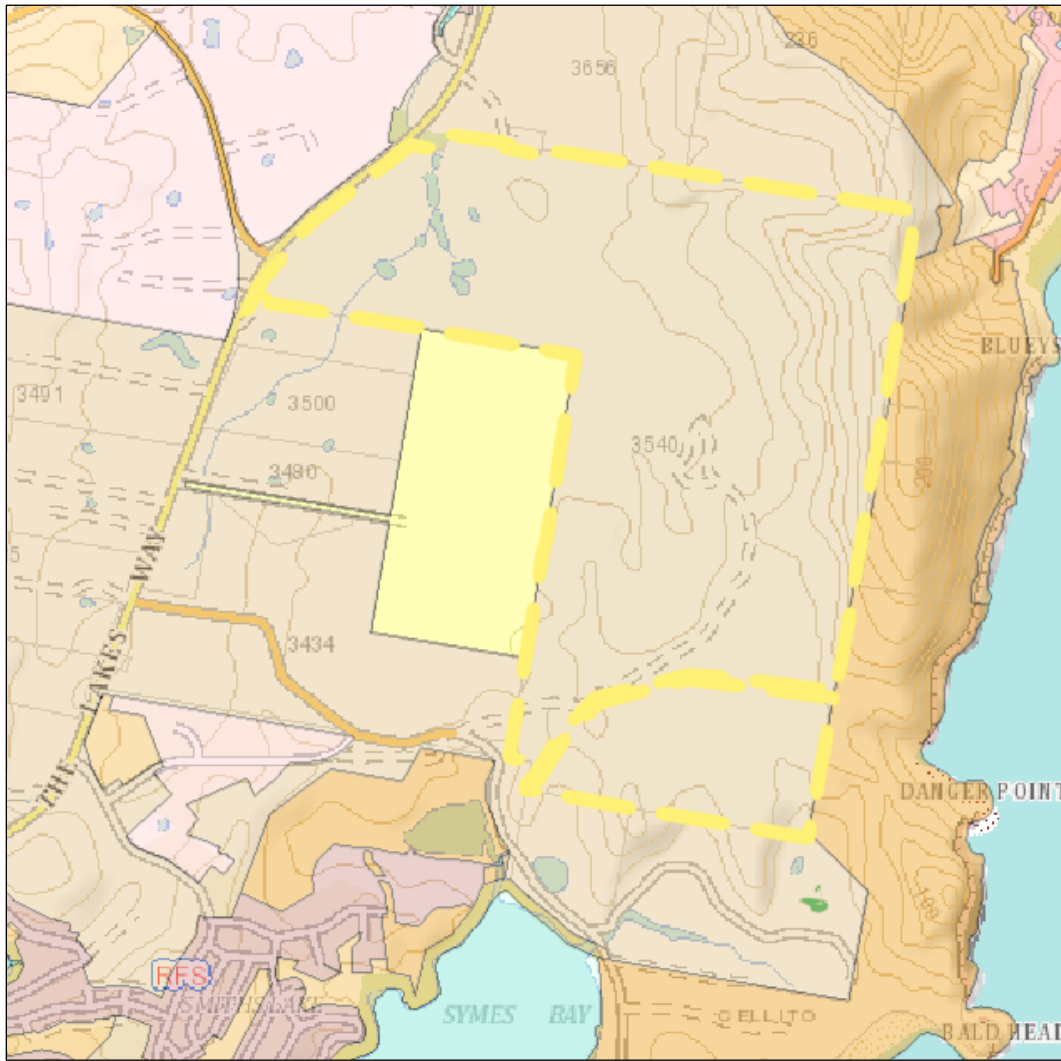


Figure 8: Site zoning Great Lakes LEP

The RU2 Rural Landscape zone objectives are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To provide for rural tourism in association with the primary industry capability of the land which is based on the rural attributes of the land.*
- *To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.*

Zone Objectives Discussion

The proposed use of a caravan park is permissible with consent. The concept for the caravan park has been designed with the intent of providing a development outcome that is in-keeping with the inherent natural characteristics of the site. The retention of the maximum amount of native vegetation internally within the development footprint as per Planning for Bushfire 2019 has been an aim of the concept design. Further the retention of native vegetation buffers along the Lakes Way and utilising the natural ground topography in the design of the Pak will provide a final development outcome consistent with the zone objective.

Further the retention of the majority of the site as native vegetation we believe this further promotes consistency with the zone objectives as the overall character of the site while being utilised as a caravan will post development still contain ninety six percent of site in its current natural state.

As the site already has development consent for a golf course, we believe concept approval for a caravan park is consistent with this use. Secondly the site has never been used for intensive agriculture nor do we believe it has an inherent capacity or capability to be used in such manner.

Further no subdivision of the site is proposed and as the site has very limited potential agricultural productivity. We do not believe this proposed use impacts on the future for agriculture production in the area.

Relevant provisions under the GLLEP are considered in the table below

Clause	Clause Description	Relevance to Proposal
Zoning	RU2 Rural Landscape	Use is permissible within the zone
4.1 Minimum Subdivision lot size	Size of any lot must comply with Lot Size Map	400,000m ² . No subdivision is proposed as part of this development application
7.1 Acid Sulfate Soils	Class 5	The area subject to this proposal is mapped as class 4 land (acid sulphate soils). No works will be more than 2m below the natural ground surface. Further no works are proposed to lower the existing water table.
7.2 Earthworks	Ensure earthworks that require development consent will not have a detrimental impact on environment functions	Only minor earthworks are proposed.
7.4 Coastal Risk Planning	Avoid significant impacts from coastal hazards, ensure compatible land uses	Not applicable to this site
7.5 Stormwater Management	Minimise the impacts of stormwater	A stormwater management plan has been prepared as part of the suite of concept development plans provided as part of this application. The plan has been prepared to comply with Council's prescribed stormwater measures.
7.6 Drinking Water Catchments		Not applicable to this site
7.7 Riparian Land and Watercourses		Not applicable to this site
7.8 Wetlands		Not applicable to this site
7.9 Protection of Wildlife Corridors		Not applicable to this site

Table 1: Relevant GTLEP Provisions

3.4 Provision of Draft Environmental Planning Instruments

Section 4.15(1) of the Act requires Council to consider the Provisions of relevant Draft Environmental Planning Instruments.

The Mid Coast Draft LEP has been placed on public exhibition with Clause 1.8A providing saving provisions relating to development applications.

Clause 1.8A If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally

determined before that commencement, the application must be determined as if this Plan (being the MidCoast LEP) had not commenced.

The site is currently zoned RU2 Rural Landscape. The MidCoast LEP proposed to change the zone of the land to RU4 Primary Production Small Lots.

Caravan Parks will be prohibited in the RU4 zone although camping will be permitted if the LEP is made in its exhibited form. As this development application was made prior to commencement of the MidCoast LEP it is our understanding that Council must determine this development application in accordance with the provision of the Great Lakes LEP 2014.

3.5 Provisions of Relevant Development Control Plans

Section 4.15(1) of the Act requires the consideration of Great Lakes Development Control Plan 2013 (GLDCP).

Specifically, Section 4.15(3A) clarifies the way in which a Development Control Plan (DCP) is to be considered when assessing and determining a development application under section 4.15 of the Act. In particular, this subsection clarifies that:

- If a development application does not comply with standards or performance criteria in the DCP, the consent authority should be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objectives of those standards. Thus, consent authorities should not refuse a development application purely based on noncompliance with a standard in the DCP.
- A consent authority should only consider the standards and performance criteria in a DCP in connection with a specific development application. This is to ensure consent authorities do not refuse development applications purely because it will set a precedent or is contrary to a precedent or established practice of the consent authority.

As such, the consent authority will be required to give less weight and significance to provisions of a DCP than those of an EPI and will no longer be permitted to place determinative weight on DCP controls because of their prior consistent application.

There are few specific GTDCP provisions that relate to the proposed development. A summary of relevant and significant GTDCP controls is provided below.

Great Lakes DCP 2013 Compliance Table

Character Statements Section 3.3.2 Large Lot Residential, Rural and Environmental Land	Objectives <u>To promote development that is sympathetic to the existing character of the locality, as well as specific landform, vegetation, soils and geology</u> The proposed concept development plan for the caravan park has been prepared to be as sympathetic with the current character of the area as possible. The development footprint of Park is only over 4% of the total area of the site with the remaining part to remain as native vegetation. Landscaping will provide a finished landscape plan and planting that are sympathetic with adjoining native
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	<p>vegetation and provide a natural buffer to the Lakes Way.</p> <p>The landform of the site is slightly undulating throughout with the concept plan being designed to work with sites natural undulating characteristics.</p> <p>The impact of the removal of vegetation has been considered in accordance with a comprehensive biodiversity assessment. Soils are very in texture and type; the proposed development poses no risk to this soil type.</p> <p>There are no significant geological features that will impacted upon as part of this development proposal.</p> <p><u>To protect and enhance sensitive environs and waterways</u></p> <p>Approximately 96% of the total area of the site will remain intact in its natural state. We are not aware of any sensitive environs or waterways within the site, this is further confirmed by the detailed vegetation assessment that was undertaken of the site.</p> <p><u>To ensure the preservation of rural land activities and agriculture and prevent fragmentation of rural lands</u></p> <p>The site has limited history of agricultural production this we believe is due to the site not being capable of supporting any form of sustainable agricultural production. This is further evidenced by the current approval for a golf course over part of the site.</p> <p>No subdivision is provided as part of this application so no land fragmentation will occur.</p> <p><u>To minimise potential conflicts between land uses, especially primary production enterprises and rural holdings</u></p> <p>The proposed use of the site as a caravan park is consistent with other proposed and approved developments in the general vicinity of the area. The proposed development is also consistent with the current approved use of the site as a golf course.</p> <p><u>To prevent the siting and orientation of any new building upon any prominent ridgeline or hilltop</u></p> <p>The site does not contain prominent ridgelines or hilltops.</p>
4.1 Ecological Impacts	<p>A detailed biodiversity assessment report has been prepared to support this development application. We believe that this adequately addressed each of the controls listed under section 4.1</p>
4.2 Flooding	<p>As the site is subject to flooding a flood study was undertaken by EMM. The report which is provided in section 6 concluded that results of the flood modelling show the impact of the proposed development on local hydrological conditions to be negligible as the proposed changes to the site do not lie within the primary flow path of Wallis Creek.</p> <p>The design flood level at the site has be found to vary between 5.1m AHD to 4.7m AHD with high ground available to users in the case of</p>

	a flood emergency, either on the site itself or on a segment of the Lakes Way.
4.3 Coastal Planning Areas	This section is not applicable to this development proposal
4.4 Effluent Disposal	Effluent disposal will be via newly constructed sewer pipelines that will connect direct into the Mid Coast Waters local Hawks Nest sewer network.
4.5 Poultry Farms Buffer	Not relevant to this proposal
4.6 Contaminated Land	<p>A preliminary site contamination investigation report has been provided as per section 6 of to support this development application. The investigation was undertaken by Regional Geotechnical Solutions. The report concludes that the site the site can be made suitable for the proposed development from a contamination perspective. Key report recommendations are as follows:</p> <p><i>Based on the results obtained in this investigation, it is considered that the site can be made suitable for future land use as a caravan park with cabin accommodation with regard to the presence of soil contamination, provided the recommendations and advice of this report are adopted, and site preparation works are conducted in accordance with appropriate site management protocols and legislative requirements.</i></p>
4.7 Bushfire	A bushfire threat assessment has been prepared to support this development application. The concept development plan has been designed in accordance with the recommendations of the bushfire report.
Part 10 Car Parking, Access, Alternative and Active Transport	A Traffic Impact Assessment has been prepared to support this development proposal that addresses the GLDCP. Adequate onsite carparking for both visitors and guests is provided. The traffic assessment also concludes that the capability of the existing road network can support the proposed additional traffic generated by the development.
Part 11 Water Sensitive Design	A stormwater management plan and report have prepared to support this development application which address that the requirements of Part 11 of the GLDCP.

Part 12 Vegetation Management	Not applicable to this proposal
Part 13 Landscaping Requirements	<p>A landscape concept plan and visual impact assessment have been prepared to support this application and is provided in section 6 of this report.</p> <p>Over 96% of the site is to be retained in its natural state. In addition within the proposed development areas aim to maintain the maximum amount of hollow bearing trees will be set aside for landscaping with native species consistent with Planning for Bushfire 2019. In addition a natural landscape buffer along the Lakes Way will be maintained.</p>
Part 14 Waste Management	A waste management plan has been prepared and included to support the stage 1 development application.
Part 15 Advertising and Signage	Consent is not being sought for the erection of advertising signs. Subsequent development applications will detail the types and sizes of signs proposed to be installed to support the operation of the caravan park.
Part 17 Manufactured Home Estates and Caravan Parks	<p>As this application seeks concept development approval, we believe the detailed analysis required from this chapter of the DCP will be provided with subsequent detailed development applications.</p> <p>This application is also for a tourist park only that contains only short-term sites. No long term permanent residential accommodation will be provided on site. While the installation of cabins (manufactured homes) is possible on short term sites it is anticipated the Park will commence its operations as primarily a camp site.</p> <p>A site plan has been prepared to demonstrate the park layout and site designation in accordance with the requirements of the Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.</p> <p>For illustrative purposes only concept plans have been provided for community building and site cabins to demonstrate a design style that is in keeping with the natural site characteristics.</p> <p>The location of the Park will not impact upon any adjoining residential development and will be screened from The Lake Way via retention of the existing landscape buffer.</p> <p>A landscape concept plan report and visual impact assessment have been prepared to support the concept development application.</p> <p>A traffic impact assessment report has been prepared to support this application; the report concludes that the existing road network</p>

as ample capacity to support traffic generated by this development.

Social and economic impacts of the proposed development have been discussed in section 2.7.

Table 2: Great Lakes DCP 2010 Analysis

3.6 Agreements & Provisions of Regulations etc.

Section 4.15(1)(a) of the Act requires consideration of:

- any planning agreement entered into under Section 7.4
- the regulations

3.6.1 Planning Agreements

There is no planning agreement or draft agreements included in this proposal.

3.6.2 Regulations

This application will be subject to compliance with the *Local Government Act 1993* and the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* (LG Regulation) *as they apply to the Site*. The LG Regulation provides standards for the design of manufactured home estates, caravan parks and camping grounds.

This development application will be subject to key clauses of the LG Regulation as it relates to the design of caravan parks relevant clauses of the regulation are dealt with in the table below.

All building work will be carried out in accordance with Clause 98 of the EPA Regulations 2000 which requires the consent authority to consider the provisions of the Building Code of Australia.

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Clause	Response
83 – Minimum size of caravan park	Complies
84 – Community amenities	Complies
85 – Size of dwelling sites and camp sites; short term sites must have a minimum area of 65m ² and camp sites 50m ² including a car space	All sites comply with the requirements of clause 85
86 – Site Identification	The numbering for new sites will be clearly marked on ground
87 – Dwelling sites to have a	All sites have the required road frontage

road frontage	
88 – Setbacks of community buildings	Complies
89 – Setbacks of dwelling sites and camp sites from road frontages	Complies
91 – Separation Distances	Not relevant to this development application but in any case the new sites have been designed to enable a 2.5m separation between installed dwellings.
94 – Width of roads	Roads have been designed to be 6m wide to allow for two way access and 4m if one way
95 – Speed limits	Signs will be installed limiting speed to not exceed 15 km per hour
96 – Resident Parking	Each dwelling and camp site has onsite car parking available
97 – Visitor Parking	Adequate carparking will be provided to comply with the regulation.
98 – Visitor Parking for People with Disabilities	As per above comment
99 – Road Surfaces	Access roads will have all weather access and be designed and built to appropriate grades
100 - Lighting	New roads will be adequately lit as required
101 – Water Supply	Each new dwelling site will have a water connection and each camp site will have access to a water connection
102 - Sewerage	Each new short term site will be provided with the required sullage disposal points; the park will contain 1 soil waste dump point
103 - Drainage	Drainage of all sites will be accordance with proposed stormwater concept plan that has been prepared for the stie.
104 – Electricity Supply	Where required for each installation of a moveable dwelling an electricity connection will be supplied. Powered campsites will have access to installed powerheads
107 – Number of showers and toilets to be provided	Space within the proposed concept has been provided to demonstrate proposed locations of amenities blocks. Final design of amenities will be done in accordance with the requirements of this clause.
108 – Facilities for people with disabilities	See above comment
110 - Construction of shower block and toilets blocks	Future designs will comply
111 – Proximity of dwelling sites to shower blocks and toilet blocks	The proposed locations of amenity blocks have been designed to comply with this clause.
Clause 113 – 118 Laundry	The appropriate number of laundry facilities will be provided as

Facilities	part of later detailed designs
Clause 126 – Garbage Removal	Appropriate waste management facilities will be designed and installed as part of future detailed development applications.
Clause 127 Fire Hydrants	Fire hydrant plans will be provided at further DA stages.
Clause 128 - Fire Hose Reels	Fire hose reels will be provided at further DA stages.
Clause 129 – Car Wash Bay	The final design of the Park will contain an area for the washing of vehicles

4 Impacts and Site Suitability

4.1 Likely Impact of Development

Section 4.15(1)(b) of the Act requires consideration of the likely impact of the development. A detailed impact analysis has been carried out in consideration of the GLLEP and GLDCP as noted above. The impact of the proposed development has been assessed in accordance applicable policies and statutes. Based on the conclusion of the various detailed expert assessment reports it is considered the impact of the development will not result in or cause severe or reversible impacts.

Significant mitigation measures have been proposed that help offset the impact of the development include biodiversity offsets payments and the retention of approximately 96% of the site under native vegetation.

The proposed development will also generate significant economic and social benefits to the local community and region through provision of full-time jobs, increase consumption of services and tourism dollar spending.

Overall, we consider the impact of this development proposal to be manageable and offset by the various mitigation measures proposed and the economic benefits that will be generated.

4.2 Suitability of the Site

Section 4.15(1)(c) of the Act requires consideration of the suitability of the Site.

Zoning

The Site is currently zoned as RU2 Rural Landscape, the proposed use of the site as a caravan park is permitted with consent under this zoning. The proposed use of caravan parks is considered a suitable use as there are no site attributes that we believe would comprise this proposed use. Further as the site currently has consent and is utilised as a golf course we are of the view that this also demonstrates site suitability, the additional of a caravan park will also increase the recreational tourism offerings of the site.

The concept design complies with the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

and relevant statutes and policies.

The proposal will also provide significant economic and social benefits to the local area and region by adding and diversify tourism accommodation stock. This proposal will also align the Mid Coast Destination Management Plan recognition of tourism being a key driver of economic growth for the region and the target of the NSW Visitor Economy to triple 2009 overnight visitor expenditure in by 2030. Further the development will assist in the State of NSW achieving the aim of be the premier visitor economy of the Asia Pacific by 2030.

The proposed use of the site as a caravan park we do not believe to be out of character with the surrounding area as there are currently camping grounds and caravan parks in operation in close vicinity to the subject site.

The site does not exhibit any land use constraints that render the site unsuitable for the proposed development nor any constraints that would contribute to adverse environment impacts post development. All impacts of the proposed development have been adequately mitigated and contained through sensitive placement and design of the development, the retention and protection of over 94% of the site, biodiversity offset payments and onsite retention of stormwater runoff.

Therefore, the site is considered appropriate for the proposed development.

4.3 Submissions

Section 4.15(1)(d) of the Act requires assessment by Council following exhibition if required.

4.4 The Public Interest

Section 4.15(1)(e) of the Act requires the public interest to be considered. Issues of public interest relevant to this application are unknown at this stage.

5 Conclusion

This proposal seeks concept development approval for caravan park. The current concept depicts a 200-site caravan park consisting of short term and camp sites only. The approval does not seek approval for use of the Park for long term permanent residential accommodation.

The features of the concept development proposal all comply with local and state policies and are consistent with the character of the area. The development is also designed and sited to minimise environmental and visual impacts.

The proposal will not have any unacceptable impacts on the site, adjoining land or the natural or build environment and is consistent with the current use of the site and other uses in the general vicinity.

The economic and social impacts of the proposed development are considered to be very positive and will provide a significant boost to the tourism economy of the Mid Coast Local Government Area.

It is also considered that the proposal is not contrary to the public interest and is compliant with Council policies and regulation and as is worthy of approval by Mid Coast Council.



6 Attachments

6.1 Plan – Concept Plan – 3540 The Lakes Way

6.2 Plans – Staging Plan

6.3 Plans – Stage 1 Development Plans

6.4 Plans – Landscape Concept Plans – 3540 The Lakes Way

6.5 Reports – Visual Impact Assessment - 3540 The Lakes Way

6.6 Reports – Flood Assessment - 3540 The Lakes Way

6.7 Plans – Site Survey – 3540 The Lakes Way

6.8 Reports – AHIMS Search Report – 3540 The Lakes Way

6.9 Reports – BDAR – 3540 The Lakes Way

6.10 Reports – Bushfire Assessment Report – 3540 The Lakes Way

6.11 Reports – Cost Summary Report – 3540 The Lakes Way

6.12 Reports – Economic Benefit Report – 3540 The Lakes Way

6.13 Reports – Preliminary Contamination Investigation Report - 3540 The Lakes Way

6.14 Reports – Servicing Strategy – 3540 The Lakes Way

6.15 Reports – Traffic – 3540 The Lakes Way

6.16 Reports – Waste Management Plan - 3540 The Lakes Way

6.17 Reports – Pre-lodgement Meeting Notes - 3540 The Lakes Way

6.18 Forms – Land Owners Consent – 3540 The Lakes Way