

3 CARAVAN PARKS

Definition

Use of land for caravans or other moveable dwellings requiring an approval under Part 1 of Chapter 7 of the Local Government Act 1993.

Planning controls

Development consent required unless on flood liable land in which case it is prohibited.

Permanent facilities and sites identified for long term use as caravan parks are prohibited on land within 40 metres of the Georges River or its tributaries (in this item referred to as "the buffer zone").

Advertised.

Note. A licence from the Environment Protection Authority may be required for sewage disposal.

Specific matters for consideration

The impact of the proposal on remnant vegetation.

If the caravan park is located on land adjoining the buffer zone, public access to the park is to be restricted to clearly identified pathways. The buffer zone is to be planted or, where vegetated, the vegetation is to be retained, between the Georges River or its tributaries and the caravan park or camping ground.

Sewage treatment and disposal from such sites.

Whether approvals have been sought for access points, such as boat ramps and jetties, to the river.

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4 CHEMICAL OR FUEL STORAGE ON LAND

Definition

Use of land for chemical, fuel or fertiliser storage.

Planning controls

Prohibited on flood liable land.

Development consent required for all other land.

Specific matters for consideration

That adequate provisions have been made to contain water that may be contaminated by its use for fire control purposes.

Whether the proposal meets the requirements of the local council's stormwater management plan or, if no such plan is prepared, the local council's stormwater management objectives or policy determined by the council.

Whether the proposal is in accordance with the local council's soil erosion and sediment management plan or policy.

Any impacts on groundwater.

Provision for on-site bush fire hazard reduction where relevant.