

This SEE provides an assessment of the impacts of the proposed development. The land is zoned RU1 Primary Production under the provisions of Greater Taree Local Environmental Plan 2010 (LEP 2010). The objectives of the RU1 zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To permit small scale rural tourism uses associated with primary production and environmental conservation with minimal impact on primary production and the scenic amenity of the area.*
- *To maintain the rural landscape character of the land.*
- *To protect and enhance the native flora, fauna and biodiversity links.*
- *To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.*

Camping grounds are defined in LEP 2010 as:

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

Primitive Camping Grounds are permissible in the RU1 zone.

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

The proposed development is an integrated development as it is deemed to be a Special Fire Protection Purpose (SFPP) development and is required to obtain a BFSa from the RFS under section 100B of the RF Act.

2. The Proposed Development

The proposed development comprises the following components. Plans of the proposed development are attached to the Development Application.

Camping Ground

The Primitive Camping Ground will comprise 4 grassed camping sites on the land that can be used for campervans or tents, annexes or other similar portable and lightweight temporary shelters installed, erected or placed for short term use.

These sites are shown on the Site Plan. Access to the camping sites will be from Deans Creek Road at the rear of the property.

The primitive camping ground will operate 365 days a year.

It is proposed that camping ground users will use a proposed amenities building on site. The wastewater from the amenities will be directed an approved wastewater system.

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

Primitive Camping Grounds are permitted under the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. The maximum number of sites will be 4 sites. The Primitive Camping Ground will comply with the following Clause 131 (3) of the Regulation:

- (a) if at least 1 camp site is designated—camping is not permitted within the primitive camping ground other than on the designated camp site or sites,*
- (b) if no camp sites are designated—the maximum number of caravans, campervans and tents permitted to use the camping ground at the same time must not exceed an average of 2 for each hectare in the camping ground,*
- (c) a caravan, annexe or campervan must not be permitted to be installed within 6 metres of another caravan, annexe, campervan or tent,*
- (d) a tent must not be permitted to be installed within 6 metres of a caravan, campervan or an annexe or within 3 metres of another tent,*
- (e) the camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,*
- (f) unoccupied caravans, campervans and tents are not permitted to remain in the camping ground for more than 24 hours,*
- (g) if a fee is charged for camping—a register must—*
 - (i) be kept in accordance with section 121, and*
 - (ii) must specify the size of the group accompanying the registered person,*

(h) fire fighting facilities required by the approval must be provided at the primitive camping ground.

4. Environmental Assessment

Vegetation

There will be no trees removed for the proposed development.

Acid Sulfate Soils

The site is not classified as ASS land under the provisions of GTCC DCP 2010. There will be no disturbance of ASS soils necessary to complete the development.

Contamination

The subject land is not known to be potentially contaminated.

Aboriginal Heritage

There are no known Aboriginal heritage items on the land.

Traffic

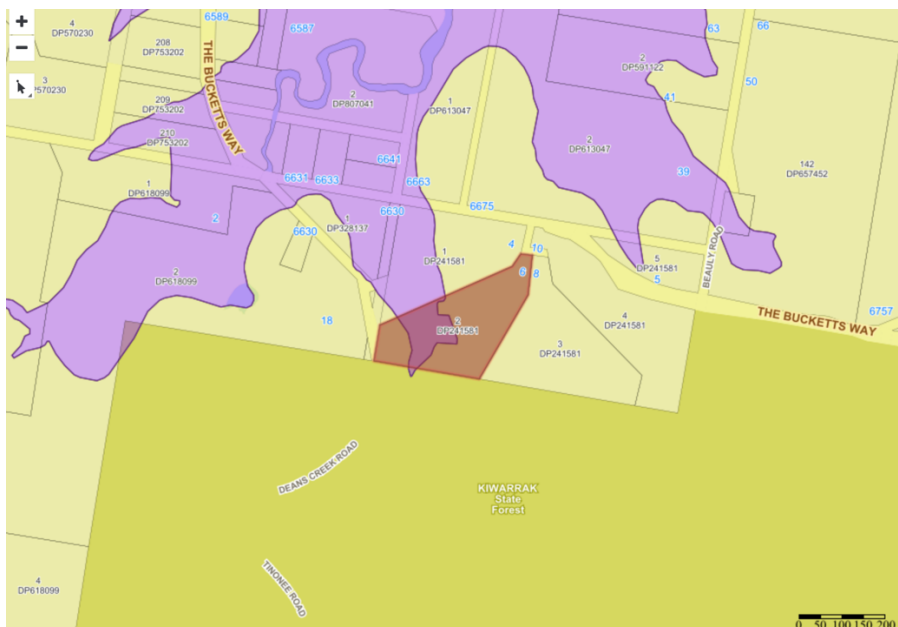
The proposed development will generate up to 8 additional traffic movements per day on the local road system and will have no adverse traffic impact.

Flooding

The subject land is flood affected as shown in **Figure 2**; however the camp sites are located on the part of the land that is not affected. Therefore, no flood controls are required.

Figure 2 Flood Mapping

Source: MidCoast Council Online Mapping



Bushfire

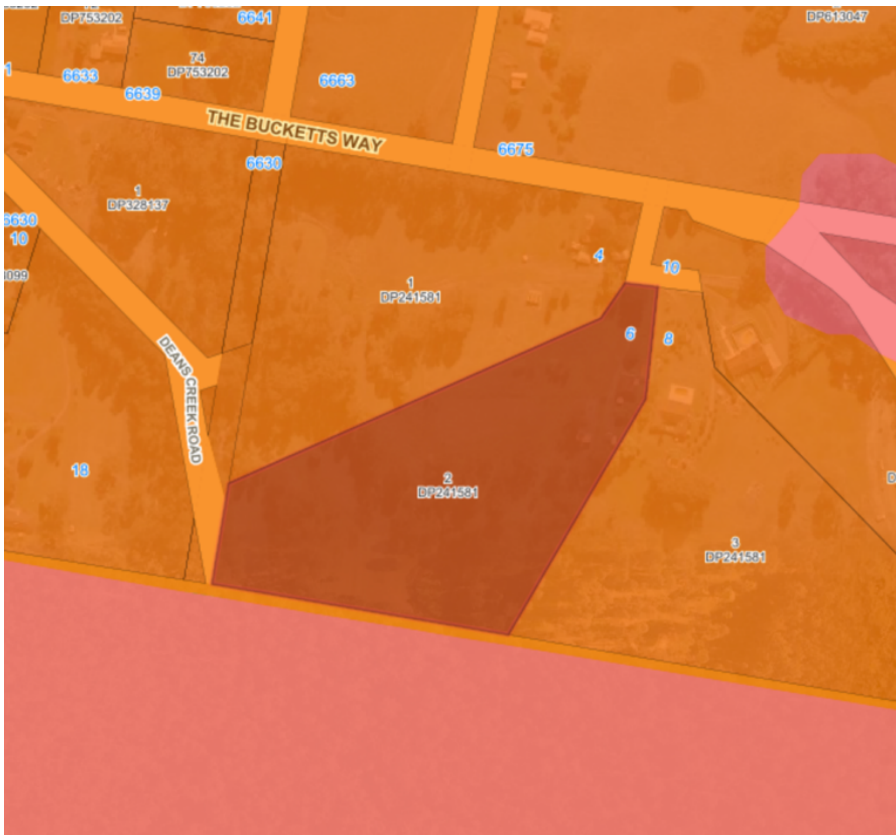
The subject land is classified as bushfire prone on Council's mapping as shown in **Figure 3**.

The proposed development is deemed to be a Special Fire Protection Purpose (SFPP) development and is required to obtain a BFSa from the RFS under section 100B of the RF Act.

A Bushfire Assessment prepared in accordance with Planning for Bushfire Protection (RFS 2019) has been prepared and is included with this Development Application.

Figure 2 Bushfire Classification

Source: MidCoast Council Online Mapping



5. Conclusion

Information presented in this Statement of Environmental Effects indicates that the proposed Primitive Camping Ground at 6 Doakes Lane, Tinonee (Lot 2 DP 241581). is consistent with the relevant Local and State planning instruments. The potential impact of the proposed development has been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed development will not adversely impact upon the surrounding environment.

Yours faithfully

Midcoast Town Planning

A signed copy can be provided upon request.

TONY FISH

Town Planner