

# **Statement of Environmental Effects**

## **Concept Development Approval Caravan Park 288 Mungo Brush Road Hawks Nest**



**June 2023**

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# 1 Introduction

## 1.1 Summary

Site Details	
Address	288 Mungo Brush Hawks Nest 2324
Property Description	Lot 2 DP 1015609
Area	15.4 ha approximately
Local Government Area	Mid Coast Council (Great Lakes LEP)
Current Use	Primitive Campground and Dwelling

General Details	
Applicant	Mungo Developments Pty Ltd
Proposal	Concept Development Approval for a Caravan Park
Application Type	Concept Development Application
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

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## 1.1 Preamble

This Statement of Environmental Effects (SEE) has been prepared by Lands Advisory Services Pty Ltd (Landsas) to accompany a Concept Development Application (DA) to Mid Coast Council (Council) seeking concept development approval as per section 4.22 (1) of the Environmental Planning and Assessment Act 1979 for a caravan park to be located at 288 Mungo Brush Road Hawks Nest (Site). Please note development consent is not being sought for any staged approvals.

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 Mungo Brush Road Hawks Nest, approximately 2.2 kilometers by road from the Hawks Nest shopping precinct. The site is boarded by bushland and the Myall Rivers to the west and bushland and the Pacific Ocean to the East. The legal description of the sites is lot 2 in DP 1015609; the site has an area of approximately 4.7 hectares.

The Site is currently benefits from development consent for a primitive campground and dwelling. Location maps showing the Site in a regional and local context are set out below in Figures 1 and 2.



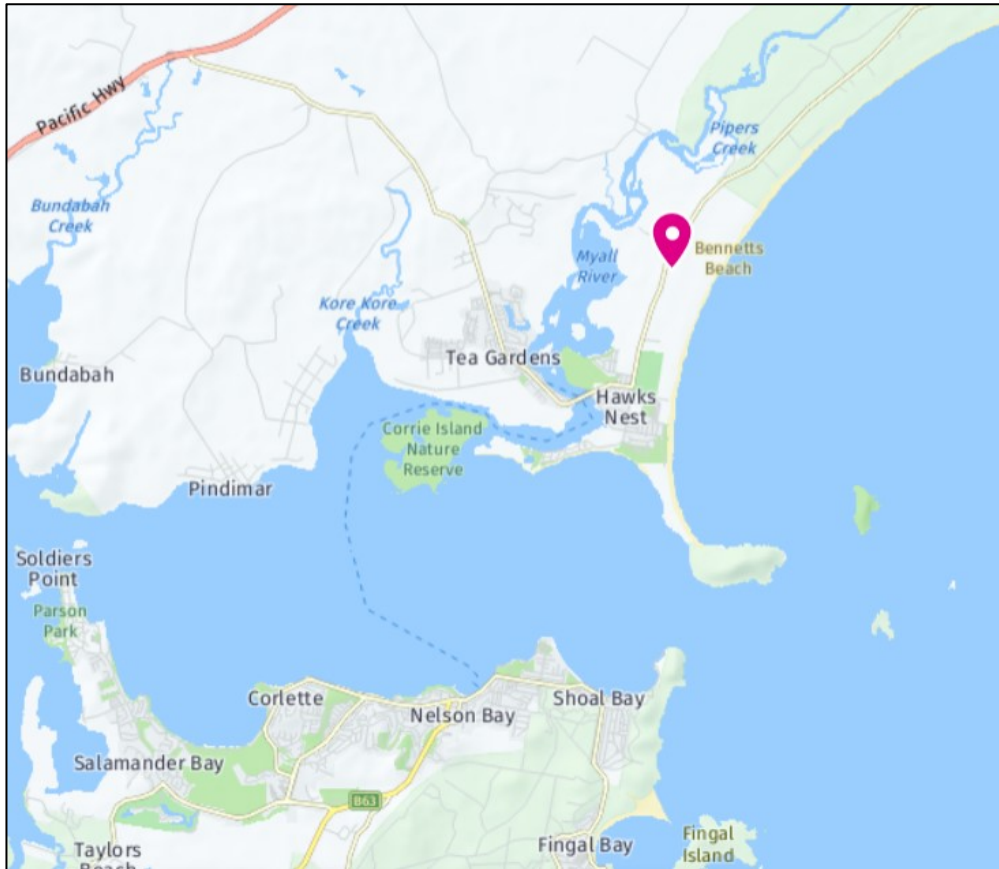


Figure 1: Locality Diagram, site location indicated by pink drop pin (Source: Nearmaps)



Figure 2: Site Diagram showing site location

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### 1.3 Existing Development

The site currently has development consent for a primitive campground and dwelling. Details of each development consent is provided below:

#### DA-257-2017

- Approval for primitive campground, associated fire shelter/managers quarters and amenities
- Determined on 18 April 2017

#### DA-416-2011

- Approval for dwellings
- Determined on 8 June 2011

It is also our understanding that the site had historical approval for a caravan that was never enacted and has since lapsed.

Current use of the site is consistent with above approvals.

### 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 on all sides is land also zoned RU2 Rural Landscape. Surrounding land uses include dwelling houses, a camping ground with development applications also being assessed for a manufactured home estate. It is also our understanding that there are development consents in place for construction of manufactured homes estates in close proximity to the subject site.

## 2 Description of Proposal

### 2.1 General Description

This proposal seeks concept development consent as per section 4.22 (1) of the Environmental Planning and Assessment Act 1979 for a caravan park to be located at 288 Mungo Brush Road Hawks Nest (Site).

As per the provided concept plans the Park will consist of a total of 223 sites comprising of 130 short term sites and 93 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 only half of the overall 4.7ha of the subject site



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with remaining site area being maintained as native vegetation. The retention of half the site as native vegetation is an intentional design consideration as the site will be designed and it is intended it will 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. In addition, all hollow bearing trees that can be retained will be throughout the development footprint.

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 Hawks Nest.*

#### **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 site's contours and designing raised built form that 'touches the earth lightly' to help mitigate impact.*



Figure 3: Image depicting proposed design of community amenities



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### **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 the Myall Lakes National Park, 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 a significant amount of the existing native vegetation within the development footprint 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.

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

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on and around the boundary of the concept design having a slightly larger size as they will be reserved for use by long term casual occupants as per the Holiday Parks (Long Term Casual Occupation) Act 2002. This legislation provides for site agreements that enable occupants in accordance with clause 5(c) to occupy a site for no more than 180 days in any 12-month period, the 180 days can be either a continuous or broken period. Note these sites do not allow for permanent residents.

In relation to Planning for Bushfire 2019 Section 6.3.1 these sites would be defined as long term accommodation as occupants of these sites can exceed six weeks continuous occupation, they would be familiar with the site and the Park as they own the onsite cabin and return year on year to holiday at the retreat. Hence this accommodation can be treated as a standard residential type and therefore designed to meet a radiant heat threshold of 29kW/m or less. To ensure these sites are reserved for this type of use we would request that the development consent identifies these areas and restricts their use to occupants with site agreements under the Holiday Parks (Long Term Casual Occupation) Act 2002 and/or for camping only. A bushfire threat assessment report is also provided with this application that proposes the necessary relevant bushfire protection measures required for a development such as this.

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.

At this early stage the indicative staging of the development is likely to be in line with the following detail:

#### Stage 1 – Works to Include

- Park entry, office, car park, asset protection
- Roads, stormwater and other services as required
- Community Amenities – camp kitchen, community hall, swimming pool, amenities
- 17 short term sites
- 93 camp sites

#### Stage 2 – Works to Include

- Roads, stormwater and other services as required
- 77 short term sites

#### Stage 3 – Works to Include

- Roads, stormwater and other services as required
- 36 short term sites

A design statement and concept masterplan including concept plans of individual buildings is

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

## 2.2 Current Use of the Site

The site is current utilised as a primitive campground that includes a dwelling. This use is approved via development consents as described in section 1.3 above. The site as we understand had a development consent for a caravan park which was not established and hence the consent lapsed. The site over the years has also been subject to the removal of vegetation to varying degrees.

## 2.3 Heritage

Neither the site nor any buildings or features contained 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



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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.*

*There will be no flooding impacts on the proposed development, with the entire proposal well clear of the 2.8m FPL.*

*In keeping with the existing site hydrology and with the fact there is no formal public drainage available in Mungo Brush Road, the site has been designed with infiltration as the primary discharge method. The system has been sized to ensure that all runoff up to the 1% AEP is contained and infiltrated on the site.*

*Stormwater runoff quality has been addressed on-site via a treatment train that includes the construction of a dispersed biofiltration raingardens across the site, and the installation of a 3kL rainwater tanks with all dwellings. The results derived from modelling procedures indicate that long term water quality Neutral or Beneficial targets are met for Total Suspended Solids and Gross Pollutants. While Total Phosphorus and Total Nitrogen results would pass a Percentage Reduction criteria, the NorBE targets cannot be practically addressed within the proposed development alone, and the option of off-site offsets may be pursued with the cooperation of Council.*

## **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.

The concept layout of the retreat has been designed to respond to the recommendations of the bushfire threat assessment. No sites have been located in the APZ (BAL 29) zone. A perimeter road including two emergency access points have also been included in the design.

Detailed design of services, infrastructure and landscaping will also comply with the key recommendations of the report.



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As discussed in section 2.1 the area between the BAL 29 and 10kW zone have been reserved as sites for use by long term casual occupants as per the Holiday Parks (Long Term Casual Occupation) Act 2002. This provides for site agreements that enable occupants in accordance with clause 5(c) to occupy a site for no more than 180 days in any 12-month period, the 180 days can be either a continuous or broken period.

Manufactured homes installed within this zone will be built to a BAL29 construction standard.

## 2.6 Ecology

The site contains intact native vegetation over the majority of the site. Of the overall site area of 15.04 ha approximately 8.69 ha of native vegetation will be affected by the establishment of the caravan park, of this amount 7.56 ha will be directly affected while a further 1.37ha will be indirectly affected as if for a secondary stormwater water detention area.

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 Study Area (approx. 15.57ha) consists primarily of remnant native vegetation with access tracks,weekender dwellings (2) and a storage shed. The Subject Site is located north of Hawks Nest township in the MidCoast Local Government Area and totals approx. 7.31ha. Comprising approx. 7.15ha of native vegetation and 0.16ha of cleared / exotic species is proposed to be cleared for the establishment of a caravan park.

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.

The Subject Site covers approximately 7.31ha and contains one (1) plant community type (PCT). ThePCTs identified are:

- PCT 3544 (Good) – *Coastal Sands Apple – Blackbutt Forest*. No Associated Threatened Ecological Community (TEC) (7.31ha).

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. The following listed species have been recorded within the Subject Site, and will generate Credits under the Biodiversity Offset Scheme for Squirrel Glider and Koala (Hawks Nest and Tea Gardens population).

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

To address the principles outlined in BAM 2020 for Avoidance and Minimisation AEP has undertaken desktop and fields surveys in accordance with the BAM 2020, assessing candidate species and communities within the Subject Site. It has been determined that the proposed development will require the removal of 7.15ha of native vegetation, including Asset Protection Zones, noting that 25 individual HBTs have been identified for retention within the footprint. The proposal also includes the regeneration of 8.58ha of land within the Study Area consisting of 7.92ha of PCT 3544 and 0.5ha of cleared land.

The proposed amendments to the development include retention of an additional 31 HBTs which will provide for nesting opportunities for listed species, provide foraging opportunities for listed species, including Koalas and Squirrel Gliders and assist with connectivity through the region.

The amended proposal also includes the opportunity to regenerate an area of important habitat, reducing weed loads, creating a natural regenerating community which is proposed to be managed under a Biodiversity Management Plan (BMP). The BMP aims to not only allow for regeneration it also aims to increase habitat, enhance koala feed trees through plantings and promote education of the plant community and fauna through the installation of educational signage.

To offset residual impacts of the proposal upon identified biodiversity values, the proposal will require retirement of a total of 202 Ecosystem Credits (or equivalent) and 269 species credits for Squirrel Glider, and 269 for Koala (Koala, Hawks Nest and Tea Gardens population).

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. It was determined that the Subject Site is core koala habitat due to the large number of records, however, there is limited foraging opportunities, and with no listed Koala feed trees being impacted it has been determined that the proposed development is not deemed a significant impact. Therefore, referral under the EPBC Act is not required.

## **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 of this analysis equates to \$21.8M, included in this figure is a total visitor spend of \$7M. 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

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that tourism developments such as caravan parks bring to local towns and regions.

A Park such as the one proposed would also provide permanent employment for a significant number of residents, we anticipate this could be upwards of 40 full and part time positions, this will provide the permanency and diversity of employment for towns such as Hawks Nest/Tea Gardens.

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 with the overall construction cost estimated to be in the vicinity of \$2M. We anticipate over the life of the development approximately 8 direct construction jobs and 40 indirect construction jobs will be created across the industry.

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. Even if this is so there should be no issue in the provision of affordable housing to Park employees due the significant residential developments earmarked for the area.

Further adding permanent employees to the local community will help offset the issue that Hawks Nest, more so than Tea Gardens, faces in relation absentee homeowners. Newer permanent residents will provide the support to the full year operational of the many commercial business in Hawks Nest that currently suffer due to lack of permanent residents.

## **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. Only limited demolition of existing site structures may be required post development consent.

## **2.9 Contamination**

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:

- Possible further testing around the around the collapsed elevated tank to assess potential extent of hydrocarbon impact soils.

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- An environmental consultant be engaged to undertake a detailed investigation to rule out any radiation risk that may be associated with the possibility of former sand mining or deposit of mining spoil at the site.

## **2.10 Access, Traffic and Parking**

A traffic impact assessment has been carried 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 Mungo Brush Road.

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.

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 available in the area are to be extended or connected to accommodate the proposed development.

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 a waste collection vehicles.



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## 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

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

The report is provided as per section 6. Strategies to offset the impact on native vegetation and fauna as recommended in the report will be implemented, including estimated biodiversity payments of \$2.4M throughout the development of the site.

### 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.

### 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 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:

- Possible further testing around the around the collapsed elevated tank to assess potential extent of hydrocarbon impact soils.
- An environmental consultant be engaged to undertake a detailed investigation to rule out any radiation risk that may be associated with the possibility of former sand mining or deposit of mining spoil at the site.

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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 address in the table below.

**Part 6 Caravan Parks**

Clause	Comment
<b>Clause 126 Objectives</b>	<p>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.</p> <p>This application seeks consent for the use of sites for use as short term stays only.</p>
<b>Clause 127 Land to which the SEPP applies</b>	<p>The SEPP applies to the subject site</p>
<b>Clause 128 Relationship to other Planning Instruments</b>	<p>It is intended that manufactured homes will be installed within the caravan park for use as short term stays only</p>
<b>Clause 129 Definition</b>	<p>Proposed use is consistent with the definition of caravan park</p>
<b>Clause 130</b>	<p>Caravan Parks are a permissible use with the RU1 Rural Landscape zone</p>
<b>Clause 131 Development Consent Required for Caravan Parks</b>	<p>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 with length of stays consistent with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 and the Holiday Parks (Long Term Casual Occupation) Act 2022</p>
<b>Clause 132 Subdivision of Caravan Parks for Lease Purposes</b>	<p>No subdivision is proposed as part of this development application</p>
<b>Clause 133 Matters to be considered by Council</b>	<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 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 nature-based retreat that</p>

will fully embrace its natural landscape setting and over 6 ha of retained native vegetation. No other Park in the area offers this type of visitor experience.

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.

We also understand that camping access to the Mungo National Park has become increasingly difficult over the years due to safety concerns. This proposal will also alleviate some of those concerns with regard to affordable and accessible camp sites.

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.

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, restaurant and licenced bar facility. Also included will be nature-based walking tracks, bird watching and local indigenous cultural experiences.

#### 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 than goes onto 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 Use Area (CUA) and 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 6: Image showing part of subject site mapped as coastal use area and coastal environment area

### Division 3 Coastal Environment Area

***13(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:***

<b><i>1(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</i></b>	Only a very small section of the western perimeter 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 likely to occur as a result of the development.
<b><i>1(b) coastal environmental values and natural coastal processes</i></b>	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.
<b><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</i></b>	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 Hawks Nest Area. Further there will be no direct runoff from the site to the waters of the marine estate.

<b><i>development on any of the sensitive coastal lakes identified in schedule 1</i></b>	
<b><i>1(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms</i></b>	<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 consider the mitigation measures proposed with the Biodiversity Assessment Report.</p>
<b><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></b>	The development site is within an existing parcel of freehold land hence there will be on impact on open coastal spaces.
<b><i>1(f) aboriginal cultural heritage, practices and places</i></b>	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.
<b><i>1(g) use of the surf zone</i></b>	The site is not within the surf zone
<b><i>13(2) Development consent must not be granted to the development on land which this applies unless the consent authority is satisfied that:</i></b>	
<b><i>2(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1)</i></b>	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.
<b><i>2(b) if that impact cannot be reasonably avoided – the development is designed, site and will be managed to minimise</i></b>	As per the above comment the development has been carefully designed and located to minimise harm and impact.

<b><i>that impact</i></b>	
<b><i>2(c) if that impact cannot be minimised – the development will be managed to mitigate that impact</i></b>	See above comments
<b>Division 4 – Coastal Use Area</b>	
<b><i>14(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:</i></b>	
<b><i>14(1)(a) has considered whether the proposed development is likely to cause an adverse impact on the following:</i></b>	
<b><i>(i) existing, safe access to and along the foreshore area, beach, headland or rock platform for members of the public; including persons with a disability</i></b>	Nil impact, development is contained wholly within existing freehold parcel of land that is removed from the coastal foreshore area. Further the proposed development footprint is removed from the coastal use area as mapped for the subject site
<b><i>(ii) overshadowing, wind funneling and loss of views from public places to foreshores</i></b>	Nil impact, development is contained wholly within existing freehold parcel of land that is removed from the coastal foreshore area. Further the proposed development footprint is removed from the coastal use area as mapped for the subject site
<b><i>(iii) the visual amenity and scenic qualities of the coast, including coastal headlands</i></b>	Nil impact, development is contained wholly within existing freehold parcel of land that is removed from the coastal foreshore area.
<b><i>(iv) aboriginal cultural heritage, practices and places</i></b>	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. Further the area of the proposed development is removed from the mapped coastal use area
<b><i>(v) cultural and built environment heritage</i></b>	The site does not contain any items of cultural and built environmental heritage hence there will no impact on such arising from this development. Further the area of the proposed development is removed from the mapped coastal use area
<b><i>14(1)(b) is satisfied that</i></b>	
<b><i>(i) the development is designed, sited and will be managed to avoid and</i></b>	The siting of the development is removed from the mapped coastal use area, hence nil impact.

<b><i>adverse impact referred to in paragraph (a)</i></b>	
<b><i>(ii) if that impact cannot be reasonably avoided – the development is designed, sited and will be managed to mitigate that impact</i></b>	The siting of the development is removed from the mapped coastal use area, hence nil impact.
<b><i>(iii) if that impact cannot be minimised – the development will be managed to mitigate that impact</i></b>	The siting of the development is removed from the mapped coastal use area, hence nil impact.
<b><i>14(1)(c) has taken into account the surrounding coastal and built environments, and the bulk, scale and size of proposed development</i></b>	
	The siting of the development is removed from the mapped coastal use area, hence nil impact.
<b>Division 5 General</b>	
<b><i>(15) Development in the coastal zone generally – development not increase risk of coastal hazard</i></b>	Due to the location of this development proposal it will no way increase the risk of coastal hazards
<b><i>(16) Development in coastal zone generally – coastal management programs considered</i></b>	The site is not subject to any actions identified in a draft and/or certified coastal management program

### 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.



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The Site is zoned RU2 Rural Landscape pursuant to GLLEP



Figure 7: 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 Mungo Brush Road 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 over half the site as native vegetation and with restoration efforts being proposed within this retained area 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 over half the site in its current natural state.

As the site already has development consent for a primitive campground and associated facilities, 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.

The tourism component of the site is being utilised in favour of a primary industry use as the site does not possess a primary industry capability which is primarily due to sandy soil type if which cleared and farmed would quickly deteriorate and erode.

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 GTLEP are considered in the table below:

Clause	Clause Description	Relevance to Proposal
<b>Zoning</b>	RU2 Rural Landscape	Use is permissible within the zone
<b>4.1 Minimum Subdivision lot size</b>	Size of any lot must comply with Lot Size Map	400,000m <sup>2</sup> . No subdivision is proposed as part of this development application
<b>7.1 Acid Sulfate Soils</b>	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 watertable.
<b>7.2 Earthworks</b>	Ensure earthworks that require development consent will not have a detrimental impact on environment functions	Only minor earthworks are proposed.
<b>7.4 Coastal Risk Planning</b>	Avoid significant impacts from coastal hazards, ensure compatible land uses	Not applicable to this site
<b>7.5 Stormwater Management</b>	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.
<b>7.6 Drinking Water Catchments</b>		Not applicable to this site

<b>7.7 Riparian Land and Watercourses</b>		Not applicable to this site
<b>7.8 Wetlands</b>		Not applicable to this site
<b>7.9 Protection of Wildlife Corridors</b>		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.

No draft LEP exists in relation to the Site.

### 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

<b>Character Statements Section 3.3.2 Large Lot Residential, Rural and Environmental Land</b>	<p>Objectives</p> <p><u>To promote development that is sympathetic to the existing character of the locality, as well as specific landform, vegetation, soils and geology</u></p> <p>The proposed concept development plan for the caravan park has been prepared to be as sympathetic with the current character of</p>
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	<p>the area as possible. The development footprint of Park is only over 50% of the total area of the site with the remaining part to be conserved under a biodiversity agreement. Landscaping will provide a finished landscape plan and planting that are sympathetic with adjoining native vegetation.</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 vegetation has been considered in accordance with a comprehensive biodiversity assessment. Soils are of a sandy nature; the proposed development poses no risk to this soil type.</p> <p>There are no significant geological features that will be impacted as part of this development proposal.</p> <p><u>To protect and enhance sensitive environs and waterways</u></p> <p>Approximately 40% 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 no history of agricultural production or activities 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 primitive campground over 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 albeit more intensive than the current approved use of the site as a primitive campground.</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>
<b>4.1 Ecological Impacts</b>	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
<b>4.2 Flooding</b>	This section is not applicable to this development proposal
<b>4.3 Coastal Planning Areas</b>	This section is not applicable to this development proposal

<b>4.4 Effluent Disposal</b>	Effluent disposal will be newly construction sewer pipelines that will connect direct into the Mid Coast Waters local Hawks Nest sewer network.
<b>4.5 Poultry Farms Buffer</b>	Not relevant to this proposal
<b>4.6 Contaminated Land</b>	<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> <ul style="list-style-type: none"> <li>• Possible further testing around the around the collapsed elevated tank to assess potential extent of hydrocarbon impact soils.</li> <li>• An environmental consultant be engaged to undertake a detailed investigation to rule out any radiation risk that may be associated with the possibility of former sand mining or deposit of mining spoil at the site.</li> </ul>
<b>4.7 Bushfire</b>	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.
<b>Part 10 Car Parking, Access, Alternative and Active Transport</b>	A Traffic Impact Assessment has been prepared to support this development proposal that address 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.
<b>Part 11 Water Sensitive Design</b>	A stormwater management plan and report have prepared to support this development application which address that the requirements of Part 11 of the GLDCP.
<b>Part 12 Vegetation Management</b>	Not applicable to this proposal
<b>Part 13 Landscaping Requirements</b>	<p>As this is a concept development proposal a landscape concept plan has been prepared to support this application and is provided in section 6 of this report.</p> <p>Over 40% of the site is to be retained in its natural state. In</p>



	<p>additional 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.</p>
<b>Part 14 Waste Management</b>	<p>As this application does not seek approval for any development works a waste management plan has not been provided. Detailed waste management plans will be prepared to support subsequent development applications seeking consent to commence works.</p>
<b>Part 15 Advertising and Signage</b>	<p>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.</p>
<b>Part 17 Manufactured Home Estates and Caravan Parks</b>	<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 an indicative layout of the caravan park and how this could be broken up into sites that accord with 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 Mungo Brush Road via sensitive landscape plantings that comply with bushfire requirements.</p> <p>A landscape concept plan report has 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 as ample capacity to support traffic generated by this development.</p> <p>Social and economic impacts of the proposed development have been discussed in section 2.7. If required a detailed economic and social impact assessment can be commissioned however we believe this would be useful as part of the detailed development application</p>

stage of the development.

We also believe a demonstration of how the design of the caravan park meets CPTED principles would be more beneficial once the actual design and layout of the Park is defined. At this stage the concept plan provides an indicative layout only. We suspect the actual layout and sizes of sites will change to accommodate detailed landscaping and different types of accommodation and camping styles.

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	All sites comply with the requirements of clause 85

<b>65m2 and camp sites 50m2 including a car space</b>	
<b>86 – Site Identification</b>	The numbering for new sites will be clearly marked on ground
<b>87 – Dwelling sites to have a road frontage</b>	All sites have the required road frontage
<b>88 – Setbacks of community buildings</b>	Complies
<b>89 – Setbacks of dwelling sites and camp sites from road frontages</b>	Complies
<b>91 – Separation Distances</b>	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.
<b>94 – Width of roads</b>	Roads have been designed to be 6m wide to allow for two way access and 4m if one way
<b>95 – Speed limits</b>	Signs are installed limiting speed to not exceed 15 km per hour
<b>96 – Resident Parking</b>	Each dwelling and camp site has onsite car parking available
<b>97 – Visitor Parking</b>	Adequate carparking will be provided to comply with the regulation.
<b>98 – Visitor Parking for People with Disabilities</b>	As per above comment
<b>99 – Road Surfaces</b>	Access roads will have all weather access and be designed and built to appropriate grades
<b>100 - Lighting</b>	New roads will be adequately lit as required
<b>101 – Water Supply</b>	Each new dwelling site will have a water connection and each camp site will have access to a water connection
<b>102 - Sewerage</b>	Each new short term site will be provided with the required sullage disposal points; the park will contain 1 soil waste dump point
<b>103 - Drainage</b>	Drainage of all sites will be accordance with proposed stormwater concept plan that has been prepared for the stie.
<b>104 – Electricity Supply</b>	Where required for each installation of a moveable dwelling an electricity connection will be supplied.  Powered campsites will have access to installed powerheads
<b>107 – Number of showers and toilets to be provided</b>	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.
<b>108 – Facilities for people with disabilities</b>	See above comment
<b>110 - Construction of shower block and toilets blocks</b>	Future designs will comply
<b>111 – Proximity of dwelling</b>	The proposed locations of amenity blocks have been designed

<b>sites to shower blocks and toilet blocks</b>	to comply with this clause.
<b>Clause 113 – 118 Laundry Facilities</b>	The appropriate number of laundry facilities will be provided as part of later detailed designs
<b>Clause 126 – Garbage Removal</b>	Appropriate waste management facilities will be designed and installed as part of future detailed development applications.
<b>Clause 127 Fire Hydrants</b>	Fire hydrant plans will be provided at further DA stages.
<b>Clause 128 - Fire Hose Reels</b>	Fire hose reels will be provided at further DA stages.
<b>Clause 129 – Car Wash Bay</b>	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. Details 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 a biodiversity payment and the retention of approximately 40% of the site under a biodiversity protection agreement and the retention of hollow bearing trees within the development footprint.

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 primitive

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campground we are of the view that this also demonstrates site suitability albeit the proposed caravan park is an intensification of use however this use comes with the necessary services and provisions to sustainably operate such a facility.

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 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.

The proposed use we also do not believe to be out of character with the surrounding area as there are currently camping grounds in operation in close vicinity to the subject site as well as approvals in place for caravan park (MHE) development. Further Hawks Nest is already home to two existing caravan parks so already enjoys a reputation as being a holiday destination of choice.

The site does not inhibit 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 40% 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 223-site caravan park consisting of short term and camp sites only. The approval does not seek an 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



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and are consistent with character of the area. The development 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 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.



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## **6 Attachments**

**6.1 Plan – Concept Plan – 288 Mungo Brush Road Hawks Nest**

**6.2 Plan – Design Statement – 288 Mungo Brush Road Hawks Nest**

**6.3 Plans – Landscape Concept Plans - 288 Mungo Brush Road Hawks Nest**

**6.4 Plans – Site Survey – 288 Mungo Brush Road Hawks Nest**

**6.5 Reports – AHIMS Search Report – 288 Mungo Brush Road Hawks Nest**

**6.6 Reports – BDAR – 288 Mungo Brush Road Hawks Nest**

**6.7 Reports – Bushfire Assessment Report – 288 Mungo Brush Road Hawks Nest**

**6.8 Reports – Bushfire Emergency Evacuation Plan – 288 Mungo Brush Road Hawks Nest**

**6.9 Reports – Cost Summary Report – 288 Mungo Brush Road Hawks Nest**

**6.10 Reports – Economic Benefit Report – 288 Mungo Brush Road Hawks Nest**

**6.11 Reports – Geotechnical Investigation Report BDAR Mungo Brush Hawks Nest**

**6.12 Reports – Preliminary Contamination Investigation Report 288 Mungo Brush Road Hawks Nest**

**6.13 Reports – Servicing Strategy – 288 Mungo Brush Road Hawks Nest**

**6.14 Reports – Traffic – 288 Mungo Brush Road Hawks Nest**

