

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED EXTENSION TO CAMPGROUND AND CARPARKING

**GRESFORD SHOWGROUND,
29 PARK STREET, EAST GRESFORD,
NSW, 2311**

**(LOT 1, DP 11562, LOT 17 DP 39791 & LOT 7002,
DP 96464)**



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PP Reference	J000480			
Prepared for (client)	Gresford Park Land Managers			
Document Versions and Control				
Statement of Environmental Effects, Gresford Showground				
Version	Date	PP ref	Author	Reviewed by
1	18/11/2021	SEE – Gresford Showground	AR	KW
2	19/11/2021	SEE – Gresford Showground	KW	AR / Client
3	22/02/2023	FIR – Gresford Showground	AR	MB
4	24/05/2024	SoEE – Gresford Showground	GJ	Client/MB
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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Gresford Showground and Gresford Park Land Managers (the client) to prepare a Statement of Environmental Effects (SoEE) for an extension to the existing campground and car parking (the development) at Gresford Showground located at 29 Park Street East Gresford, 2311, legally identified as Lot 1 DP 11562, Lot 17 DP 39791 and Lot 7002 DP 96464 (the site).

This application is seeking ongoing approval to expand the camping areas available on site by an additional 1833.74m² which will result in an additional 20 unpowered camping sites. Total area of resultant camping area including both powered and unpowered will measure 4155.03m² (within the general areas shown on the Gresford Showground Camping Ground Plan in **Figure 2**).

The maximum number of available camping sites within the camping ground is assumed to be 46 camping sites. The average number of visitors per campsite is assumed to be 2.5, based on the fact that most campers will be couples with horse floats; therefore, the campground is assumed to have a maximum capacity of 115 (as calculated by 46 x 2.5) visitors.

In addition to the above, the proposal includes the construction of visitor parking area consisting of six (6) onsite parking spaces located adjoining the sites southern access road.

Architectural Plans are contained as **ATTACHMENT 5**.

Gresford Recreation Reserve and Showground is not required to register a formal plan of management with the Minister, however, Gresford Park Land Managers recognise the benefits and importance of developing a comprehensive management strategy and business plan. A Management Plan has been prepared to define the value, use, management practices and intent for the broad public purpose for which Gresford Recreation Reserve and Showground has been reserved along with short and long term goals and improvements identified through community consultation processes. The Management Plan is provided as **ATTACHMENT 7**.

Under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (LG Regulation) (c71), the council must not grant approval to operate a camping ground unless it is in accordance with the relevant requirements of Subdivisions 1–8 of Division 3. This Application clearly addresses the clauses under Subdivisions 1-8 Division 3 of the LG Regulation within a summary table provided within this SoEE and an accompanying site plan. It is considered the development will contribute to ongoing investment in East Gresford as the additional camping ground space will encourage visitors from out of the Local Government Area (LGA) and as such will result in positive economic benefits to the local area and LGA as a whole.

The key reasons why the proposed development is acceptable are as follows:

- The site is zoned RE1 – Public Recreation, whereby a ‘camping ground’ is a permissible land use with consent from the relevant authority;

- The development will have a positive social impact through the on-going implementation of the Plan of Management associated with the site.
- Development of the site will directly benefit the community through reinforcing tourist activities in the East Gresford district;
- The development can manage or mitigate any environmental impacts by implementing the recommendations from the flood assessment;
- The development will have a positive economic impact through improving long term profitability of the operating business which will provide direct monetary input into the local economy and likely to have a positive impact on the municipality; and
- The land has the capacity to accommodate the development on site whilst maintaining or mitigating potential environmental issues.

The proposed development will provide a well-coordinated and sustainable development with no foreseeable impact on the character of the surrounding area. The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposal development. We look forward to Council's determination of this matter.

TERMS & ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LG	Local Government
LGA	Local Government Area
FPL	Flood Planning Level
FFL	Finished Floor Level
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Attachment	Document	Prepared by	Reference
1	EP&A Regulation Compliance Table	Perception Planning	N/A
2	BYD Australia Search Results	Perception Planning	Ref: 37322931 Dated 09.08.24
3	Deposited Plan	N/A	N/A
4	AHIMs Search Results	Perception Planning	Ref: J000480 Dated 09.08.24
5	Architectural Plans	Sorensen Design & Planning	Ref: 2303422 Dated: 03 July 2024
6	Hunter Water Corporation Stamped Plan	Hunter Water Corporation	Dated 18 November 2021
7	Plan of Management	Gresford Park Land Managers	Dated November 2018
8	Survey	David Cant Surveyors	Dated October 2022
9	Flood Impact Assessment	Torrent Consulting	Ref: L.T2299.004 Dated 27 February 2024
10	Design Report	DRB Consulting Engineers	Ref: 221917 Dated: Aug 2024
11	Stormwater and Civil Plans	DRB Consulting Engineers	Ref: 221917 Dated: Aug 2024
12	Landowners consent	Planning Industry and Environment	Dated 14 March 2022

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SoEE) is to assist Council in their determination and to assist the community in understanding this development.

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

The objectives of this SoEE are as follows:

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

1.2 BACKGROUND

The site is located within the Dungog Local Government Area (LGA) and is zoned RE1- Public Recreation under the Dungog Local Environmental Plan 2014 (the LEP).

The Gresford Recreation Reserve and Showground was proclaimed on the 18th November 1927. Since that time, the incumbent Minister of Lands has appointed up to seven Trustees, from the local district to manage and maintain the facility. The Showground operates independently of the Local Council and remains self-sufficient.

The current board consists of 7 Managers that were appointed by the Minister in January 2021. The Managers are assisted by volunteer workers to maintain both the camping area and the Showground area.

Income from the camping enterprise is utilised to subsidise maintenance and improvement costs of the Showground area to minimise the financial impact on local community organisations wishing to use the grounds.

Under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (LG Regulation) (c71), the Council must not grant approval to operate a camping ground unless it is in accordance with the relevant requirements of Subdivision 1 – 8 and Division 3. This Application clearly addresses the clauses under Subdivisions 1 – 8 Division 3 of the LG Regulation within the summary table provided within this SoEE and an accompanying site layout plan.

1.3 SITE PARTICULARS

Property Address	29 Park Street, East Gresford
Lot and DP	Lot 1, DP 11562, Lot 17 DP 39791 Lot 7002, DP 96464
Current Use	Showground and Camping
Zoning	RE1 – Public Recreation
Size	11 hectares
Site Constraints	Heritage item – Local – East Gresford Village Flood Prone Land Biodiversity Value Land
Owner	The land is owned by Minister for Lands and The State of NSW. The current board consists of 7 Managers that were appointed by the minister of lands in January 2021. Landowners consent is provided as ATTACHMENT 12
DP and 88B Instrument	Nothing on the DP or 88B instrument prohibits the proposed development.

The site is located at 29 Park Street, East Gresford, NSW, 23211 (Lot 1, DP 11562, Lot 17 DP 39791 Lot 7002, DP 96464) (**‘the site’**) and has a total area of 11 hectares **FIGURE 1**.

The site is located within the township of East Gresford, within the Dungog Local Government Area (LGA), approximately 180m south of East Gresford township.

East Gresford Showground provides camping alongside the Allyn River. The site is bound by private rural properties to the north and south, Allyn River to the east and shared by several commercial enterprises and Park Street to the west. Access to the site is provided via a two-way access to Park Street which connects with the internal road network that provides access to the on-site facilities/amenities and camping sites. Park Street is identified as a local government road and is the responsibility of Dungog Council.

Comprising of three separate parcels, the site operates for public recreation purposes, providing land and amenities to support the current and future needs of the local community. Existing development includes four amenities’ buildings, tennis courts, a skate park, animal and rodeo arena with the remainder of the site comprising general public space and parklands, shown in **Figure 2**.

A Before You Dig Australia (BYDA) request was completed with the results provided at **ATTACHMENT 2**. The site is connected to electricity and telecommunications. The site is connected to reticulated water however, no reticulated sewer service is available for connection.

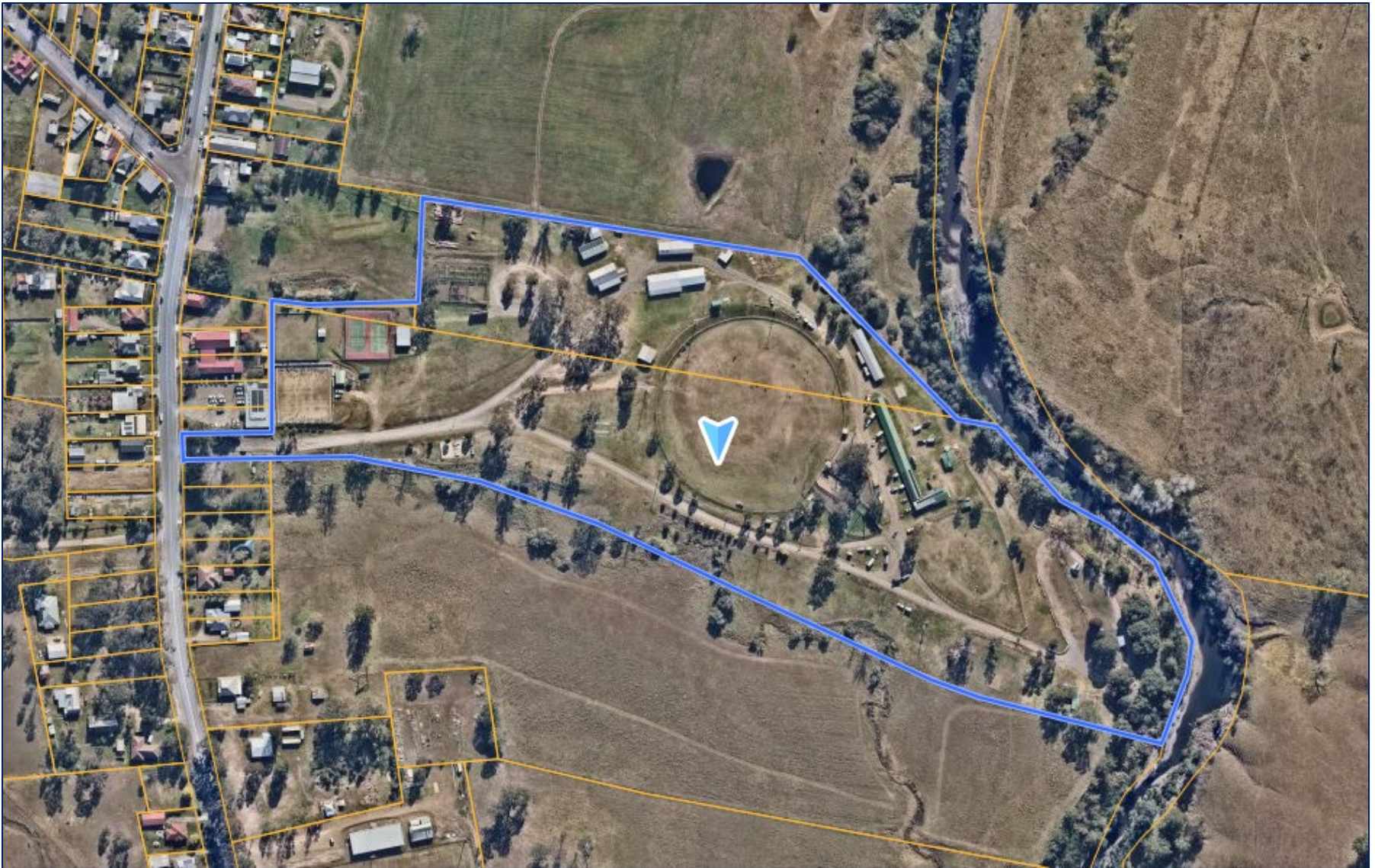


Figure 1 - Locality Map (Source: Near Maps, 2024)

2.0 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain development consent for the extension of camping ground (the development) at Gresford Showground. The characteristics of the proposed development include the following features:

Extension to Existing Camping Ground

- 20 additional unpowered camping sites located to the north of the site,
- Resulting in a total camping area of 4155.03m².

Additional Carparking

- 6 additional carparking spaces along the southern access road.

The proposed camping sites will be accessible from the existing internal road network with no extension proposed to access the camping sites. The proposed camping sites will all be unpowered however have access to the relevant amenities existing on the subject site. Each proposed camping site is allocated approximately 90m² therefore there will be a total of 46 camping sites on site with the following breakdown of powered to unpowered:

- 18 powered sites located in the eastern corner of the subject site,
- 28 unpowered sites located across the subject site.

Architectural plans are contained in **ATTACHMENT 5** and shown in **Figure 2** with additional engineering requirements for the carparking provided as **ATTACHMENT 11**.

The site is connected to water and hydrants servicing which has been completed by the Land Managers. All future sites will be within appropriate distance from hydrants.

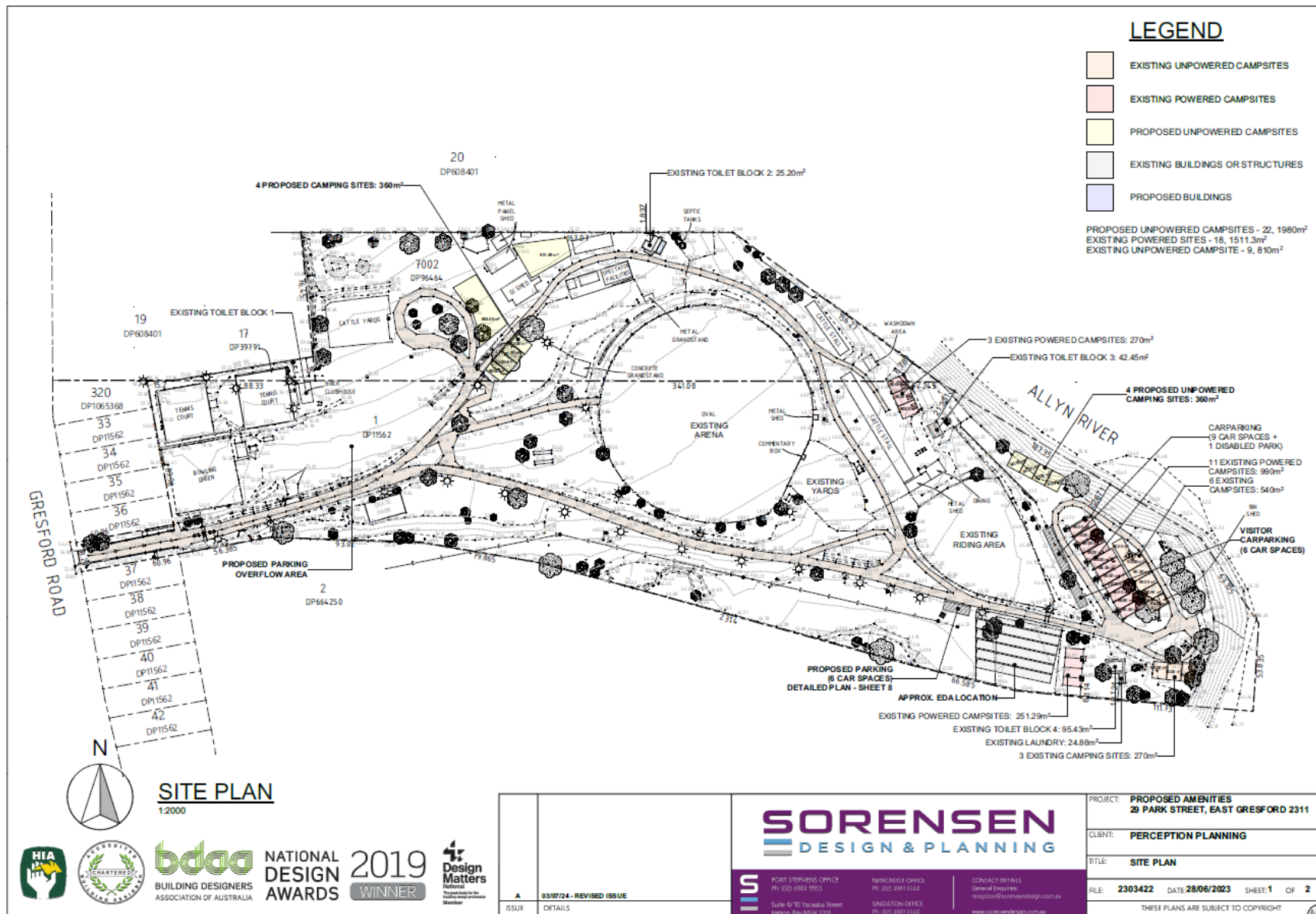
Plan of Management

Operationally, the camping ground will be available all year round, except for during show events. Stays will be coordinated outside of these events, with a maximum stay of 90 days.

Gresford Recreation Reserve and Showground is not required to register a formal plan of management with the Minister; however, Gresford Park Land Managers recognise the benefits and importance of developing a comprehensive management strategy and business plan therefore is provided as **ATTACHMENT 7**.

The current board consists of seven Managers that were appointed by the minister in 2021. The Managers are assisted by volunteer workers to maintain both the camping area and the Showground area.

The proposed camping ground is consistent with the Management Plan.



3.0 PLANNING CONTROLS

3.1 ACTS AND REGULATIONS

All NSW Acts have been considered in the preparation of this SEE. The following Acts are considered relevant to the proposed development and discussed in further details below:

- *Environmental Planning and Assessment Act 1979*
- *Hunter Water Act 1991*
- *Biodiversity Conservation Act 2016*
- *Water Management Act 2000*

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

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

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

- ***Section 7.11 – Development Contributions***

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

3.1.2 HUNTER WATER ACT 1991

The subject site is not located within a Drinking Water Catchment. To this effect, a referral to HW is not required under Section 51 of the HW Act. Stamped plans are provided within **ATTACHMENT 6** in accordance with Section 49 of the HW Act.

3.1.3 BIODIVERSITY CONSERVATION ACT 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The site has a portion of biodiverse value land located along the eastern boundary adjoining Allyn River. The development area is not mapped on the NSW Biodiversity Values Map and does not occur within an Area of Outstanding Biodiversity Value (ABOV) (**Figure 3**).

The subject site does not contain area identified on the Biodiversity Values Map as land with high biodiversity value and sensitive to impacts from development and clearing. The proposal requires no removal of vegetation within an area mapped as biodiversity value. Accordingly, no further assessment of the proposal with regard to the Biodiversity Conservation Act is required.



Figure 3 - Biodiverse Value Land (eSpatial Viewer, 2024)

3.1.4 WATER MANAGEMENT ACT 2000

The subject site is not located within a Drinking Water Catchment. No physical works will take place on any body of water located on the site nor will the development have a lasting impact on any watercourses or waterbodies on site.

It is noted that works are proposed within 40m of a mapped watercourse (Allyn River). The proposed development will not result in any change in the course of the river nor is likely to significantly affect the natural environment. Erosion and sediment controls measures will be implemented as required throughout construction. It is anticipated that referral to NRAR will be undertaken as part of the assessment process.

Table 1 - Integrated development triggers

Integrated development	Proposed Development	
Fisheries Management Act 1994	<ul style="list-style-type: none"> ▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219 	N/A
Heritage Act 1977	<ul style="list-style-type: none"> ▪ s 58 	N/A – The site is identified as located within a Heritage Conservation Area known as East Gresford Village. No physical works are proposed to a heritage item and the site is not listed on the state heritage register, as such referral is not required.
Coal Mine Subsidence Compensation Act 2017	<ul style="list-style-type: none"> ▪ s 22 	N/A – The site is not located within a Mine Subsidence Area.
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	N/A
Protection of the Environment Operations Act 1997	<ul style="list-style-type: none"> ▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122 	N/A
Roads Act 1993	<ul style="list-style-type: none"> ▪ s 138 	N/A
Rural Fires Act 1997	<ul style="list-style-type: none"> ▪ s 100B 	N/A – the site is not bushfire prone land.
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	Yes – Works are proposed within 40m of a mapped watercourse (Allyn River), whilst the proposed development is minor in nature, it is anticipated that referral to NRAR will be undertaken as part of the application assessment.

3.1.5 LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2021

Under the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (LG Regulation) (c71), the council must not grant approval to operate a camping ground unless it is in accordance with the relevant requirements of Subdivisions 1–8 of Division 3. As a result, these requirements and an appropriate response are provided in Table 2.

Table 2: Assessment against Division 3 Caravan Parks and camping ground subdivisions 1-8 of the LG Regulation

Subdivision 1 – Land and site requirements			
No	Requirement	Response	
83	(1) A caravan park must not have an area of less than one hectare or, if a lesser area is prescribed by a relevant environmental planning instrument, that lesser area. (2) There is no minimum size for a camping ground.	Complies	The camping ground as indicated by the site boundary is a total of 11,000m ² or 1.1ha. The total area allocated for the purpose of camping is 4155.03m ² .
84	(1) A minimum of 10% of the total land area of a caravan park or camping ground must be reserved for recreation or other communal activities. (2) The council may allow a lower percentage, not less than 6% of the total land area of the caravan park or camping ground, to be reserved for recreation or other communal activities. (3) Before allowing a lower percentage, the council must consider— (a) the type and range of amenities to be provided, and (b) other matters the council considers relevant.	Complies	The camping ground contains a minimum of 10% or 2,300sqm of land reserved for recreation or other communal activities. The bank along the Allyn River and several barbeque facilities throughout the part make up this minimum of 10% or 2,300sqm.
85	(1) A long-term site must have an area of at least 80 square metres. (2) A short-term site must have an area of at least 65 square metres. (3) A camp site must have an area of at least: (a) 40 square metres, in the case of a camp site for which a separate parking space is provided within 30 metres of the camp site, or (b) 50 square metres, in any other case.	Complies	All sites within the campground have a minimum area of 40m ² . The total number of sites has been determined based on a calculation of 90m ² for each site. All camping sites have a minimum area of 50sqm.
86	(1) A dwelling site or camp site must be numbered or identified and its site boundaries clearly delineated. (2) The site identification must be conspicuous.	Complies	All sites will be numbered or identified with site boundaries clearly delineated.

Subdivision 2 - Setbacks			
No	Requirement	Response	
87	(1) A dwelling site must have vehicular access to an access road.	N/A	No dwelling sites are proposed.
88	(1) A community building must not be located within 10 metres of the boundary of a caravan park, camping ground, dwelling site or camp site. (2) The council may allow the following distances if satisfied the community building has been or will be properly screened, fenced, enclosed or otherwise treated— (a) 3 metres or more from the boundary of a caravan park or camping ground, and (b) 5 metres or more from the boundary of a dwelling site or camp site.	Complies	No community buildings or dwellings are proposed to be located closer than 10m to the boundary of the camping ground. It is noted that adjoining sites are rural residential land therefore the proposed camping sites are not anticipated to impact on the ongoing land use.
89	(1) A dwelling site or camp site must not be located closer than – (a) 10 metres to a public road or (b) 3 metres to any other boundary of the caravan park or camping ground The council may allow a lesser distance if satisfied the dwelling site or camp site has been or will be properly screened, fenced, enclosed or otherwise treated.	Complies	No camping site is closer than 10m to a public road or 3m to any other boundary. The camping ground is located over 300m from Park Street.
90	(1) Nothing in this Regulation prevents land within a buffer zone arising from the setbacks required by this Division from being used: (a) For community amenities, access roads, car parking spaces, footpaths or landscaping, or (b) For any similar purpose allowed by the approval for the caravan park or camping ground.	N/A	Noted.
91	(1) A moveable dwelling must not be installed closer to any other moveable dwelling than: (a) 3 metres, if it is situated on a long-term site, or (b) 2.5 metres, if it is situated on short-term site or camp site. (2) This clause does not prohibit the installation of semi-detached relocatable homes on adjoining dwelling sites so long as they are separated by construction conforming to the fire safety and sound insulation provisions relation to class 1 buildings contained in Section 3.7.1 and 3.8.6 of Volume Two of the Building Code of Australia	N/A	No moveable dwellings are proposed as part of the campground.
Subdivision 3 - Roads			
No	Requirement	Response	

92	<p>(1) A road that forms an entrance to or exit from a caravan park or camping ground must be at least 7 metres wide.</p> <p>(2) For a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5 metres.</p> <p>(3) The council may specify in an approval the way in which an entrance or exit road must meet the sealed portion of other access roads.</p>	Complies	All access roads that are identified on the site layout map are a minimum of 7 metres wide. The road that forms an entrance to or exit from the camping ground is a minimum of 7m wide.
93	<p>(1) A caravan park must have a forecourt, measuring at least 4 metres by 20 metres, to accommodate incoming vehicles.</p>	N/A	The proposed development does not consist of a caravan park.
94	<p>(1) The width of an access road must be:</p> <p>(a) For a two-way access road – at least 6 metres, and</p> <p>(b) For a one-way access road – at least 4 metres</p> <p>(2) The direction of travel for a one-way access road must be indicated by means of conspicuous signs.</p>	Complies	All access roads are two-way and are a minimum of 6 metres wide.
95	<p>(1) The speed limit applicable to an access road:</p> <p>(a) Must not exceed 15 kilometers per hour, and</p> <p>(b) Must be indicated by means of conspicuous signs.</p>	Complies	The speed limit is 10 kilometers per hour throughout the camping ground. There is a sign erected at the front of the park entrance which reflects this.
96	<p>(1) A caravan park or camping ground must contain at least one resident parking space for each dwelling site or camp site.</p> <p>(2) The parking space for a dwelling site or camp site may be on-site (that is, forming part of the site) or off-site (that is, not forming part of the site).</p> <p>(3) An off-site space must be marked (for example, by means of line marking, marker pegs or similar means) to identify the dwelling site or camp site to which it relates.</p> <p>(4) An off-site parking space for a dwelling site or camp site must be situated in the location specified in the approval for the caravan park or camping ground.</p> <p>(5) Each off-site parking space is to have, at minimum, dimensions of:</p> <p>(a) 5.4 metres by 2.5 metres, in the case of angle parking, and</p> <p>(b) 6.1 metres by 2.5 metres, in any other case.</p>	Complies	<p>Each site contains enough space for one car space. Multiple off-site parking areas are proposed within the boundaries of the site. Each off-site parking space will meet the minimum dimensions.</p> <p>Additionally, overflow parking is provided to the western side of the site as per ATTACHMENT 5.</p>
97	<p>(1) A caravan park or camping ground must contain no fewer visitor parking spaces than the following:</p>	Complies	The camping ground has provided 6 visitor parking spaces within the parking area, which is generally

	<ul style="list-style-type: none"> (a) One visitor parking space for each 10 (and any remaining fraction of 10) long-term sites in the caravan park or camping ground, (b) One visitor parking space for each 20 (and any remaining fraction of 20) short-term sites in the caravan park or camping ground, (c) One visitor parking space for each 40 (and any remaining fraction of 40) camp sites in the caravan park or camping ground <p>(2) The minimum number of visitor parking spaces to be provided is 4.</p> <p>(3) Each parking space is to have, at minimum, dimensions of:</p> <ul style="list-style-type: none"> (a) 5.4 metres by 2.5 metres, in the case of angle parking, and (b) 6.1 metres by 2.5 metres, in any other case. <p>(4) Visitor parking spaces must be clearly identified as such.</p>		<p>considered to be the common meeting area.</p> <p>Detail of the additional proposed carparking spaces are provided within the engineering documentation provided as ATTACHMENT 11 and demonstrates compliance with the required dimensions.</p>
98	<ul style="list-style-type: none"> (1) A caravan park or camping ground must contain at least one visitor parking space for people with disabilities. (2) A caravan park or camping ground that contains more than 100 sites must contain at least one visitor parking space for people with disabilities for each 100 sites or fraction of 100 sites. (3) Such parking is to be provided in accordance with <i>AS/NZS 2890.1:2004 Parking facilities – Off street parking</i>. (4) Visitor parking spaces for people with disabilities must be clearly identified as such. (5) Visitor parking spaces provided under this clause may be counted for the purposes of clause 97. 	Complies	One parking space has been reserved for people with disabilities within the propose parking area, which is generally considered to be the common meeting area.
99	<p>All access roads, including all passing and parking bays, must—</p> <ul style="list-style-type: none"> (a) have an all-weather sealed or other surface finish specified in the approval, and (b) be adapted to the land to enable adequate drainage and remove excessive grades. 	Complies	All roads are appropriately finished to reflect their usage, being gravel.
100	All access roads must be adequately lit between sunset and sunrise.	Complies	The access road will be provided with solar lighting.
Subdivision 4 – Utility Services			
No	Requirement	Response	
101	<ul style="list-style-type: none"> (1) A caravan park or camping ground: <ul style="list-style-type: none"> (a) Must be connected to a mains water supply, or (b) Must be provided with an alternative water supply service as specified in the approval for the caravan park or camping ground. 	Complies	The camping ground is connected to mains water. Water supply can be provided within 30m of all camping sites proposed.

	<p>(2) A dwelling site must be connected to the water supply service for the caravan park or camping ground</p> <p>(3) A camping ground must have water supply connections for the camp sites at the rate of one connection for every 4 camp sites. Connections must be located so that no camp site is more than 30 metres from a connection</p> <p>(4) The water supply connections must include a standpipe and hose tap.</p> <p>(5) The water supply service must comply with:</p> <p>(a) The Plumbing and Drainage Act 2011 and any regulations under that Act, and</p> <p>(b) The requirements for any relevant statutory body.</p> <p>(6) The water supplied for human consumption or domestic purposes must comply with the <i>Australian Drinking Water Guidelines</i> published in 2004 by the National Health and Medical Research Council.</p>		
102	<p>(1) A caravan park or camping ground:</p> <p>(a) Must be connected to a main sewer, or</p> <p>(b) Must be provide with an alternative sewage disposal system as specified in the approval for the caravan park or camping ground.</p> <p>(2) A long-term site must be provided with a connection to the sewage disposal system for the caravan park or camping ground.</p> <p>(3) A caravan park or camping ground that includes any short-term sites or camp sites must be provided with at least one common soil waste dump point for the disposal of closet waste from caravan holding tanks and the like. The common soil waste dump point must be located so as to permit adequate access by caravans and campervans.</p> <p>(4) A short-term site must be provided with a disposal point, as specified in the approval, for the disposal of sullage (that is, domestic waste from baths, basins, showers, laundries and kitchens, including floor waste from those sources) from any moveable dwelling installed on the site. More than one short-term site may be provided with the same disposal point.</p> <p>(5) The sewage disposal system must comply with:</p> <p>(a) The Plumbing and Drainage Act 2011 and any regulations under that Act, and</p> <p>(b) The requirements for any relevant statutory body</p>	Complies	<p>The camping ground is serviced by an existing on-site sewerage management system.</p> <p>The OSSM system has been upgraded and reconfigured to consolidate the treatment of wastewater for the existing camping sites provided on site. No further update to this system is proposed as part of this development application.</p>
103	<p>(1) A caravan park or camping ground must be provided with a stormwater drainage system.</p> <p>(2) All dwelling sites and camp sites must be adequately drained.</p>	Complies	<p>The camping ground is provided with a stormwater drainage system as demonstrated within the</p>

			engineering (ATTACHMENT 11).
104	<p>(1) A dwelling site must be supplied with electricity from a reticulated electricity service.</p> <p>(2) In the case of a long-term site, the electricity must be supplied by means of an electrical circuit connected to a separate electricity meter.</p> <p>(3) Any such electrical circuit must be installed in accordance with the requirements of:</p> <p>(a) The Electricity Code of Practice, in the case of a long-term site, and</p> <p>(b) AS/NZS 3001:2001, Electrical installations – Relocatable premises (including caravans and tents) and their site installations, as in force on 1 September 2005, in the case of a short-term site.</p> <p>(4) If a dwelling site is provided with electricity otherwise than by way of direct connection to the local electricity supply authority's electricity main, the maximum amount that may be charged for the supply of electricity during a particular period is the amount that the standard retail electricity supplier for the relevant district would have charged under a standard form customer supply contract for that supply during that period.</p>	Complies	The camping ground is connected to electricity with the eastern area currently connected.
105	(1) A common trench may be used for the installation of services in accordance with guidelines set out in AMCORD.	N/A	Noted.
Subdivision 5 – Shower and toilet facilities			
No	Requirement	Response	
106	<p>(1) In calculating the facilities to be provided in accordance with this Subdivision:</p> <p>(a) 2 camp sites are taken to be the equivalent of one dwelling site, and</p> <p>(b) Dwelling sites reserved for use by self-contained moveable dwellings, and dwelling sites provided with ensuite facilities, are to be disregarded.</p>	N/A	<p>The proposed development consists of a total of 46 camp sites.</p> <p>Pursuant to 1 (a), there is a requirement for a quantity of 23 dwelling site facilities to be provided.</p> <p>It is noted no moveable dwellings are proposed.</p>
107	<p>(1) A caravan park or camping ground with fewer than 200 dwelling sites must be provided with facilities in the Table to this clause according to the number of dwelling sites in the Caravan Park or camping ground.</p> <p>(2) A caravan park or camping ground with 200 dwelling sites or more must be provided with those facilities as specified in the approval for the Caravan Park or camping ground.</p> <p>(3) In considering the facilities to be provided in accordance with subclause (2), the council must</p>	N/A	A total of 23 dwelling sites will be utilised for the purposes of calculating the facilities to be provided.

	<p>have regard to the rate of increment of quantities set out in the Table to this clause.</p> <p>(4) For the purposes of this clause:</p> <p>(a) A requirement for a shower may be met by the provision of a bathtub, and</p> <p>(b) a urinal may be fulfilled by providing—</p> <p>(i) a urinal intended to be used by 1 person, or</p> <p>(ii) a 600 millimetre length of a urinal facility.</p>		
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Facilities for caravan parks or camping grounds with less than 200 sites

		Sites		Water closets		Urinals		Complies	Facilities in the 'Pavilion' amenities block (Block 2) includes, 8 water closets, 3m of urinal and 3 handbasins. No changes to this amenities building are proposed under this application.	
				Female	Male				Facilities in the 'Pony Club' amenities block (Block 3) includes 6 water closets and 2 handbasins. No changes to this amenities building are proposed under this application.	
1-25		3		2		1			Facilities in the 'Camping' amenities block (Block 4) include 6 toilets, 4 showers and 3 handbasins. No changes to this amenities building are proposed under this application.	
									Block 1 consists of a single toilet within the tennis court clubhouse. No changes to this amenities building are proposed under this application.	
Sites		Showers		Handbasins					Complies	The proposed development complies with the minimum facilities for camping grounds with between 1 and 25 sites.
				Female	Male	Female	Male			
1-25		2		2		2				
108	(1) A caravan park or camping ground must be provided with shower, toilet and associated facilities, designed in accordance with AS								Complies	The camping ground contains an existing amenity building that

	<p>1428.1-2001, Design for access and mobility Part 1: General requirements for access – New building work, as in force on 1 September 2005.</p> <p>(2) A caravan or camping ground with fewer than 100 dwelling sites must be provided with:</p> <ul style="list-style-type: none"> (a) 2 disabled bathrooms for each sex, or (b) 2 unisex disabled bathrooms, or (c) 1 disabled bathroom for each sex and 1 unisex disabled bathroom. <p>(3) A disabled bathroom may be counted towards the required facilities for the caravan park or camping ground.</p>		contain separate facilities for each sex that is in accordance with AS1428.1-2001, Design for access – New building work, as in force on 1 September 2005.
109	<p>(1) All showers and hand basins required by this Subdivision must be supplied with hot and cold running water.</p> <p>(2) A mirror must be provided:</p> <ul style="list-style-type: none"> (a) For each hand basin provided, or (b) If 2 or more hand basins are provided together, for each pair of hand basins. <p>(3) Means for sanitary napkin disposal must be provided in each communal facility that contains water closets for female use and, in a facility containing 10 or more water closets, must be provided at the rate of one for each 10 (remaining fraction of 10) water closets.</p>	Complies	All showers and hand basins are supplied with hot and cold water. A mirror is provided for each hand basin and bins for sanitary napkin disposal are provided in the existing and proposed amenities building.
110	<p>(1) Except as otherwise provide by the approval for the caravan park or camping ground, the shower and toilet facilities provided for a caravan park or camping ground must be housed in a shower block or toilet block:</p> <ul style="list-style-type: none"> (a) That is constructed of brick or concrete masonry block, and (b) That has non-slip floor of tile or other impervious material adequately drained to outlets, and (c) That has smooth, hard, durable and water-resistant interior finishes, and (d) That has shower recesses with tile or other impervious finishes to a height of at least 1.8 metres, and (e) That has tile or other impervious skirtings' around water closet cubicle walls, and (f) That has tile or other impervious finish around wash basins, and (g) That has adequate lighting (both inside and outside) and adequate ventilation at all times, and (h) That has all its walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition at all times. <p>(2) Subject to clause 108 (2) and (3), if male and female shower or toilet facilities are located in the same building, that building must be divided for spate use by each sex.</p>	Complies	The existing amenities buildings for the camping ground is consistent with the specifications provided under this section.

	(3) Water closets must be provided on individual cubicles having a minimum floor area of 1.1 square metres and a minimum width of 0.8 metre.		
111	<p>(1) A long-term site must not be situated more than 75 metres (measured in a straight line) from a shower block or toilet block.</p> <p>(2) A short-term site or camp site must not be situated more than 100 metres (measured in a straight line) from a shower block or toilet block.</p> <p>(3) This clause does not apply in respect of dwelling sites reserved for use by self-contained moveable dwellings and dwelling sites provided with ensuite facilities.</p>	Complies	All sites are camping sites and are within 100 meters of the existing amenities building. No long-term sites are identified.
Subdivision 6 – Laundry Facilities			
No	Requirement	Response	
112	(1) In calculating the facilities to be provided in accordance with this Subdivision, 2 camp sites are taken to be the equivalent of one short-term site.	N/A	Noted.
113	<p>(1) A caravan park or camping ground must be provided with at least—</p> <p>(a) 1 washing machine for every 25 long-term sites, and</p> <p>(b) 1 additional washing machine for a remaining part, if any, of 25 long-term sites exceeding 12, and</p> <p>(c) 1 washing machine for every 30 short-term sites, and</p> <p>(d) 1 additional washing machine for a remaining part, if any, of 30 short-term sites exceeding 15.</p> <p>(2) At least 2 washing machines must be provided in a caravan park or camping ground.</p>	Complies	These facilities are to be provided within the existing laundry block (DA74/2021) situated behind the existing Amenities Building within the Eastern camp area.
114	<p>(1) A caravan park or camping ground must be provided with—</p> <p>(a) at least 1 laundry tub for every 50 long-term sites, and</p> <p>(b) at least 1 additional laundry tub for a remaining part, if any, of 50 long-term sites, and</p> <p>(c) at least 1 laundry tub for every 60 short-term sites, and</p> <p>(d) at least 1 additional laundry tub for a remaining part, if any, of 60 short-term sites.</p> <p>(2) At least 1 laundry tub must be provided in a caravan park or camping ground.</p>	Complies	The minimum number to be provided is one laundry tub. These facilities will be provided in the laundry block.
115	<p>(1) A caravan park or camping ground must be provided with:</p> <p>(a) At least one mechanical clothes dryer or each 60 (and any remaining fraction of 60 greater than 30) long-term sites, and</p>	Complies	The minimum number to be provided is one mechanical clothes dryer. These facilities will be provided within the laundry block.

	<p>(b) At least one mechanical clothes dryer for each 80 (and any remaining fraction of 80 greater than 40) short-term sites.</p> <p>(2) The minimum number of mechanical clothes dryers to be provided is one.</p>		
116	<p>(1) A caravan park or camping ground must be provided with clothes line space at the rate of 2 metres of line for each dwelling site.</p> <p>(2) The minimum length of clothes line space to be provided is 50 metres.</p>	Complies	<p>The minimum to be provided is 50m of clothesline space.</p> <p>These facilities will be provided adjoining the Laundry Building.</p>
117	<p>(1) Washing machines and laundry tubs required by this Subdivision must be supplied with both hot and cold water.</p>	Complies	<p>Washing machines and laundry tubs are to be provided with hot and cold water. These facilities will be provided within the Laundry Building.</p>
118	<p>(1) A caravan park or camping ground must be provided with ironing boards, electric irons and power points available for connection to electric irons at the rate of one for every 60 (or remaining fraction of 60) short-term sites.</p>	Complies	<p>The camping ground is to be provided with ironing boards, electric irons and power points within the amenity block.</p>
119	<p>(1) Except as otherwise provided in an approval, the laundry facilities in a caravan park or camping ground must be housed in a laundry block—</p> <p>(a) constructed of brick or concrete masonry block, and</p> <p>(b) with a non-slip floor of tile or other impervious material adequately drained to outlets, and</p> <p>(c) with smooth, hard, durable and water-resistant interior finishes, and</p> <p>(d) with adequate lighting, both inside and outside, and adequate ventilation at all times, and</p> <p>(e) with walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition, and</p> <p>(f) maintained in a serviceable and safe condition.</p> <p>(a)</p>	Complies	<p>The laundry building (DA742021) sited within the Southern camp area will not be of brick or concrete masonry block. But rather a lightweight construction. This has been previously discussed with Council.</p>
Subdivision 7 - Management			
No	Requirement	Response	
120	<p>(1) No more than 12 persons may be allowed to stay overnight at a dwelling site or camp site at any one time.</p>	Complies	<p>Noted - No more than 12 persons can stay overnight at a camp site.</p>
121	<p>(1) A register of occupiers must be kept for a caravan park or camping ground.</p>	Complies	<p>A register of occupiers is required for a camping</p>

	<p>(2) At least 1 person who occupies a dwelling site or camp site must be registered.</p> <p>(3) The register must include the following particulars for the registration of a person—</p> <ul style="list-style-type: none"> (a) the person's full name and address, (b) the person's dates of arrival and departure, (c) the site identification of the site occupied by the person, (d) if the person occupies a caravan or campervan—the registration number, if any, of the moveable dwelling, (e) for a relocatable home—details of the compliance plate. <p>(4) The register must be available for inspection by any authorised person without cost during normal working hours.</p>		ground under Clause 132(2)(g).
122	<p>(1) (1) The holder of an approval must enter an agreement with a person if—</p> <ul style="list-style-type: none"> (a) the person intends to occupy a dwelling site or camp site, or (b) the person intends to occupy a long-term site for a holiday. <p>(2) The holder of the approval must give the person written notice of the conditions of occupation before entering the agreement.</p> <p>(3) The notice must include the following information—</p> <ul style="list-style-type: none"> (a) the site identification of the dwelling site or camp site allocated to the person, (b) the date, if any, on which it is agreed the person's occupation of the dwelling site or camp site will cease, (c) for an agreement relating to occupation of a short-term site or camp site— the maximum number of days the person may stay in a moveable dwelling on the site in a 12 month period, (d) the rules of the caravan park or camping ground, (e) a telephone number for contacting the holder of the approval, or their agent, in the event of an emergency, (f) whether or not pets may be kept in the caravan park or camping ground and, if so, on what conditions, (g) the nature and location of the amenities available for use by the person as an occupier of the dwelling site or camp site and the charges, if any, for use of the amenities, (h) the location of each fire extinguisher, fire hose reel and fire hydrant that is installed within the park or ground, (i) if the council has given written notice to the holder of the approval that land in the caravan 	N/A	Noted.

	park or camping ground is flood liable land or bush fire prone land—the location of the flood liable land or bush fire prone land, (j) other matters affecting the person's occupation of the dwelling site or camp site or use of the caravan park or camping ground and its amenities.		
123	(1) A caravan park or camping ground must not be used: (a) For any commercial purpose other than a caravan park or camping ground or an associated purpose, or (b) For the manufacture, construction or reconstruction of moveable dwellings. (2) A moveable dwelling installed in a caravan park or camping ground may be renovated, maintained or repaired.	Complies	The camping ground is not used for any other commercial purpose or the manufacture, construction or reconstruction of moveable dwellings.
124	(1) The council must be given a copy of the current community map: (a) As soon as practicable after any amendment is made to the map, and (b) At such other times as the council may reasonably require.	Can Comply	Noted.
125	(1) The holder of an approval to operate a caravan park or camping ground must ensure that copies of the following documents are readily available for inspection without cost in a location in the caravan park or camping ground specified in the approval for the caravan park or camping ground: (a) The approval for the caravan park or camping ground, (b) The current community map, (c) This regulation. (2) A copy of the current community map must also be displayed in a prominent position in the caravan park or camping ground.	Can Comply	These documents will be made readily available for inspection.
Subdivision 8 - General			
No	Requirement	Response	
126	(1) Arrangements specified in the approval for the caravan park or camping ground must be instituted and maintained for the removal of garbage and for the maintenance of garbage receptacles in a clean and sanitary condition.	Complies	As the site currently operates for a camping ground, arrangements are in place to manage waste. Waste is placed in the waste storage area, which is collected once a week by Dungog Council.
127	(1) No part of a dwelling site, camp site or community building within a caravan park or camping ground may be situated more than 90 metres from a fire hydrant.	Complies	Fire hose reels are currently installed at the Eastern camp area and will be installed at the new

	<p>(2) Any fire hydrant located within a caravan park or camping ground must:</p> <p>(a) Be double-headed pillar type fire hydrant, and</p> <p>(b) Be maintained to the standard specified in the approval for the caravan park or camping ground.</p>		<p>camp area after the DA determination is issued.</p> <p>Fire hose reels have been installed in accordance with the Standard of Performance that is required under this Regulation.</p>
128	<p>(1) Fire hose reels must be installed so that each dwelling site or camp site in the caravan park or camping ground can be reached by a fire hose.</p> <p>(2) The fire hose reels must be constructed in accordance with AS/NZS 1221:1997, Fire hose reels and installed in accordance with AS 2441-1988, Installation of fire hose reels, as in force on 1 September 2005.</p> <p>(3) The holder of the approval for the caravan park or camping ground must cause the council to be given a certificate (a fire hose certificate) in relation to the fire hose reels once every calendar year. If a fire hose reel is newly installed, the certificate must be provide within 7 days of the completion of its installation.</p> <p>(4) A fire hose reel certificate is to state, in relation to each fire hose reel installed in the caravan park or camping ground:</p> <p>(a) That the fire hose reel has been inspected and tested by a person (chosen by the holder of the approval) who is properly qualified to carry out such an inspection and test, and</p> <p>(b) That, as at the date on which the fire hose reel was inspected and tested, the fire hose reel found to have been capable of performing to a standard not less than that required by this Regulation.</p>	Complies	<p>The site is connected to water and hydrants will be connected to the site by Park Managers. All future sites will be within the required distance from hydrants. Any campfires are to be within a metal cage.</p> <p>The site is not identified as bushfire prone land and it is 750m or a 1-minute drive to the south of the Dungog NSW Fire and Rescue.</p>
129	<p>(1) A caravan park must be provided with an area for use for washing vehicles.</p>	N/A	<p>The proposed development does not consist of a caravan park.</p>
130	<p>(1) A building must not be erected in a caravan park or camping ground unless the approval allows the erection of the building.</p> <p>(2) An approval may allow—</p> <p>(a) the erection of a community building on land in the caravan park or camping ground that is not a dwelling site or camp site, and</p> <p>(b) the erection of an ensuite facility on a dwelling site or camp site.</p>	N/A	<p>Noted.</p>

From the above, the development is compliant with the relevant provisions for a camping ground and most of the provisions for a camping ground. Other relevant parts of the planning framework will now be discussed.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and discussed in further detail below.

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Housing) 2021*

3.2.1 SEPP – RESILIENCE AND HAZARDS 2021

The Resilience and Hazards SEPP aims to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide.

Chapter 4 Remediation of Land

The object of this Chapter is to provide for a State-wide planning approach to the remediation of contaminated land.

In accordance with Clause 4.6 a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development, or alternatively determine that the land would be suitable once remediated.

A review of the Environment Protection Authority (EPA) contamination register confirms that no contamination, the subject of regulation by the EPA, is identified on the site. The subject site is used for recreational purposes and there is no evidence that contaminating activities have historically occurred on site. The DA is not seeking a change of use but is rather seeking development approval for an existing use. We have been provided with no evidence to suggest that the land is contaminated. As such, the land is unlikely to be subject to contamination and does not warrant further investigation.

3.2.2 SEPP – BIODIVERSITY AND CONSERVATION 2021

Chapter 3 - Koala Habitat Protection 2020

This chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline. Section 4.4 and Schedule 2 of the SEPP identify the Dungog Local Government Area as land to which the policy applies and subject to the Central Coast Koala Management Area.

The key threats within the Central Coast Koala Management Area have been identified as:

- Habitat clearing and fragmentation;

- Vehicle strike and dog attack;
- Bushfire;
- Invasive plant species;
- Disease;
- Reduction in feed trees; and
- Sea level rise.

The proposed development does not involve the removal of vegetation. There is no impact identified on the koala habitat and the free-living population. Further assessment of this Chapter is not warranted.

3.2.3 SEPP – TRANSPORT AND INFRASTRUCTURE 2021

CHAPTER 2 – INFRASTRUCTURE

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

Division 5, Subdivision 2 Development likely to affect an electricity transmission or distribution network

Section 2.48 – Determination of development applications – Other development

The site is connected to underground reticulated electricity. The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower triggers referral the electricity supply authority is triggered pursuant to Section 2.48(1)(a). It is not anticipated that referral to the electricity authority is warranted in this instance.

Division 12A, Subdivision 2 Development adjacent to pipeline corridors

Section 2.76 – Determination of development applications

The proposed development is not in the vicinity of a 'licenced' pipeline corridor as defined under Section 2.76 (2). Accordingly, the proposed development does not trigger referral to any pipeline operator pursuant to Section 2.76.

Division 17, Subdivision 2 Development in or adjacent to road corridors and road reservations

The proposed development does not include any works in or adjacent to a classified road. As such, referral or Transport for NSW (TfNSW) for development on or adjacent to a classified road is not triggered under Sections 2.117, 2.118 and 2.119.

Section 2.121 – Traffic Generating Development

In accordance with Section 2.121, development listed in Schedule 3 is identified as traffic-generating development. The proposed development is not identified under Schedule 3 and therefore does not warrant referral to TfNSW. The proposed development is not anticipated to result in adverse impacts on the road network or the safety of road users.

3.2.4 – SEPP HOUSING 2021

Chapter 3 Diverse Housing

Part 9 Caravan Parks

The aim of this Part is to encourage—

- a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and*
- b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and*
- c) the provision of community facilities for land so used, and*
- d) the protection of the environment of, and in the vicinity of, land so used.*

Pursuant to Clause 130 the provisions of this section must be taken into account, irrespective of whether an application for development consent is made for a caravan park or a camping ground.

Considering the historical use of the site, the location and characteristics of the subject land are highly suitable for tourist use as a camping ground. The campground provides suitable community facilities and services within its grounds and accessible to all visitors. In addition, the proposed development will not impact low-cost housing, or land available for low-cost housing in the locality. Overall, the proposed camping ground is in keeping with the zone objectives and historic use of the site. The proposed development does not interfere with the use of the subject land or adjoining sites.

3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Dungog LEP 2014 apply to the proposed development:

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

The site is zoned RE1 – Public Recreation, whereby a ‘camping ground’ is a permissible land use with consent from the relevant authority. The Land Use Table of the LEP identifies the following objectives for this zone. An appropriate response for the proposed development is provided against each.

Table 3 - Land Use Table - RE1 - Public Recreation

Zone RE1 – Public Recreation		
No	Objective	Response
1	To enable land to be used for public open space or recreational purposes.	The development for a camping ground seeks to compliment the dominant use, being the showground and existing camping ground to the east of the site. The proposed extension of camping ground provides activity and maintenance on the site when the site is not being utilised for showground activities.
2	To provide a range of recreational settings and activities and compatible land uses.	The development for a camping ground is compatible with the showground when the showground is being utilised because it provides accommodation. It is also compatible when showground activities are not taking place because it ensures funds for the active upkeep of the site.
3	To protect and enhance the natural environment for recreational purposes.	The development for a camping ground will not require the removal of vegetation and the existing services means that waste is appropriately dealt with.

▪ Clause 5.10 – Heritage Conservation

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

A search of the Aboriginal Heritage Information Services (AHIMS) database (30 July 2024) did not identify any Aboriginal sites or places of significance are located on or near the site (within 50m) as shown in **ATTACHMENT 4**. The site is identified within Schedule 5 of the LEP as a being located within a Heritage Conservation Area known as East Gresford Village.

East Gresford is a village settlement which is bounded by the Allyn and Paterson Rivers. Gresford was named after the town on the Allyn River in North Wales, Great Britain and was first inhabited between 1812 and 1820 by itinerant cedar cutters.

The proposed development does not incorporate works anticipated to impact on the heritage significance of the existing buildings located on-site. The additional use will incur “stay” fees which will be used to maintain the heritage significance of the site. To this extent, no impact to the heritage significance of the site will occur and nothing prevents Council from issuing consent for the development.

▪ Clause 5.21 – Flood Planning

The land occupied by the campground is identified as land affected by flooding. It is considered that the proposed development will not alter the existing flood behaviors and it is assumed that all the existing buildings are approved and built to purpose and are compatible with the flood hazard of the land. Accordingly, risk to life as a result of flood can be suitably managed on site, until support of emergency services can arrive.

As concluded within the Flood Impact Assessment (**ATTACHMENT 9**), some development locations at the Site are located within the flood fringe and outer floodplain, however there are no specific requirements with respect to proposed structures within the Site. Rising access is readily available to flood free areas within the Site and to East Gresford, inherently managing the risk to life from flooding to an acceptable level.

The proposal will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. To this extent, it is believed that there is no reason to refuse the application on the premise of flood planning.

- **Clause 6.1 – Acid sulfate soils**

The site is not identified as containing acid sulfate soils.

- **Clause 6.4 – Stormwater management**

The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

The application demonstrates that stormwater drainage resulting from new hard stand areas can be catered for in accordance with Council's requirements. The proposed stormwater design ensures that by allowing runoff from the additional impervious area to discharge through the site unmitigated, the increase in peak flows leaving the site results in a negligible increase during the minor event and a decrease in the peak flows during the major event

Refer to the proposed Stormwater Management Plan contained as **ATTACHMENT 11** and design report provided as **ATTACHMENT 10**.

- **Clause 6.5 – Drinking water catchments**

The site is not identified as land located within a drinking water catchment.

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

As identified on the Riparian Land and Watercourses Map in the Dungog LEP, the land is affected by a "watercourse that runs to the east of the property – Allyn River. Although works are proposed within 40m of a mapped watercourse, activity does not cause any change in the course of the river nor likely to significantly affect the natural environment.

Consequently, due to the nature of the campground we have reasonable cause to suspect that the development will not have any adverse impact on the water quality, any aquatic and riparian species and ecosystems of that watercourse or the stability and future rehabilitation of the watercourse. The development has been designed and sited to avoid any significant environmental impact and is unlikely to impact the water quality or flows of the creek.

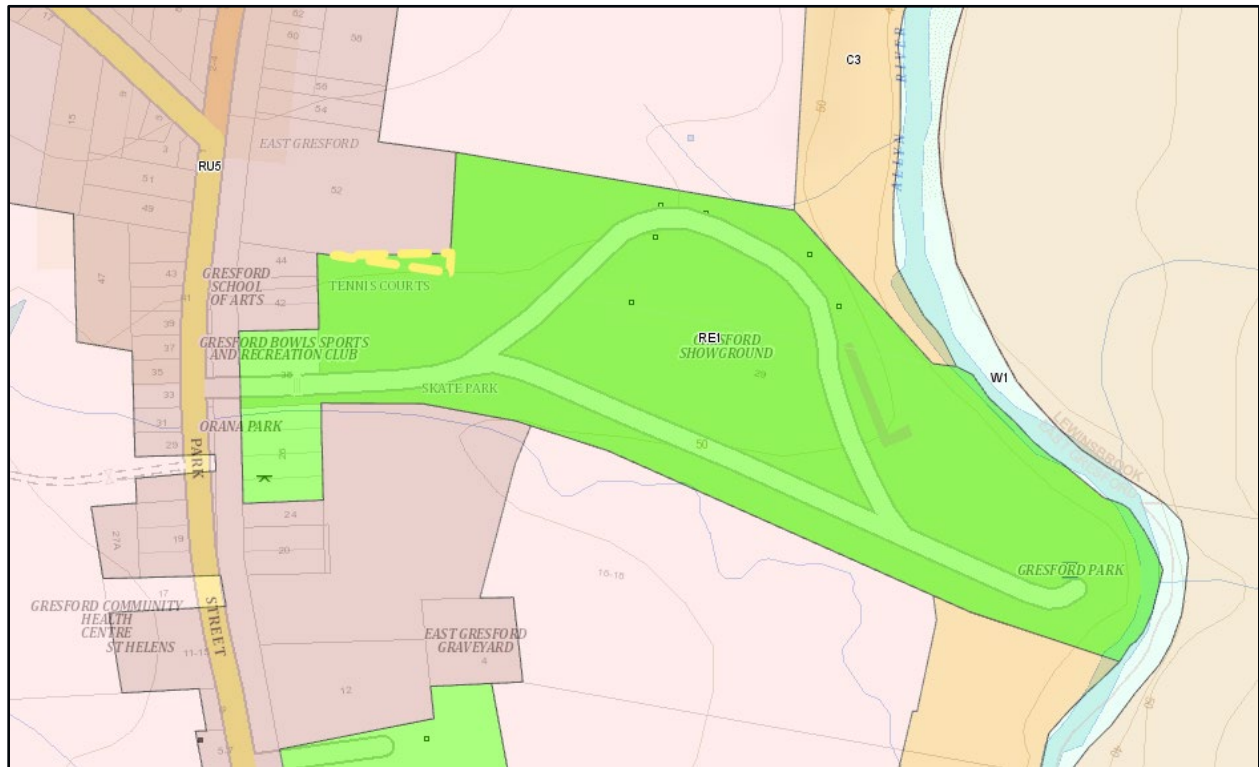


Figure 4 - Watercourse known as Allyn River (Source: NSW Planning Spatial Viewer, 2023)

▪ **Clause 6.8 – Essential Services**

This clause specifies that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required.

- a) The site has existing connection to reticulated water supply;
- b) Electricity services are available and connected to the site. The proposed development will not burden public supply;
- c) The connection of telecommunications services is available and existing to the site;
- a) The disposal and management of sewage is via an existing approved onsite septic system;

- b) The application demonstrates that stormwater drainage resulting from new hard stand areas can be catered for in accordance with Council's requirements;
- c) The property has legal access to Park Street.

A Before You Dig Australia (BYD) request was completed with the results provided at **ATTACHMENT 2**.

There will be no adverse impact on receiving environments or adjoining properties attributable to the proposal. To this extent, the development is adequately serviced and meets the requirements of Clause 6.8.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Dungog DCP is provided below.

Part A

This Part relates to development application requirements. The proposed development application will be submitted to Council consistent with those requirements and preliminary pre-lodgment information received from Dungog Council.

Part B

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

Part C

This Part of the DCP does not provide any general requirements for a campground. The design and layout of the camping ground is regulated by the LEP and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. In accordance with the regulations and the Planning Circular PS06-001, the proposed development is to be defined as a designated camp site and its site design to respond to this Regulation has been previously discussed.

Part D

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

4.0 LIKELY IMPACTS OF THE DEVELOPMENT

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

4.1 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The development has been demonstrated to be consistent with the LG Regulations. It is in keeping with the activities and layout of the existing Gresford Showground. The proposed development does not result in any adverse impacts to the built environment from a visual perspective, due to the isolation and screening of the site from public view. The proposed development contributes to improving the overall aesthetics, use and physical layout of the site. The camping sites are significantly setback from the existing residential dwellings orientated to Park Street.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

The development is considered to have low impact on the road network. Park Street is used as a collector road for vehicles passing through East Gresford and the camping ground will experience significantly lower vehicle movements than what would be experienced during a significant event for the Showground. These vehicle movements are able to be readily accommodated on the road network given Park Street currently accommodates a modest level of traffic.

The campground is anticipated to produce a minimal amount of traffic during regular operation, which can easily be handled by the road system. During holiday periods, especially during Christmas, there is an anticipated rise in traffic flow, which could cause minor delays at the intersection of the campground entrance with Park Street however, given the traffic movements are temporary any delays are considered acceptable. Accordingly, the proposed campground is not expected to create any adverse traffic impacts in the surrounding area.

Traffic volumes generated by the proposed campground are likely to vary by season, with many visitors at peak tourist times such as at Easter and Christmas, and fewer guests during colder winter months. In a normal week, there might be a few peak hours when accommodation sites tend to 'turn over' between visiting guests, for example, a Friday afternoon and a Sunday morning.

The maximum number of available camping sites within the camping ground is estimated as 46. (The average number of visitors per campsite is assumed as 2.5, based on the fact that most campers will be couples with horse floats; therefore, the campground is assumed to have a maximum capacity of 115 (as calculated by 46×2.5) visitors. The maximum number of people or cars that attend the campground is much less significant than total number of people or cars that attend the site for shows or functions. Further, surrounding local streets do not experience high traffic volumes which would otherwise create conflict. To this extent, the existing access

arrangement and carparking available on-site is suitable for the proposed development and associated use.

The proposed development is considered to be suitable from a traffic and parking perspective.

4.1.3 PUBLIC DOMAIN

The proposed impact will contribute to the public domain by providing an accommodation option within East Gresford. This accommodation option will bring visitors into the town centre, and this will contribute to activity along the main streets of East Gresford.

No additional lighting is proposed within the Showground other than the solar lighting to the access road.

4.1.4 SERVICES

The land achieves direct access to a public road and adequate arrangements can be made for access to essential services, as detailed within the relevant sections of this report.

The Before You Dig Australia Search Results are provided at **ATTACHMENT 2**.

4.2 NATURAL ENVIRONMENT

4.2.1 HERITAGE AND ARCHAEOLOGY

The site is identified as located within a Heritage Conservation Area Known as East Gresford Village. Given the nature of the proposed development, works are not expected to adversely impact the heritage significance of the area. Further assessment of the heritage significance of the site is provided under Clause 5.10 of the LEP above.

4.2.2 ECOLOGICAL

The development does not require any works that would result in the need for vegetation removal. Further, the existing grassland on-site is disturbed with Showground activities continuing this disturbance. To this effect, no ecological assessment accompanies this DA.

4.2.3 LANDSCAPING

No landscaping plan has been provided with the DA.

4.2.4 ARCHAEOLOGY

No archaeological matters have been identified. It is reasonable to conclude that there is a low probability of objects occurring in the area of the proposed development. The proposal does not seek to destroy, deface, damage or move an object from the land. The area of the proposed development is located in an existing disturbed area and unlikely to show any visual signs of objects. In the event that any burials/skeletal remains, shell middens or stone artefacts are found, all work is to cease immediately, and the relevant parties notified.

4.2.5 WATER, WASTE AND ENERGY EFFICIENCY

The site is connected to reticulated water supply however, there is no reticulated sewer service available for connection. The existing upgraded OSSM system is considered appropriate for the scale of the existing and proposed camping ground. No additional works to amenities or dump points are proposed as part of this development application.

4.2.6 NOISE AND VIBRATION

The development is not considered to have any significant impacts in terms of noise and/or vibration. All camping activity is to be in accordance with the plan of management. Acoustics will continue to be monitored consistent with the rules and regulations of the Showground during events or functions. To this extent, no further impact on adjoining neighbours will occur as a result of the proposed development.

4.3 SAFETY, SECURITY AND PUBLIC INTEREST

The development will increase passive surveillance and active management of this land. It would otherwise be vacant when the showground is not being utilised.

4.3.1 TOPOGRAPHY AND STORMWATER MANAGEMENT

The development incorporates an appropriately managed and maintained stormwater management system that will minimise the impacts of stormwater on the land.

Given the land capacity and rural nature of the site there is suitable area for management of overland flows created by additional hardstand carparking areas.

4.3.2 FLOODING

The land occupied by the Showground is marginally identified as flood prone. It is considered that the proposed development will not alter the existing flood behaviours and it is assumed that all the existing buildings are approved and built to purpose and are compatible with the flood hazard of the land. Accordingly, risk to life as a result of flood can be suitably managed on site, until support of emergency services can arrive. A flood impact assessment has been prepared to support this development application (**ATTACHMENT 9**).

4.3.3 ACID SULFATE SOILS

This site is not identified as containing Acid Sulfate Soils.

4.3.4 MINE SUBSIDENCE

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

4.4 SUBMISSIONS AND CONSULTATION

As part of the DA consideration process, it is envisaged Council may place the proposal on public exhibition and send neighbour notification letters to adjoining or adjacent properties. We welcome the opportunity to respond to any submissions

4.5 SOCIAL AND ECONOMIC IMPACT ON THE LOCALITY

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

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

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

4.6 SUITABILITY OF THE SITE AND PUBLIC INTEREST

The site has access to all relevant services and the proposed development makes good use of the available land. The application design includes all elements required under the relevant planning instruments and policies and there are no anticipated negative impacts on the locality as a result of the development. The proposed camping ground is in keeping with the zone objectives and does not interfere with the use of the subject land or adjoining sites.

To this extent, the site is suitable for development.

5.0 CONCLUSION

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

- The proposed development is permissible with consent and is consistent with the Management Plan applicable to the site;
- No adverse impact on the existing character or amenity of the area will result;
- Additional tourism or visitation to the area will increase localised spending thus incurring a positive economic impact within the East Gresford locality;
- The camping ground proposed makes good use of the available land and will not result in any conflicts with the existing land use or heritage significance of the site. Rather, the additional use will incur stay fees which will be used to maintain the heritage significance of the site.

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



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