



Newton Denny Chapelle

SURVEYORS PLANNERS ENGINEERS

Date: 31st July 2017
Our Ref: 17/267

The General Manager
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

Attention: Ms Sonja Kennedy

Dear Madam,

Re: Statutory Review – DA 2017/0054
Lot 1 DP 1193927 – 17 Memorial Airport Drive, Evans Head
Proposed Manufactured Home Park, Community Building, Pool & Associated Works

1. Introduction

As requested, Newton Denny Chapelle (NDC) have completed a statutory review of the assessment report prepared by Richmond Valley Council regarding DA 2017/0054. Key details regarding the application are as follows:

| | |
|------------------------|--|
| Application Number: | DA 2017/0054 |
| Property Description: | Lot 1 DP 1193927 |
| Property Address: | 17 Memorial Airport Drive, Evans Head |
| Property Owner: | Richmond Valley Council |
| Applicant: | Oasis Evans Head Unit Trust |
| Development: | Manufactured Home Estate (198 lots + manager's residence lot), community buildings and facilities, access roads, and associated works. |
| Determining Authority: | Joint Regional Planning Panel |
| Zoning (RVLEP 2012): | R1 – General Residential Zone |
| Integrated Referrals: | Section 58 of the Heritage Act 1977 Section 100B of the Rural Fires Act 1997 |
| Advertising Category: | Nominated Advertised Development |

2. Statutory Review Process

NDC was engaged to complete a review of the development application (as amended) and Council Assessment Report to ensure that all statutory considerations relevant to the development application have been assessed. NDC was not engaged to provide comment with respect to the assessment, conclusions or recommendations reached in the Council Assessment Report.

The process completed by NDC has involved the following:

- a) Preliminary 'start-up' meeting with Council assessment officers;
- b) Review of the following documentation:
 - Revised Statement of Environmental Effects (November 2016) and associated appendices;
 - Architectural, landscaping and engineering plans;
 - Notification and referral letters and newspaper notices;
 - Draft Council Assessment Report; and
 - Draft Conditions of Development Consent.
- c) Provision of preliminary comments to Council assessment officer.
- d) Review of Final Council Assessment Report.

3. Findings of Process Review

Notification Process

Pursuant to Clause 5 of the Environmental Planning and Assessment Regulation 2000 [EP&A Regulation], the application is identified as 'Nominated Integrated Development' which is a form of 'Advertised Development' for which a 30 day notification period applies. Clause 86 of the EP&A Regulation requires both 'Written Notice' and 'Published Notice' of applications which are 'Advertised Development'. As indicated in **Attachment 1**, the application has been notified on several occasions, with the final notification period (8 June 2017 to 10 July 2017) being compliant with the applicable notification requirements.

Statutory Assessment Process

As indicated in **Attachment 2**, the assessment report has had regard to all statutory considerations relevant to the project as specified by Section 79C of the Environmental Planning and Assessment Act 1979 as well as the Local Government (Manufactured Home Estates, Caravan Parks, Camping Ground and Movable Dwelling Regulation) 2005.

4. Conclusion

We trust that the above is of assistance. Should you have any questions regarding this matter, please do not hesitate to contact either Mr Damian Chapelle or Ms Karina Vikstrom of this office on (02) 6622 1011.

Yours sincerely,

NEWTON DENNY CHAPELLE



DAMIAN CHAPELLE

Town Planner. BTP. CCP

DA 2017/0054 –PROPOSED MANUFACTURED HOME PARK
ATTACHMENT 1 – PUBLIC NOTIFICATION CHECKLIST

PUBLIC NOTIFICATION

Pursuant to Clause 5 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the application is identified as 'Nominated Integrated Development' which is a form of 'Advertised Development' for which a 30 day notification period applies. Clause 86 of the EP&A Regulation requires both 'Written Notice' and 'Published Notice' of applications which are 'Advertised Development'.

Table 1 summarises the public notifications that have occurred for DA 2017/0054.

| Table 1 – Notifications DA 2017/0054 | |
|---|--|
| 30 September 2016 | Written Notice #1 - A letter was issued to adjoining landowners advising that the application was on exhibition from 3 October to 7 November 2016. <i>Note: Deadline missed for notice to be placed in local newspaper and so decision made by Council that the notification period to be extended.</i> |
| 5 October 2016 | Written Notice #2 - A letter was sent to adjoining advising that the exhibition period had been extended and would now run from 5 October to 14 November 2016. |
| 12 October 2016 | Published Notice # 1 - Public notice published within the Richmond River Express Examiner (Exhibition formally commenced) |
| 14 November 2016 | Exhibition #1 closes (Exhibition runs for 34 days). |
| 2 June 2017 | Written Notice # 3 - A letter was issued to adjoining landowners advising that the application was on exhibition from 8 June 2017 to 10 July 2017. |
| 7 June 2017 | Published Notice # 2 Public notice published within the Richmond River Express Examiner (Exhibition formally commenced) |
| 10 July 2017 | Exhibition #2 closes (Exhibition runs for 30 days). |

Clause 89 of the EP&A Regulation specifies that the 'Written Notice' and 'Published Notice' are required to provide the information as shown in Table 2 (over page). As indicated, the application has been notified on several occasions, with the final notification period (8 June 2017 – 10 July 2017) being compliant with the applicable notification requirements.

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ATTACHMENT 1 – PUBLIC NOTIFICATION CHECKLIST

| Table 2 – Notification Information Requirements | | | | | |
|--|--|--|--------------------------|-----------------------------|-----------------------------|
| Clause 89 EP&A Regulation | Written Notice #1 | Written Notice #2 | Written Notice #3 | Published Notice # 1 | Published Notice # 2 |
| 1(a) a description of the land (including the address) on which the development is proposed to be carried out, | ✗ Lot & DP not shown Street address provided | ✗ Lot & DP not shown Street address provided | ✓ | ✓ | ✓ |
| 1(b) the name of the applicant and the name of the consent authority | ✗ | ✗ | ✓ | ✓ | ✓ |
| 1(c) a description of the proposed development | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1(d) a statement that the application and the documents accompanying that application may be inspected at the consent authority's principal office for a period specified in the notice during the consent authority's ordinary office hours, | ✓ | ✓ | | ✓ | |
| 1(e) a statement that any person during the period specified under paragraph (d) may make a written submission in relation to the development application to the consent authority, | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1(f) the dates of the period specified under paragraph (d) | ✓ | ✓ | ✓ | ✓ | ✓ |
| (2) The written notice and the published notice: (a) in the case of development that is integrated development: (i) must contain a statement that the development is integrated development, and | ✗ | ✗ | ✓ | ✓ | ✓ |
| (ii) must state the approvals that are required and the relevant approval bodies for those approvals, and | ✗ | ✗ | ✓ | ✓ | ✓ |
| (b) in the case of development that is threatened species development, must contain a statement that the development is threatened species development. | N/a | N/a | N/a | N/a | N/a |
| (3) The period referred to in subclause (1) (d) must include: (a) in the case of nominated integrated development or threatened species development, the period of 30 days , and (b) in any other case, the period of 14 days, commencing on the day after the day on which the published notice is first published in a newspaper | ✓ | ✓ | ✓ | ✓ 33 Days | ✓ 30 Days |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

STATUTORY ASSESSMENT CHECKLIST

The following tables provide a checklist against the relevant statutory considerations relevant to the assessment of DA 2017/0054.

Table 1 – S79C of the Environmental Planning and Assessment Act 1979

Table 2 – Other Relevant Provisions of EP&A Act 1979

Table 3 – Other Relevant Provisions of the EP&A Regulation 2000

Table 4 – Richmond Valley Local Environmental Plan 2012

Table 5 – State Environmental Planning Policies (SEPPs)

Table 6 – SEPP 36 Manufactured Home Estates

Table 7 – SEPP 55 – Remediation of Lands

Table 8 – SEPP 71 – Coastal Protection

Table 9 – Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Table 10 – Richmond Valley Development Control Plan 2015

DA 2017/0054 - PROPOSED MANUFACTURED HOME PARK
ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

| Table 1 - S79C of the Environmental Planning and Assessment Act 1979 | | | |
|--|-------------------|-----------------|--|
| Provision | Applicable | Assessed | Comment (If Required) |
| (1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application: (a) the provisions of: | | | |
| (i) any environmental planning instrument, and | ✓ | ✓ | Richmond Valley LEP 2012 SEPP 36 Manufactured Home Estates SEPP 71 Coastal Protection SEPP 55 Remediation of Land SEPP (Infrastructure) 2007 |
| (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and | ✓ | ✓ | Draft Coastal Management SEPP |
| (iii) any development control plan, and | ✓ | ✓ | |
| (iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and | x | - | No Planning Agreement applies |
| (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and | ✓ | ✓ | Coastal Policy considered via SEPP71 Assessment No demolition proposed No subdivision order applies to land Dark Sky Planning Guideline not applicable to project |
| (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), | x | - | |
| (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the | ✓ | ✓ | Built environment Roads and Traffic |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

| | | | |
|---|---|---|--|
| locality, | | | Natural Environment Contamination European Heritage Indigenous Heritage Noise Waste Management Bushfire Social and Economic Impacts Cumulative Impacts |
| (c) the suitability of the site for the development, | ✓ | ✓ | |
| (d) any submissions made in accordance with this Act or the regulations | ✓ | ✓ | |
| (e) the public interest | ✓ | ✓ | |

Table 2 - Other relevant provisions of EP&A Act 1979

| Provision | Applicable | Assessed | Comment (If Required) |
|---------------------------------|------------|----------|---|
| Part 2 - Administration | ✓ | ✓ | CI23G: Joint Regional Planning Panels |
| Part 4 – Development Assessment | ✓ | ✓ | Cl. 76A: Development that needs consent Cl 79A: Public Participation Cl 79C: Evaluation Div 5: Procedures for Integrated Development 94B:P Conditions subject to Contributions Plan |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

Table 3 - Other relevant provisions EP&A Regulation 2000

| Provision | Applicable | Assessed | Comment (If Required) |
|---|------------|----------|--|
| Part 1: Preliminary | ✓ | ✓ | CI5: Advertised Development |
| Part 6: Procedures Relating to Development Applications | ✓ | ✓ | |
| Division 3: Development Applications for Integrated Development | ✓ | ✓ | |
| Division 7: Public Participation – Other Advertised Development | ✓ | ✓ | Development Application re-advertised to rectify administrative error and modification to the proposal |

Table 4 - Richmond Valley Local Environmental Plan 2012

| Provision | Applicable | Assessed | Comment (If Required) |
|---|------------|----------|--------------------------------|
| Part 1 Preliminary | | | |
| Part 2 – Permitted or Prohibited Land Uses | | | |
| 2.1 - Land Use Zones | ✓ | ✓ | |
| 2.2 - Zoning of Land to Which Plan Applies | | | |
| 2.3 - Zone Objectives and Land Use Table | ✓ | ✓ | |
| • Zone Objectives | ✓ | ✓ | |
| • Defined Use | - | - | Land use Definition Via SEPP36 |
| • Permissibility | ✓ | ✓ | |
| 2.4 - Unzoned Land | ✗ | - | |
| 2.5 - Additional Permitted Uses for Particular Land | ✗ | - | |
| 2.6 - Subdivision – Consent Requirements | ✗ | - | |
| 2.7 – Demolition Requires Development Consent | ✗ | - | |
| 2.8 – Temporary Use of Land | ✗ | - | |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

| | | | |
|--|---|---|--|
| Part 3 – Exempt and Complying Development | - | - | |
| 3.1 – Exempt Development | x | - | |
| 3.2 – Complying Development | x | - | |
| 3.3 – Environmentally Sensitive Areas Excluded | x | - | |
| Part 4 – Principal Development Standards | - | - | |
| 4.1 Minimum Subdivision Lot Size | x | - | |
| 4.1AA - Minimum subdivision lot size for community title schemes | x | - | |
| 4.1A - Minimum subdivision lot size for strata plan schemes in certain rural, residential and environmental protection zones | x | - | |
| 4.1B - Minimum lot sizes for dual occupancies | x | - | |
| 4.1C - Exceptions to minimum lot size for dual occupancies | x | - | |
| 4.2 - Rural subdivision | x | - | |
| 4.2A - Exceptions to minimum lot sizes for certain rural subdivisions | x | - | |
| 4.2B - Erection of dual occupancies and dwelling houses on land in Zones RU1, R5 and E3 | x | - | |
| 4.2C - Exceptions to minimum subdivision lot size for lot boundary adjustments | x | - | |
| 4.3 - Height of buildings | ✓ | ✓ | |
| 4.4 - Floor space ratio | x | - | |
| 4.5 - Calculation of floor space ratio and site area | x | - | |
| 4.6 - Exceptions to development standards | x | - | |
| Part 5 Miscellaneous provisions | - | - | |
| 5.1 - Relevant acquisition authority | x | - | |
| 5.1A - Development on land intended to be acquired for public purposes | x | - | |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

| | | | |
|--|---|---|---|
| 5.2 - Classification and reclassification of public land | ✖ | - | |
| 5.3 - Development near zone boundaries | ✖ | - | |
| 5.4 - Controls relating to miscellaneous permissible uses | ✖ | - | |
| 5.5 - Development within the coastal zone | ✓ | ✓ | Coastal Policy provisions assessed both against CL 5.5 of RVLEP and SEPP 71 |
| 5.6 - Architectural roof features | ✖ | - | |
| 5.7 - Development below mean high water mark | ✖ | - | |
| 5.8 - Conversion of fire alarms | ✖ | - | |
| 5.9 - Preservation of trees or vegetation | ✖ | - | |
| 5.9AA - Trees or vegetation not prescribed by development control plan | ✖ | - | |
| 5.10 - Heritage conservation | ✓ | ✓ | |
| 5.11 - Bush fire hazard reduction | ✖ | - | |
| 5.12 - Infrastructure development and use of existing buildings of the Crown | ✖ | - | |
| 5.13 - Eco-tourist facilities | ✖ | - | |
| 5.14 - Siding Spring Observatory—maintaining dark sky | ✖ | - | |
| 5.15 - Defence communications facility | ✖ | - | |
| Part 6 Additional Local Provisions | | | |
| 6.1 - Acid sulfate soils | ✓ | ✓ | |
| 6.2 - Essential services | ✓ | ✓ | |
| 6.3 - Earthworks | ✓ | ✓ | |
| 6.4 - Protection of historic New Italy village area | ✖ | - | |
| 6.5 - Flood planning | ✖ | - | |
| 6.6 - Terrestrial biodiversity | ✓ | ✓ | |
| 6.7 - Landslide risk | ✖ | - | |

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| | | | |
|---|---|---|--|
| 6.8 - Riparian land and watercourses | x | - | |
| 6.9 - Drinking water catchments | x | - | |
| 6.10 - Wetlands | x | - | |
| 6.11 - Airspace operations | ✓ | ✓ | |
| 6.12 - Development in areas subject to aircraft noise | ✓ | ✓ | |
| 6.13 - Development of The Glebe, Coraki | x | - | |
| 6.14 - Rural workers' dwellings | x | - | |
| 6.15 - Location of sex services premises | x | - | |

Table 5 - State Environmental Planning Policies (SEPPs)

| Provision | Applicable | Assessed | Comment (If Required) |
|--|------------|----------|-----------------------|
| SEPP 1 Development Standards. | x | - | |
| SEPP 14 Coastal Wetlands. | x | - | |
| SEPP 19 Bushland in Urban Areas. | x | - | |
| SEPP 21 Caravan Parks. | x | - | |
| SEPP 26 Littoral Rainforests. | x | - | |
| SEPP 30 Intensive Agriculture | x | - | |
| SEPP 33 Hazardous & Offensive Development. | x | - | |
| SEPP 36 Manufactured Home Estates. | ✓ | ✓ | |
| SEPP 44 Koala Habitat Protection. | x | - | |
| SEPP 47 Moore Park Showground. | x | - | |
| SEPP 50 Canal Estate Development. | x | - | |
| SEPP 52 Farm Dams & Other Works in Land & Water Management Plan Areas. | x | - | |
| SEPP 55 Remediation of Land. | ✓ | ✓ | |

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| | | | |
|--|---|---|---|
| SEPP 62 Sustainable Aquaculture. | * | - | |
| SEPP 64 Advertising & Signage. | * | - | |
| SEPP 65 Design Quality of Residential Flat Buildings. | | | |
| SEPP 70 Affordable Housing (Revised Schemes). | * | - | |
| SEPP 71 Coastal Protection | ✓ | ✓ | |
| SEPP (Affordable Rental Housing) 2009 | * | - | |
| SEPP (Building Sustainability Index: BASIX) 2004 | * | - | |
| SEPP (Exempt and Complying Development Codes) 2008 | * | - | |
| SEPP (Housing for Seniors or People with a Disability) 2004 | * | - | |
| SEPP (Integration and Repeals) 2016 | * | - | |
| SEPP (Infrastructure) 2007 | ✓ | ✓ | Applicable to original application due to traffic generating characteristics. Revised proposal does not meet 'triggers' of SEPP Infrastructure. |
| SEPP (Kosciuszko National Park — Alpine Resorts) 2007 | * | - | |
| SEPP (Kurnell Peninsula) 1989 | * | - | |
| SEPP (Mining, Petroleum Production and Extractive Industries) 2007 | * | - | |
| SEPP (Miscellaneous Consent Provisions) 2007 | * | - | |
| SEPP (Penrith Lakes Scheme) 1989 | * | - | |
| SEPP (Rural Lands) 2008 | * | - | |
| SEPP (State and Regional Development) 2011 | * | - | |
| SEPP (State Significant Precincts) 2005 | * | - | |
| SEPP (Sydney Drinking Water Catchment) 2011 | * | - | |
| SEPP (Sydney Region Growth Centres) 2006 | * | - | |

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| | | | |
|--|---|---|--|
| SEPP (Three Ports) 2013 | * | - | |
| SEPP (Temporary Structures) 2007 | * | - | |
| SEPP (Urban Renewal) 2010 | * | - | |
| SEPP (Western Sydney Employment Area) 2009 | * | - | |
| SEPP (Western Sydney Parklands) 2009 | * | - | |

| Table 6 - SEPP 36 – Manufactured Home Estates | | | |
|---|------------|----------|-----------------------|
| Provision | Applicable | Assessed | Comment (If Required) |
| Provision | | | |
| 1 Name of Policy | - | - | |
| 2 Aims and strategies | - | - | |
| 3 Land to which this Policy applies | ✓ | ✓ | |
| 4 Relationship to other environmental planning instruments | - | - | |
| 5 Definitions | ✓ | ✓ | |
| 6 Where development for the purposes of a manufactured home estate may be carried out | ✓ | ✓ | |
| 7 Development consent required for manufactured home estates | ✓ | ✓ | |
| 8 Subdivision of manufactured home estates | ✓ | ✓ | |
| 9 Matters to be considered by councils | ✓ | ✓ | |
| • Clauses 9(1)(a)-(d) | ✓ | ✓ | |
| • Clauses 9(2)(a)-(c) | ✓ | ✓ | |
| • Schedule 2 | ✓ | ✓ | |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

Table 7 - SEPP 55 – Remediation of Land

| Provision | Applicable | Assessed | Comment (If Required) |
|---|------------|----------|--|
| 7 Contamination and remediation to be considered in determining development application | ✓ | ✓ | Site had been remediated via a previous approval process |

Table 8 - SEPP 71 – Coastal Protection

| Provision | Applicable | Assessed | Comment (If Required) |
|--|------------|----------|-----------------------|
| 1 Name of Policy | - | - | |
| 2 Aims and strategies | - | - | |
| 3 Definitions | - | - | |
| 4 Land and development to which Policy applies | ✓ | ✓ | |
| 5 Relationship with other environmental planning instruments | - | - | |
| 6 (Repealed) | - | - | |
| 7 Application of clause 8 matters | - | - | |
| 8 Matters for consideration | ✓ | ✓ | |
| • Clause 8(a) – Aim of Policy | ✓ | ✓ | |
| • Clause 8(b) – Existing Access to Foreshore | ✓ | ✓ | |
| • Clause 8(c) – New Access to Foreshore | ✓ | ✓ | |
| • Clause 8(d) – Suitability of Development | ✓ | ✓ | |
| • Clause 8(e) – Detrimental Impact on Foreshore | ✓ | ✓ | |
| • Clause 8(f) – Scenic Qualities of Coast | ✓ | ✓ | |
| • Clause 8(g) – Conservation of Plants and Animals | ✓ | ✓ | |
| • Clause 8(h) – Conservation of fish | ✓ | ✓ | |
| • Clause 8(i) – Wildlife Corridors | ✓ | ✓ | |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

| | | | |
|---|----------|----------|--|
| • Clause 8(j) – Coastal Processes | ✓ | ✓ | |
| • Clause 8(k) – Conflict Between Uses | ✓ | ✓ | |
| • Clause 8(l) – Aboriginal Cultural Values | ✓ | ✓ | |
| • Clause 8(m) – Water Quality | ✓ | ✓ | |
| • Clause 8(n) – European Heritage | ✓ | ✓ | |
| • Clause 8(o) – Planning Proposals | ✓ | ✓ | |
| • Clause 8(p) – Cumulative Impact and Efficient Use of Water & Energy | ✓ | ✓ | |
| Part 3 – Significant Coastal Development | x | - | |
| Part 4 – Development Control | - | - | |
| 12 Application of Part | - | - | |
| 13 Flexible zone provisions | x | - | Not reliant on flexible zone boundary provisions |
| 14 Public access | ✓ | ✓ | Refer assessment under Clause 8. |
| 15 Effluent disposal | - | - | To be connected to reticulated sewer |
| 16 Stormwater | ✓ | ✓ | Refer assessment under Clause 8. |
| Part 5 Master plans | x | - | |
| Part 6 Miscellaneous | x | - | |
| Schedule 1 Coastal lakes | x | - | |
| Schedule 2 (Repealed) | x | - | |
| Schedule 3 Significant coastal development—specified land | x | - | |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

Table 9 - Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

| Provision | Applicable | Assessed | Comment (If Required) |
|--|------------|----------|--|
| Part 1 Preliminary | - | - | |
| Part 2 Manufactured home estates and manufactured homes | - | - | |
| 5 Application of Part | - | - | |
| Division 1 Application of Part | - | - | |
| 6 Factors for consideration before approval is granted | ✓ | ✓ | |
| 6(1) (Compliance with Division 3) | ✓ | ✓ | |
| 6(2) (Compliance with Floodplain Development Manual) | ✓ | ✓ | Site is not flood prone |
| Division 2 Approvals and exemptions | * | - | |
| Subdivision 1 Operation of manufactured home estates | | | Applicable to future operation of Estate |
| Subdivision 2 Installation of manufactured homes and associated structures in manufactured home estates | * | - | Applicable to future installation of dwellings |
| Division 3 Manufactured home estates | - | - | |
| Subdivision 1 Land and dwelling site requirements | - | - | |
| 12 Minimum size of estate | ✓ | ✓ | |
| 13 Community amenities | ✓ | ✓ | |
| 14 Size of dwelling sites | ✓ | ✓ | |
| 15 Site identification | ✓ | ✓ | Condition of development consent |
| Subdivision 2 Setbacks | | | |
| 16 Dwelling sites to have road frontage | ✓ | ✓ | |
| 17 Setbacks of community buildings | ✓ | ✓ | |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

| | | | |
|---|---|---|--|
| 18 Setbacks of dwelling sites from road frontages | ✓ | ✓ | Variation proposed and recommended for approval pursuant to Clause 18(2) |
| 19 Use of buffer zones | ✓ | ✓ | |
| Subdivision 3 Roads | - | - | |
| 20 Entrance and exit roads | ✓ | ✓ | |
| 21 Width of roads | ✓ | ✓ | |
| 22 Speed restrictions as part of road design | ✓ | ✓ | |
| 23 Visitor parking | ✓ | ✓ | |
| 24 Visitor parking for people with disabilities | ✓ | ✓ | |
| 25 Road surfaces | ✓ | ✓ | |
| 26 Lighting | ✓ | ✓ | |
| Subdivision 4 Utility services | - | - | |
| 27 Water supply | ✓ | ✓ | |
| 28 Sewerage | ✓ | ✓ | |
| 29 Drainage | ✓ | ✓ | |
| 30 Electricity supply | ✓ | ✓ | |
| 31 Telephone lines | ✓ | ✓ | |
| 32 Common trenches | ✓ | ✓ | |
| Subdivision 5 General | - | - | |
| 33 Garbage removal | ✓ | ✓ | |
| 34 Fire hydrants | ✓ | ✓ | |
| 35 Buildings | ✓ | ✓ | |
| 36 Use of manufactured home estates | ✓ | ✓ | |
| 37 Community map | ✓ | ✓ | |
| 38 Access to approval and community map | ✓ | ✓ | |

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ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

| | | | |
|---|----------|---|--|
| Division 4 Manufactured homes and associated structures | x | - | Applicable at time of installation of future manufactured homes. |
| Division 5 Miscellaneous | x | - | |
| Part 3 Caravan parks, camping grounds and moveable dwellings | x | - | |
| Part 4 Miscellaneous | x | - | |

| Table 10 - Richmond Valley Development Control Plan 2015 | | | |
|--|-------------------|-----------------|--|
| Provision | Applicable | Assessed | Comment (If Required) |
| Part A – Residential Development | x | - | |
| Part B – Commercial Development | x | - | |
| Part C – Industrial Development | x | - | |
| Part D – Rural Land Uses | x | - | |
| Part E – Visitor Accommodation, Caravan Parks and Manufactured Home Estates | ✓ | ✓ | |
| Part E1 – Eco Tourist Facilities | x | - | |
| Part E2 – Bed and Breakfast Accommodation | x | - | |
| Part E3 – Serviced Apartments | x | - | |
| Part E4 – Hotel and Motel Accommodation | x | - | |
| Part E5 – Backpackers Accommodation | x | - | |
| Part E6 - Farm Stay Accommodation | x | - | |
| Part E7 – Manufactured Home Estates, Caravan Parks and Camping Grounds | ✓ | ✓ | Cross references provisions of applicable SEPP and Regulation. |
| E – 7.1 Objectives | - | - | |
| E – 7.2 Principles and Development Standards | - | - | |
| (1) Caravan Parks | x | - | |
| (2) Camping grounds | x | - | |

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| | | | |
|--|---|---|--|
| (3) Manufactured Home Estates | ✓ | ✓ | Cross references requirements of SEPP 36 —Manufactured Home Estates |
| Part F – Signage | ✗ | - | Signage will be subject to separate application |
| Part G – Subdivision | ✗ | - | No subdivision proposed |
| Part H – Natural Resources and Hazards | | | |
| H1 – Flood Planning | ✗ | - | |
| H2 – Bushfire Prone Land | ✓ | ✓ | |
| H3 – Acid Sulfate Soils | ✓ | ✓ | |
| H4 – Natural Resources | ✓ | ✓ | |
| Part I – Other Considerations | | | |
| Part I-1. Environmental Heritage | ✓ | ✓ | |
| Part I-2. Development In, On, Over or Under a Public Road | ✗ | - | |
| Part I-3. Setbacks and Building Height | ✓ | ✓ | |
| Part I-4. Car Parking Provisions | ✓ | ✓ | |
| Part I-5. Landscaping Guidelines | ✗ | - | |
| Part I-6. Animal Boarding and Training Establishments | ✗ | - | |
| Part I-7. Noise Impact Assessment | ✗ | - | |
| Part I-8. Social Impact Assessment | ✓ | ✓ | |
| Part I-9. Water Sensitive Urban Design—WSUD | ✓ | ✓ | |
| Part I-10. Crime Prevention through Environmental Design—CPTED | ✓ | ✓ | |
| Part I-11. Land Use Conflict Risk Assessment— LUCRA | ✓ | ✓ | |
| Part I-12. Context and Site Analysis | ✓ | ✓ | Application and Council report include detailed description of the site. |
| Part I-13. Use of shipping containers | ✗ | - | |

DA 2017/0054 –PROPOSED MANUFACTURED HOME PARK
ATTACHMENT 2 - STATUTORY ASSESSMENT CHECKLIST

| | | | |
|---|---|---|--|
| Part I-14. Sex Services Premises, Restricted Premises and Home Occupation (Sex Services). | * | - | |
| Part I-15. Lane Widening and Access to Narrow Streets. | * | - | |
| Part I-16. Historic New Italy Village Area | * | - | |
| Part J – Notifications and Advertising of Developments | ✓ | ✓ | |