
Statement of Environmental Effects

Proposed Development | **Ancillary Structures associated with existing Caravan Park**

Property Address | **99 Aquatic Road DARAWANK NSW 2428**

Property Owner | **Colorado Parks Land Co Pty Ltd**

LOT & DP | **Lot 1001 DP 1285185**

7 August 2025

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1. Summary

1.1. Overview

This proposal seeks consent for several ancillary structures associated with an existing approved caravan park located in Darawank (Discovery Park). The proposal includes a camp kitchen, signage and a portable bathroom. These structures are to be installed in numerous locations within the park.

1.2. Scope of Report

This Statement of Environmental Effects has been prepared to accompany the application ancillary structures within an established caravan park. This document addresses matters that are required to be considered under the provisions of Section 4.55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to assist in the assessment of the proposal.

The purpose of this statement is to address planning issues associated with the proposed development and specifically assess the likely impacts of the development on the environment in accordance with the requirements of the EP&A Act. This document is set out in three main sections: Site Analysis, Proposed Development and Planning Assessment

1.3. Site History

The subject allotment was registered on the 17 November 2023 resulting from the consolidation of Lot 1 DP 555466, Lot 1 DP 357227, Lot 258 DP 753207 and Lot 221 DP 863965. The subdivision created a single lot described as Lot 1001 DP 1285185.

A number of historic development and building approvals have been approved on the site, most of which relate to caravan parks approved on the land. More recent approvals include DA795/2007 for the 'Demolition of a dwelling and creation of a new caravan park' (on the northern side of Aquatic Road). Consent for this project was initially granted consent by the former Great Lakes Council in July 2009. This consent has been modified several times with the most recent modification, MOD2023/150, approved 20 July 2023.

Consent was also granted for 'Alterations to Caravan Park' subject to DA 179/2021 by Midcoast Council on 13 September 2021. This consent relates to the existing caravan park previously approved on the southern side of Aquatic Road. Construction Certificates associated with both of these most recent consents have been issued and redevelopment works commenced.

In more recent times development consent was granted in 2024 for the demolition of an existing shed and construction of a new shed adjacent to the northern boundary. Additionally, the consent issued for DA795/2007 was modified in 2024 to allow the continued use of existing amenities, along with a modification to the consent DA 179/2021 to allow for furthering staging of consent.

A recent development application was lodged for the continued use of an existing reception building installed on the site. At the time of lodging this application, the ancillary structure application has not been determined.

2. Site Description

2.1. Site Details & Description

Property Address:	99 Aquatic Road DARAWANK NSW 2428
Land Description:	Lot 1001 DP 1285185
Zoning:	RU2 –Rural Landscape Zone, R5 Large Lot Residential Zone
Site Area:	13.4 hectares
Owner:	Colorado Parks Land Co Pty Ltd

The subject land (the site) comprises land described as Lot 1001 DP 1285185 and is located at 99 Aquatic Road Darawank. The allotment is split by Aquatic Road with a distinct northern and southern section. The land is an irregular shaped lot bound by Bungwhal Creek along its western boundary and the main arm of Wallamba River along its south-western boundary. Adjoining land to the north, east and south predominately comprise smaller rural residential lifestyle allotments which contain single dwellings.

The northern section of the site is zoned RU2 Rural Landscape, under the provisions of the Great Lakes Local Environmental Plan 2014. This section is bound by Aquatic Road to the south and comprises an area of approximately 11.03 hectares. This section of the allotment contains an existing established caravan park with predominantly older style permanent caravans.

Several new manufactured dwellings have recently been installed on short-term sites adjacent to the Aquatic Road frontage, replacing older dwellings. This part of the land also contains the main reception building and several other approved structures ancillary to the caravan park. Works are currently being undertaken to establish new sites over three (3) construction stages on the western portion of this land.

The southern section of the site is zoned partly RU2 Rural Landscape and R5 Large Lot Residential zone, under the provisions of the Great Lakes Local Environmental Plan 2014. This section is bound by Aquatic Road to the north and comprises an area of approximately

2.387 hectares. This section of the allotment contains a recently constructed swimming pool and reception building. Works are currently being undertaken to reconfigure sites for the installation of future manufactured dwellings.

A locality map and landuse zoning map depicting the site is provided in Figures 1 and 2 below. The development sites to which this proposal relates within the lot are shown in Figure 3 below.

The site is classified as being bushfire prone and is identified as being flood prone land. The site contains class 2, 3 and 4 potential acid sulfate soils.



Figure 1 – Site Locality Plan

[source: Midcoast Council online mapping]



Figure 2 – Site Landuse Zoning Map

[source: Midcoast Council online mapping]



Figure 3 – Approximate location of development sites within Lot 1001 shown in red

2.2. Site Context and Surrounding Area

The locality of Darawank is located approximately 15 minutes north of the coastal town of Tuncurry. The allotment is located amongst rural residential estates located approximately 10km north-west of Tuncurry, situated within the MidCoast Council Local Government Area.

The region around Darawank is characterised by low lying land adjacent to the Wallamba River and Bungwahl Creek floodplains. The site is situated on the eastern side of the fork of Bungwahl Creek and the Wallamba River.

2.3. Hazards

2.3.1. Flooding

The site is identified as being flood prone land pursuant to the Great Lakes LEP 2014 Flood Planning map. A map depicting the site as shown on Council's flood prone mapping is provided in Figure 4 below.

[source: Midcoast Council online mapping]



[source: Midcoast Council online mapping]

2.3.2. Bushfire Hazard

The site is mapped as bushfire prone land on maps held by Council and the NSW Rural Fire Service. A map depicting the site within the bushfire prone area is provided in Figure 5 above.

2.4. Contaminated Land

The site is not known to be contaminated and no potentially contaminating activities or developments are known to have previously occurred on the land.

2.5. Topography and Soils Characteristics

The site comprises a gentle slope of approximately 6% (3.4 degrees) across the site. The landform falls towards the northern property boundary, adjacent to the development site within the north- western corners of the site.

The site is identified as being class 2, 3 and 4 Acid Sulfate Soils, pursuant to Acid Sulfate Soils maps contained within the Great Lakes Local Environmental Plan 2014. A map depicting the site within the Acid Sulfate Soils map area is provided in Figure 6 below.

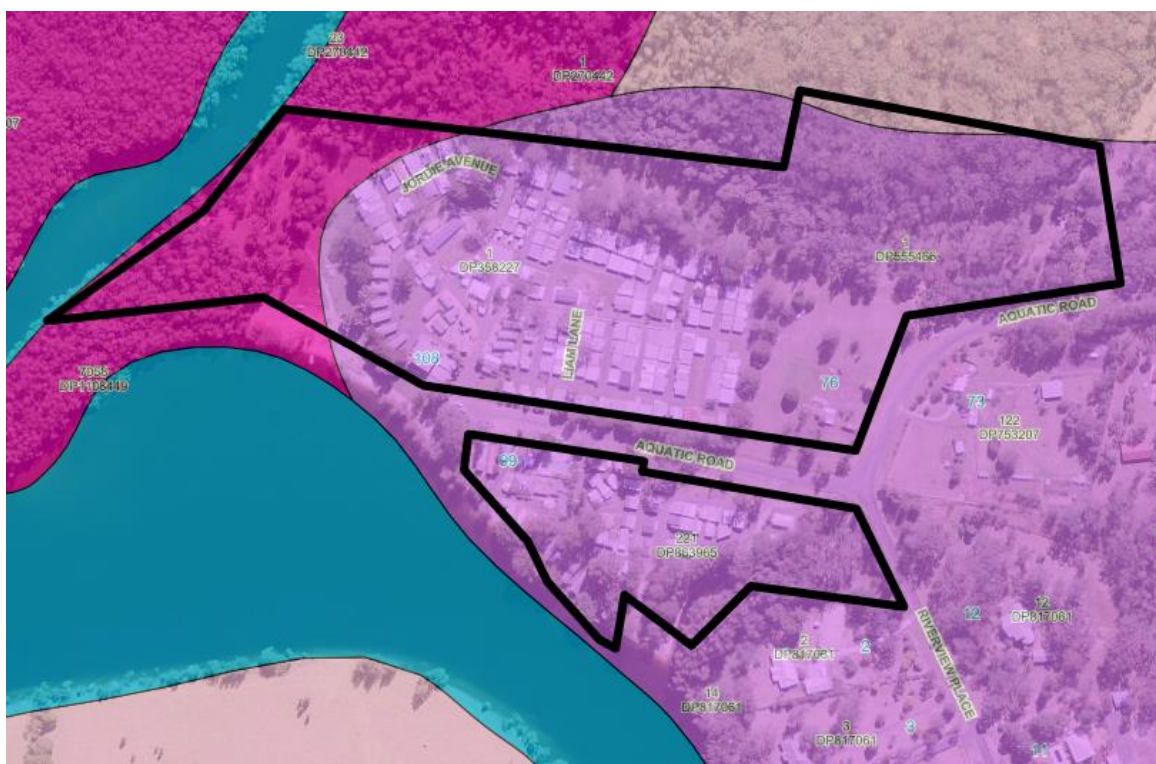


Figure 6 – Acid Sulfate Map

[source: Midcoast Council online mapping]

2.6. Essential Services

The site is connected to reticulated water, sewer and electricity. Overhead powerlines are located within the Aquatic Road frontage adjacent to the site.

The site is currently provisioned with a commercial waste collection service.

2.7. Easements and Restrictions on Title

The site is burdened by an easement for electrical infrastructure. A small 4.2m wide easement for multi-purpose electrical installation is located within the northern section of the site, adjacent to the Aquatic Road frontage. An easement for sewer is located within the north-eastern part of the site.

The land also contains a historic restriction to user on the title of the land relating to specific development activities imposed by Council. The restriction is located on the western part of the southern section on the site, on the part of the land zone R5 Large Lot Residential zone.

2.8. Site Access

The site gains vehicle access directly from Aquatic Road via several existing sealed driveways. Suitable sight distances are available from all existing driveways at the property frontage.

A Public Engineering Works Permit has been granted for works to upgrade Aquatic Road, including reconfigured driveways and formalised parking within the Aquatic Road corridor. These works have recently been completed.

2.9. Heritage

2.9.1. European Heritage

There are no items of European heritage listed as being present on the land or adjoining lands. The subject land is not located within a heritage conservation area.

2.9.2. Aboriginal Heritage

An AHIMS search for the site did not identify any Aboriginal sites or places on the land or within 200m of the site. This particular site is not known to be an area of significance for local indigenous people.

3. Proposed Development

3.1. Proposal overview

The proposed development seeks consent for several ancillary structures associated with the existing approved caravan park.

Plans of the proposed structures are provided in **Appendix A** and a description of each element of the proposed development is provided below:

3.2. Camp Kitchen

The proposed camp kitchen will be located within the recently completed north-eastern section of the caravan park, on the northern side of Aquatic Road. The proposed camp kitchen will be situated approximately 30m west of the new driveway access and setback approximately 14m west of the existing amenities and laundry buildings. Plate 1 below depicts the current site conditions of the proposed camp kitchen location.

The proposed camp kitchen comprises a manufactured relocatable building with a single open room. The floorplan includes a kitchenette along both the eastern and western walls with dining tables centrally located. The proposed camp kitchen will be used by park guests for meal preparation and cleaning.

The proposed building includes a small deck area on the northern elevation which connects to a new landing area with stairs and ramp access. The proposed ramp extends east and will connect to a proposed footpath to provide connectivity between the existing amenities and laundry to the proposed camp kitchen.

The proposed camp kitchen comprises a gross floor area of 60m² and utilises, weatherboard clad walls and a metal skillion roof design.



Plate 1 –Current site conditions of the location for the proposed camp kitchen within Lot 1001, showing the existing amenities and laundry buildings in the background.

3.3. Signage – Free Standing Entrance Sign

The proposed development seeks to install a free-standing metal sign within the north-eastern section of the caravan park. The proposed sign will be located adjacent to the new driveway entrance extending from Aquatic Road as show on the plans in Appendix A. The proposed free-standing sign will be setback 1.2m from the front boundary at the Aquatic Road frontage. Plates 2 and 3 below depict the current site conditions of the proposed location for this sign.

The proposed free-standing sign will be mounted on two posts with an overall height of 3.0m. The sign face will have dimensions 1.4m x 2.4m and will be of metal construction.

The purpose of the proposed sign is to provide direction to guests to the caravan park's reception building. The proposed sign will be professionally designed and produced. The artwork for the proposed sign is provide in Plate 4 below.



Plate 2 –Current site conditions of the location for the proposed free-standing and banner signage within Lot 1001 and adjacent to the Aquatic Road frontage.



Plate 3 –Current site conditions of the location for the proposed free-standing sign setback 1.2m from the fence (front boundary) within Lot 1001.



Plate 4 –Artwork for proposed free-standing sign

3.4. Signage – Banner Flag Signs

The proposed development seeks to install a five (5) banner flag sign within the north-eastern section of the caravan park. The proposed sign will be located adjacent to the front property boundary, along Aquatic Road, on approach to the park's entrance as shown in the plans in Appendix A.

The proposed banner flag signs will be setback 1.2m from the front boundary at the Aquatic Road frontage. Plates 2 above depicts the current site conditions of the proposed location for the banner flag signs.

The proposed banner flags will have an overall height of 1.9m. The sign faces of each flag will have dimensions 1.6m x 0.8m and comprise a double-sided acrylic material with a metal pole. The artwork for the proposed banner flag signs is provide in Plate 5 below.



Plate 5 –Artwork for proposed banner flag signs

3.5. Portable Toilet

The proposal includes the installation of a portable toilet within the swimming pool enclosure, located in the south-western section of the caravan park on the southern side of Aquatic Road. The proposed portable toilet will be situated approximately 20m from the front boundary on the western side of the pool.

Plate 6 below depicts the current site conditions of the proposed portal toilet location.

The proposed toilet provides 2 cubicles for use by guests staying at the caravan park. The portable toilet comprises a floor area of 2.6m² and will be connected to reticulated sewer.

As shown in Figure 7 below, a new barbeque shelter with bathroom amenities has been approved on the vacant area of land on the southern side of the pool area, pursuant to the consent issued for DA 179/2021. The location of the proposed portable toilet does not cause any conflict with this approved plan.



Plate 5 –Current site conditions of the location for the proposed portable toilet on the western side of the existing swimming pool enclosure within Lot 1001.

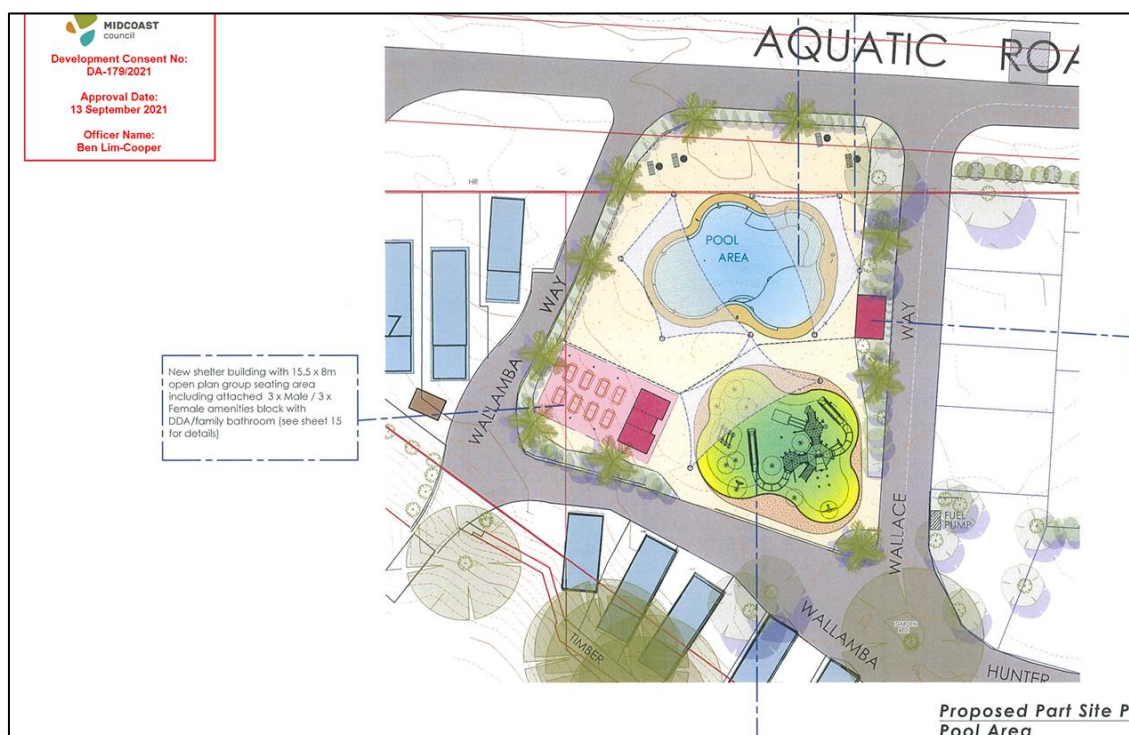


Figure 7 – Stamped approved plans approved Subject to DA 179/2021 depicting a new barbeque shelter & bathroom amenities within the swimming precinct [source: Discovery Park]

4. Planning Controls & Environmental Assessment

4.1. Environmental Planning and Assessment (EP&A) Act 1979

The objects of the EP&A 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 proposed development is consistent with the objects of the EP&A Act, and will promote good design that is undertaken with careful consideration of the site's constraints. The assessment below provides justification for the development against the relevant matters that must be taken into consideration by the determining authority.

4.2. Rural Fires Act 1997

The site is identified as being bushfire prone land. The proposed development comprises non-habitable structures, ancillary to the existing caravan park and are not required to be constructed to bushfire standards.

It is noted that several bushfire conditions identified in consent DA795/2007, pertaining to the new north-eastern section of the caravan park, needed to be satisfied prior to the issue of the Approval to Operate (ATO). A report prepared by bushfire consultant David Pensisi, dated 8 November 2024, confirmed that all bushfire conditions for the north-

eastern portion of the caravan park have been complied with, including the establishment of an APZ and the ATO has been granted. Similarly, a bushfire compliance report was prepared by David Pensinsi, dated 3 December 2024, confirming that all bushfire conditions for the southern portion of the caravan park, pursuant to consent DA179/2021, had been complied with and an ATO was granted.

The proposed development for ancillary structures does not alter the previous assessment or the site's compliance with bushfire requirements. The proposal is consistent with requirements of the consents and the NSW Rural Fire Services' *Planning for Bushfire Protection 2019* guideline.

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

The provisions of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* are applicable to the proposal. The combined amenities and laundry buildings are considered to be a 'community building' within the context of the regulations.

Pursuant to Part 3, Clause 88 "*Setbacks of community buildings*" the regulations require community buildings must not be located within 10m of the property boundary.

Clause 88, Subclause 2 of the regulation's states that

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,

As shown on the Plans in **Appendix A**, the proposed camp kitchen building will be setback approximately 23m from the boundary. The site comprises an irregular boundary which significantly deflects away from the sealed edge of Aquatic Road on a sharp roads curve. Due the constructed road alignment of Aquatic Road the camp kitchen building will be significantly setback > 45m from the road edge.

Landscaping proposed adjacent to the park's access road at this location will assist to provide suitable screening to the community building. Additionally, the building is single storey and utilises earth tone external colours, and will not visually impact on the streetscape.

It's considered the physical setback of the proposed community building to Aquatic Road is sufficient to achieve compliance with the standards and intent of the regulations.

4.4. State Environmental Planning Policies

4.4.1. State Environmental Planning Policy (BASIX) 2004

The provisions of the *State Environmental Planning Policy (BASIX) 2004* are not applicable to the proposal.

4.4.2. State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* is applicable to the proposal, specifically Chapter 2 Coastal Management. The site is located within the area categories under the SEPP as being a “coastal use” area and “coastal environment” area, as shown in Figure 7 below. It is noted that the site also is mapped as being within a coastal wetland proximity area, however the proposed development site is located outside this mapped area.

The proposed development is consistent with the provisions contained within the SEPP. The proposed new structures are minor and associated with an existing approved caravan park, and are:

- unlikely to impact on ecological or hydrological values in the area.
- not located within close proximity to coastal foreshores and will not impact on visual amenity or scenic qualities of the coast, including coastal headlands.
- will not impact on water quality in any marine estate.
- will not have a significant impact on the coastal environment.
- will not have any adverse impacts on existing public space, or access to or along foreshores.
- will not have any adverse impacts on native vegetation, fauna or their habitats, headlands or rock platforms.

4.5. Local Environmental Plan

The development site is zoned RU2 Rural Landscape Zone pursuant to the provisions of the Great Lakes Local Environmental Plan 2014 (LEP). The proposed development is consistent with the relevant objectives of the zone. The proposal demonstrates compatibility with the predominant land use in the surrounding area.

Detailed consideration of the relevant provisions of the LEP is provided below:

Development standard	Comments
4.3 Height of Buildings	Allowable maximum: 8.5m Proposed camp kitchen: 4.2m
4.4 Floor Space Ratio	Allowable maximum: 0.4:1 Proposed: <0.4:1
5.21 Flooding	The site is identified as being flood prone land however the proposed camp kitchen and ancillary structures are compatible with flood function and are unlikely to impact on flood behaviour in a way that causes detrimental increases in flood potential on adjoining lands.

7.1 Acid sulfate soils	The site is mapped as containing potential Acid Sulfate Soils however the proposed development will not result in the exposure of any acid sulfate soils.
7.2 Earthworks	Minor earthworks are required for the foundations of the new camp kitchen and ancillary structures. Erosion and sediment control mitigation measures will be installed during construction to minimise movement of soil.
7.5 Stormwater management	The proposed camp kitchen will not generate any significant increase in stormwater impacts, when compared to the previously approved building in this location. Overflow from downpipes will be connected to newly constructed stormwater infrastructure and conveyed away from the site towards Council's existing system in Aquatic Road.
7.21 Essential services	The site is currently connected to all essential services including sewer, electricity and water services.

4.6. Development Control Plan

4.6.1. Great Lakes Development Control Plan 2014

The Great Lakes Development Control Plan 2014 (DCP) makes detailed provisions which are applicable to proposed development. The proposed development is consistent with the objectives of the DCP and is generally compliant with relevant provisions.

Detailed consideration of the relevant provisions of the DCP is provided below:

4.6.1.1. Section 4 - Environmental Considerations

DCP Section	Comments
4.1 Ecological Impacts	The proposed development will not require any tree removal and will not result in any significant adverse ecological impacts.
4.2 Flooding	The site is identified as being flood prone land however the proposed development is compatible with flood function and is unlikely to impact on flood behaviour in a way that causes detrimental increases in flood potential on adjoining lands.

4.3 Coastal Planning Areas	N/A -The site is not identified as being land within a coastal planning area.
4.4 Effluent Disposal	N/A-The proposed development will be required to connect Council's reticulated sewer.
4.5 Poultry Farms	N/A – The site is not located within the vicinity of a poultry facility.
4.6 Contaminated lands	N/A – The site is not identified as being contaminated land. Historical land use does not indicate any evidence of likely contamination.
4.7 Bushfire	The site is identified as being prone to bushfire however the proposed development comprises non-habitable structures, ancillary to the existing caravan park and are not required to be constructed to bushfire standards. The existing site is currently compliant with all bushfire requirements established by the previous consents and the NSW PBP.

4.6.1.2. Section 15 – Advertising & Signage

DCP Section	Comments
<p>Aims and Objectives</p> <ul style="list-style-type: none"> • enable communication with the public, • ensure that advertising signs do not detract from the visual environment or create public safety concerns, and • manage orderly and equitable outdoor advertising. 	<p>The proposed signs comply with the aims and objectives of Section 15 of DCP 2014 and will ensure signs do not detract from the visual environment and are appropriate given the context and setting of their placement.</p>
15.3.4 Rural Zones	
The major aim in rural areas is to minimise the impact of signs in order to preserve the rural or natural character whilst	
<ol style="list-style-type: none"> 1. Maximum area of a commercial sign in any other zone should not be in excess of 5m² unless otherwise specified in the Performance Measures of the zone in which the sign is proposed to be located. 2. The number of signs must be limited to one sign per street frontage. 3. The letter size of signs should be formulated using the Australian Standards equation outlined in the '5. General Guidelines for Sign Design' in section of this document. 4. The location and design of signs must be compatible with the rural landscape character of the area. 	<p>The proposed signs are ancillary to the existing approved Caravan Park.</p> <p>The applicant proposes a total of six (6) signs, comprising 1x free standing sign and 5 x banner flag signs. The proposed signs extend along the property's frontage for approximately 110m. A variation is sought to the number of signs, to allow the additional signs given the context and setting of their location, expanded distance and separation between signs. The proposed signage is considered contextually appropriate and in</p>

<p>5. Colours used in any signs must be unobtrusive and compatible with the surrounding landscape.</p> <p>6. Signs must be designed so that they are clearly legible and do not cause any distraction to passing motorists.</p> <p>7. 'FreeStanding' signs shall only be permitted where it can be demonstrated that the sign will not be visually intrusive or contribute to sign clutter</p>	<p>keeping with the visual streetscape associated with the caravan parks existence.</p> <p>Signs will be professionally design, clear and legible and will not be illuminated. All signs will be wholly contained within the property boundary</p> <p>The proposed signs will complement the existing streetscape, and the sign colouring is consistent with the branding and other signage visible from the street frontage within the caravan park.</p> <p>Whilst the land is zoned rural, the surrounding land is zoned rural residential with a variety of structures and built forms within the streetscape. The proposed signs are well setback from the road edge, will not be obtrusive.</p> <p>The proposed signs will not significantly distract motorist's attention and are not located in an area requiring high driver concentration such as traffic signals or a pedestrian crossing. The speed zone adjacent to the site is 60km/h.</p> <p>The proposed signs are consistent with the character of the locality given the scale and presence of the caravan park when viewed along Aquatic Road.</p> <p>When considered against the backdrop of the locality of the site, the scale and design of the signs is considered reasonable and consistent with the streetscape. The site is located on a local road, associated with rural lifestyle lots and a long-established caravan park.</p> <p>The proposed signs are generally consistent with DCP provisions for signs in residential zones.</p>
<p>15.4.6 Flag/Banner Signs <i>Means an advertisement that consists of flags/ banners or the like.</i></p>	
<p>Flag Signs:</p> <p>a) the sign must have a maximum area of 5m²;</p> <p>b) the sign must have a minimum clearance of 4.5m from the pavement level; and</p>	<p>The proposal seeks consent for 5 x Flag signs with each flag comprising and area of 1.28m².</p>

c) the sign must properly maintained and must be removed or replaced within 9 months from the time the sign was erected	<p>Each sign is compliant with the maximum sign area.</p> <p>Flag signs will be fixed to metal poles and will not be suspended over pavement or pathways.</p> <p>All signs will be suitably maintained and replaced with similar flag signs should they deteriorate over time.</p>
15.4.6 Free-standing Signs <i>Means a low-level sign on a structure that is not part of any building and which is not a pole sign.</i>	
Flag Signs: <ol style="list-style-type: none"> the area of a freestanding sign permissible without consent must not be more than 5m², unless specified differently in any guideline relating to the zone; a freestanding sign permitted without development consent must have a maximum of 1.5m above ground level; the sign must be located entirely within the site; there must only be one (1) freestanding sign on any street frontage to the site; the sign must not be internally illuminated or animated; and the support structure for the sign must not detract from the appearance of the sign and should either be incorporated into the sign design or, apart from the supports below the sign, hidden from view 	<p>The proposal seeks consent for 1 x Free Standing sign comprising an area of 3.36m².</p> <p>The proposed free-standing sign will have a height of 3m above ground level.</p> <p>The proposed sign will be located wholly within the lot boundary and will not be illuminated.</p> <p>Only one (1) free standing sign is proposed along the street frontage at the proposed location.</p> <p>The proposed sign will be mounted on posts incorporated into the design of the sign.,</p>

4.6.1.3. Section 10, 11, 12 and 13

DCP Section	Comments
Section 10 – Parking and Vehicular Access	
Parking and vehicle access	The proposed development does not alter the previous assessment undertake for car parking considered pursuant to section 10 of the DCP. The proposed ancillary structures do not increase opportunities for additional sites or guests. The proposed structures will not alter or prohibit the use of any

	<p>parking spaces required for the development or any internal roads.</p> <p>Sufficient space remains available for vehicle manoeuvring onsite in the vicinity of the proposed structures to ensure all vehicles enter and leave the site in a forward direction.</p>
Section 11 – Water Sensitive Urban Design	
Compliance with Water Quality Targets	The proposed development does not significantly alter the previous assessment undertaken for compliance with Council’s WSD provisions. The development is on land that is zoned rural and the additional structures will not increase the imperviousness of the site area by >10%.
Section 12 – Tree and Vegetation	
	No tree removal is required to accommodate the proposed development.

5. Likely Impacts

The proposed development involves the construction and installation of several ancillary structures associated with an established caravan park. This includes a camp kitchen, signage and a portable toilet.

The proposed development is minor in nature and compatible with the current use of the site. The proposed structures will not generate any increase in traffic movements or contribute to any significant long term noise generating aspects to the surrounding area. The proposed development will have no significant impact on the existing social or environmental values of the area.

6. Site Suitability & Public Interest

As demonstrated above, the site is considered suitable to support the proposed development. The proposed ancillary structures will not impact upon the environment or amenity of adjoining lands.

The site has access to all essential services and is consistent with the objectives of all relevant legislative planning controls and is considered to be within the public interest.

7. Conclusion

The proposed development seeks consent for construction of ancillary structures within an established caravan park in Darawank. The caravan park has undergone considerable embellishment and upgrades to infrastructure in recent years. The proposed structures will continue to provide improvement to the park's facilities.

The proposed development is permissible with consent and compliant with the objectives and relevant provisions of the Great Lakes LEP 2014 & Great Lakes DCP 2014.

The development is consistent with all relevant legislative planning controls relating to the land, with no variation to development standards being sought. The site is considered suitable to support the proposed development.

As demonstrated by this document, the proposed development is unlikely to have any significant environmental impacts with regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Appendix A Plans for Proposed Structures
See Attached