DEVELOPMENT APPLICATION AND STATEMENT OF ENVIRONMENTAL EFFECTS

Submission to Richmond Valley Council

To undertake primitive camping upon the subject site with ancillary works and seek approval for the use of an existing gravel access into Bungawalbin Creek

Lots 4 and 5 DP 806270
750 Bungawalbin Whiporie Road, Bungawalbin

for:
Ian McCotter

May 2021
# Document Control Sheet

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<td>Dwayne Roberts</td>
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1. **Introduction**

*This section introduces the proposal and provides a general overview of the project.*

1.1 **Background**

Ardill Payne and Partners (APP) has been engaged by Ian McCotter to provide town planning services in the preparation and lodgment of a development application and statement of environmental effects with Richmond Valley Council.

Development consent is sought for the use of part of the site for the purposes of primitive camping and use of an existing gravel access into Bungawalbin Creek. The 76.0387ha property will have 14 primitive camping sites available for tourist use.

The site contains an existing shed with sanitary facilities installed and a working Onsite Sewerage Management System (OSSMS) that was approved under a 2005 development application.

1.2 **Structure and Scope of Report**

**Section 1** Provides a general introduction to the proposal.

**Section 2** Describes the subject land and its local environmental context.

**Section 3** Describes the development proposal in detail.

**Section 4** Reviews the key environmental interactions/impacts and proposed management measures.

**Section 5** Reviews the statutory and planning policy provisions applying to the project.

**Section 6** Provides a summary and conclusions.

A number of appendices form part of this report being:

**Appendix A** Locality plan

**Appendix B** Copy of deposited plan

**Appendix C** Camping Documentation including –
- Site plan of proposed camping area
- Flood Evacuation Plan
1.3 Overview of Statutory Framework

Richmond Valley Council is the consent authority for the development application pursuant to Section 4.5 of the EP & A Act 1979.

The proposed development comprises integrated development pursuant to Section 4.46 of the EP & A Act 1979 due to the fact that part of the land is mapped as being bushfire prone and the use of the site for primitive camping, being a special fire protection purpose, requires a Bushfire Safety Authority to be obtained from the NSW Rural Fire Service pursuant to Section 100B of the Rural Fires Act 1997.

This application also seeks consent for the use of an existing gravel landing area for access to Bungawalbin Creek. This component of the development comprises integrated development pursuant to Section 4.46 of the EP & A Act 1979 due to the fact that the access is works on waterfront land. In accordance with Clause 91 of the Water Management Act 2000 the works will require a controlled activity approval.

1.4 DA History

An online search of Council’s files did not reveal any historical applications for the subject site.
Notwithstanding the information gleaned from the RVC website, Richmond Valley Council has recognised an existing shed with sanitary facilities and a working OSSMS that was approved under a 2005 development application.

1.5 Pre-lodgement Meeting—Richmond Valley Council

A pre-lodgement meeting for the primitive camp ground was held via Skype on 26th May 2020. This Meeting had the following attendees:

- Andrew Clark (Coordinator Building Services)
- Megan Yates (Graduate Development Assessment Planner)
- Pooja Chugh (Development Assessment Planner)
- Chad Borgeest (Environmental Health Officer)
- Abbey Eggins (Trainee Environmental Health Officer)
- Deidre Coe (Development Concierge)
- Jessica Ind (Development Support Officer)
- Stephen Fletcher – Town Planner
- Ian McCotter – Property Owner

These minutes are provided within Appendix J.
2. The Site and Its Context

This section describes the subject land and identifies the geographical context of the site and its relationship to the surrounding locality.

2.1 Location and Property Description

The subject land is described as Lots 4 and 5 DP 806270 and is commonly known as No. 750 Bungawalbin Whiporie Road, Bungawalbin. Lot 4 is 75.53ha the primary parcel of the subject site. Lot 5 is a narrow parcel 5087m² in area, possibly created as a result of a historical road realignment.

The rural site is located west of the villages of Woodburn and Evans Head. The western property boundary of Lot 4 is the watercourse known as Bungawalbin Creek. Lot 5 is a 5087m² narrow lot fronting Bungawalbin Whiporie Road. The combined frontage of Lot 4 and 5 to Bungawalbin Whiporie Road is 1078m.

A locality plan is provided at Appendix A with a copy of the deposited plans being provided at Appendix B.

2.2 Site Analysis

The subject site (combined Lots 4 and 5) have the following characteristics:

- is irregular in shape with an area of 76.0387ha
- has direct vehicular access to Bungawalbin Whiporie Road
- has a common western boundary with the watercourse known as Bungawalbin Creek
- is a rural residential lifestyle lot containing scattered trees and managed grasslands
- contains a shed with sanitary facilities, and an approved OSSMS (this will not be used by the campers)
- is not connected to a reticulated water supply or sewerage disposal system

2.3 Constraints

Planning investigations in respect of the subject land (including interrogation of Council’s LEP and GIS mapping and the NSW Planning Portal) have confirmed as follows:
2.3.1 Bushfire

As shown below, a portion of the site is mapped as being bushfire prone as a consequence of existing vegetation onsite and being within a 100m buffer to Category 1 and Category 2 vegetation.

2.3.2 Acid Sulfate Soils

The site is mapped as containing potential Class 1 and Class 3 Acid Sulfate Soils

Acid Sulfate Soils

- Class 1
- Class 2
- Class 2a
- Class 2b
- Class 3
- Class 4
- Class 5
- Non Standard Values
2.3.3 Terrestrial Biodiversity

The land is partially mapped as having vegetation with high conservation value.

Extract: NSW Planning Portal

2.3.4 Wetlands

The site is mapped as containing wetland on the NSW Planning Portal. These wetlands are not mapped as wetlands on the SEPP (Coastal Management) mapping.

Extract: NSW Planning Portal
2.3.5 Riparian Lands and watercourses

The subject site is bordered by the Bungawalbin Creek.

2.3.6 Flooding

The site is impacted by flooding
2.3.7 Local Context

The subject land is situated within a rural locality. East of the Bungawalbin Creek is characterised by scattered dwellings on rural and large lot residential lots, productive agricultural and horticultural operations, cleared grazing land and stands of bushland. Land to the west of the watercourse is characterised by large stands of bushland, including wetlands.

2.3.8 Contamination

The site does not contain any known sources of contamination. The site did not contain a cattle dip operation and the cattle grazing occurring onsite did not require the storage of chemicals.

A statutory declaration is provided within Appendix I providing evidence that the site has not been used for the storage of chemicals.

2.3.9 Other Matters

Planning investigations have confirmed that the subject land is not/does not:

- mapped as containing vegetation with biodiversity values pursuant to the Biodiversity Conservation Act 2018
- mapped as containing or being in proximity to Coastal Wetlands or Littoral Rainforests.
- contain an item of environmental heritage and is not mapped as being within a heritage conservation area as listed in Schedule 5 of the RVLEP 2012
2.4 Dwelling Entitlement

The Lot has a dwelling opportunity by virtue of RVLEP 2012 dwelling opportunity mapping.

Extract NSW Legislation RVLEP 2012 Mapping
3. Description of Proposal

*This section describes the proposed development and identifies specific environmental and development objectives that will be adopted in conjunction with the project.*

3.1 Proposed Development

The proposed development involves the creation of a primitive camping ground as follows:

- The creation of 14 camp sites in three separate cleared locations within the property. Each site will be capable of accommodating a total of 5 persons, resulting in a maximum capacity of 70 persons over the site at any one time.

- Camp 1 will be located centrally on the property adjacent to the existing shed. This camp area will accommodate a total of 2 sites and a maximum of 10 people. Camp 1 will not have immediate access to amenities (for use only by the property owner) and will be intended for use by self-sufficient campers. Guests can walk to the proposed amenities block at Camp 2 if necessary.

- Camp 2 will be located in the north western portion of the land and will accommodate up to 50 people within 10 camp sites and will also have amenities. These amenities will consist of four toilets in a shared amenities building.

- Camp 3 will be located in the southern portion of the land and will accommodate 10 people within 2 sites. This camping area will intended for use by self-sufficient campers only including grey water tanks.

Property access is to be provided from Bungawalbin Whiporie Road. The internal access for the three camp areas is approximately 400 metres in length from the public road system to the Camp No.1. The existing internal road extends to Camp 2 to the North West and Camp No. 3 in the south east. Any upgrades to the internal access roads as required by the bushfire threat assessment report will be undertaken as a condition of consent.

Camp 2 amenities will consist of 4 unisex toilets serviced by one onsite sewerage disposal system. The toilet block will be placed on fill to achieve the required fill levels, details will be provided prior to the issue of the construction certificate. The details of this system is within Appendix D.

Bin location is shown on the site plan, 240litre Sulo bins for recycling and waste which will be located in the designated area collection. A contractor will be engaged if needed.
Each site has been identified within the site plan within Appendix C.

The respective lengths of stays for campers will be regulated in accordance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2005 provisions.

Management of the site will be via the landowner remotely. Bookings will only be available prior to arrival. Guests will be directed via small internal direction signage.

All guests will be required to comply with strict terms and conditions for the period of their short term stay.

A single business identification sign is proposed at the entry to the site. The sign is proposed as having an overall height of 6m and area of 2.56m². The sign will be professional constructed and contain the words ‘Northern Rivers Bush Camp’. A plan of this sign is included within Appendix C.

This application seeks consent for use of an existing gravel access to Bungawalbin Creek on the subject site. Photos of this existing access to the creek are provided within Appendix C. This access was constructed by previous landowners and will provide a managed area for campers to access the creek and protect the surrounding riparian vegetation. The area will also allow for firetrucks to access the river for firefighting purposes.

A pre-lodgement meeting was held with Richmond Valley Council regarding the proposed development. The minutes of this meeting are provided within Appendix J.

3.2 Access

Access to the site is via an existing all weather road from Bungawalbin Whiporie Road.
Bungawalbin Whiporie Road is a sealed road for the full property frontage.

The property access road is over a flat topography with minimal curves thereby providing easier and potential safe egress/access route for campers.

3.3 Site Services

The existing shed is connected to electricity but not to a reticulated water supply or sewerage system. The existing shed is serviced by an on-site sewage management system and potable water supply (roof-water storage tanks). However this shed is for the use of the land owners, access will not be available to the campers.

The proposed camping site No. 2 will be serviced by one small separate onsite sewerage disposal system for the proposed amenity block as detailed within Appendix D. Water tanks will be required for flushing, however disinfectant is proposed for hand washing rather than water to reduce water demand for the site.

The onsite services will not include potable water tanks for drinking. The operator will however provide bottled water for campers.
4. Environmental Interactions and Impacts

This section expands on the contextual description of the physical environment provided in Section 2.0 and provides an analysis of the environmental interactions applicable to the proposed development with specific reference to the site planning objectives specified in Section 3.0 of the report.

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<tr>
<th>Potential Environmental Impacts</th>
<th>Impact of Project and Ameliorative Measures (where applicable)</th>
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<tbody>
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<td>Flora</td>
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| - Loss of vegetation – native or exotic | The proposed primitive camping area does not involve the removal of any significant native endemic vegetation.  

The landowner has engaged an ecologist in consultation with the bushfire consultant to protect existing vegetation onsite. The sites will be located to ensure satisfactory buffers to the significant vegetation is maintained. |
<p>| Fauna                           |                                                               |
| - Effect on native species of fauna | The proposed primitive camping areas will not have any adverse impacts upon any native fauna species. Appendix G demonstrates that in conjunction with the primitive camping, measures have been undertaken onsite to protect native species habitats. No camping or access will be permitted within the mapped E2 zone or other sensitive lands as identified by the ecology report. Appropriate buffers will be provided to ensure these areas are protected from site visitors. |
| - Habitat loss                  | The proposed primitive camping area does not involve the removal or loss of any habitat. Appendix G demonstrates that in conjunction with the primitive camping, measures have been undertaken onsite to protect and maintain native species habitats. |
| Soils                           |                                                               |
| - Sediment &amp; erosion control    | Erosion and sediment controls will be installed prior to the commencement of the minor earthworks to install the onsite amenities and waste management system. |
| - Contamination of site soils   | Comments in respect of contamination and SEPP 55 are provided below in Section 5.1.3 of this report. |
| - Acid sulfate                  | The subject land is mapped as containing Class 1 and Class 3 acid sulfate soils. The works for the camping will be limited to the Class 3 mapped area with potential ASS 1m below the surface. The installation of Onsite Sewerage Management Systems have the potential to expose soils. To ensure ASS are treated appropriately, if exposed during works, an ASSMP can be provided as a condition of any development consent. ASSMP Appendix H. |</p>
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<th><strong>Hazards</strong></th>
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<td>- Slip</td>
<td>The subject land is not identified as being subject to slip.</td>
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<tr>
<td>- Subsidence</td>
<td>The subject land is not affected by subsidence.</td>
</tr>
<tr>
<td>- Coastal processes</td>
<td>The subject land is not identified as being subject to any damaging coastal processes.</td>
</tr>
<tr>
<td>- Bushfire</td>
<td>As detailed in <strong>Section 2.3.1</strong>, the land is mapped as being bushfire prone. The proposed primitive camping areas can be satisfactorily managed for bushfire risk. A bushfire threat assessment is provided at <strong>Appendix E</strong>.</td>
</tr>
<tr>
<td>- Flooding</td>
<td>The subject land is mapped as being subject to flooding. A suitable evacuation plan can be developed to ensure campers are not onsite during any major flood events. This evacuation plan would be prepared in conjunction with a bushfire evacuation plan as a condition of any consent granted.</td>
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<td>- Water Quality</td>
<td>The proposed primitive camping area will negligibly increase stormwater generated at/by the site due to the installation of one small amenity block. This structures will be surrounded by managed grass and existing established vegetation. The roof water will also be used for toilet flushing minimising any stormwater runoff from this small pervious area. Accordingly, any stormwater will be easily dispersed and absorbed onsite.</td>
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<td>Having regard to the distance from side boundaries of these camp sites, it is considered that any minimal increase in stormwater flows will be contained within the subject site.</td>
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<th><strong>Visual Considerations</strong></th>
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<td>- Visually prominent land</td>
<td>The proposed primitive camping will not have any resultant visual impacts. The sites will be interspersed within existing well established onsite site vegetation. The sites will not be visible from Bungawalbin Whiporie Road.</td>
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<td>The low scale nature of the development being camping sites will not be visible from places of interest such as Bungawalbin Creek. Riparian and well established vegetation across the site will screen camping site from this waterway.</td>
</tr>
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<td>- Impact on scenic qualities</td>
<td>The proposed primitive camping will not have any impacts on the local landscape or scenic qualities of the locality. The development is low key, small scale and occupies a very small portion of the large rural property. The development requires minimal landform modification and will involve minimal structures positioned in between existing well established vegetation.</td>
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| **Adjoining Land Uses** |  |
| - Solar access, privacy | The camping areas are relatively isolated in regards to adjoining properties. Established vegetation will ensure the camp sites are not visible from the road or adjoining properties, particularly adjoining dwellings. The proposed primitive camping will not have any impacts on solar access or privacy of any adjoining residences or properties. |
| - Dust, fumes etc. during construction | The minor works creating the camp sites and 1 ancillary OSSMS will be unlikely to trigger any adverse amenity issues due to scale of works, amelioration measures and distance from side boundaries. |
| - Noise during operations | The operations will be monitored by the landowner to ensure guests do not create unsatisfactory noise levels. Each camper will be provided with a strict set of conditions to be complied with during their stay. |
| - Noise during construction | Due to the very minor scale of works proposed and considering the internal driveway is existing, noise during construction will be of a satisfactory level and can easily comply with noise restrictions. |

**Scale & bulk**

| - Relationship to adjoining development | Adjoining development and land uses are described in Section 2 of this report. The immediate locality is characterised by few dwellings on rural and large lot agricultural properties. The proposed primitive camping grounds will be of a scale and density to ensure it does not have any adverse impacts on any adjoining or adjacent properties or uses. |
| - Design, siting, scale, bulk and character | The camping sites are relatively small in area and located within established vegetation. The number of sites and maximum capacity of the site is well below the maximum permissible by the Local government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. The primitive camp ground will result in minimal permanent structures ensuring the rural character of the locality is maintained. |

**Heritage**

| - Aboriginal heritage | The proposed camping ground will not have any impacts on the land from a cultural heritage perspective. An AHIMS search has been undertaken for the subject site. Appendix F contains the results of this search where no items were found. |
| - European heritage | The subject land is not identified as containing any items of heritage or as being within a heritage conservation area under Schedule 5 of the RVLEP 2012. |

**Social & Economic Considerations**

| - Social and economic impacts or benefits | There will not be any likely resultant adverse social or economic impacts. |

**Traffic and Parking**

| - Impact on local traffic and car parking provision | The proposed primitive camping ground will not have any adverse impacts on the local road network with the small increase in traffic being catered for by the existing road system. It is noted that |
Bungawalbin Whiporie Road is a sealed road to the property boundary in both directions.

The guidelines for traffic generation issued by the NSW RMS predict 3 trips per day for caravan parks per site. This daily trip rate equates to 1.75 additional trips on average, per hour to the site. The existing road system has the capacity to easily cater for this minor increase in traffic.

The internal driveway is an existing all weather access currently servicing the existing shed.

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<tr>
<td>- Public transport</td>
<td>N/A</td>
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<tr>
<td>- Pedestrian access</td>
<td>N/A</td>
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<tr>
<th>Utility Services</th>
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<td>- Water, electricity, sewer</td>
<td>The existing shed has reticulated power.</td>
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<td>The existing shed has an onsite sewerage system and potable water from tanks. (not to be used by campers)</td>
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<tr>
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<td>Camp site 2 will be catered for by one separate small amenity block accommodating 4 unisex toilets (no showers). These amenities will be serviced by two additional separate onsite sewerage disposal systems. Please refer to Appendix D.</td>
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<td>Power will not be provided to the sites.</td>
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<td>Potable water will be available in the form of bottled water rather than tanks to ensure quality and quantity is not compromised.</td>
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5. **Statutory and Planning Policy**

This section of the report identifies and addresses the applicable environmental planning instruments (EPIs) and policy planning documents that must be considered by the consent authority in the consideration of this application.

5.1 **Environmental Planning Instruments (EPIs)**

This section identifies and provides comment on the EPIs and EP & A Act 1979 provisions that are of relevance to the proposed subdivision.

5.1.1 **Local Environmental Plans (LEPs)**

The RVLEP 2012 came into effect on the 21st April 2012 and is the only LEP applicable. The subject land is mapped on the RVLEP 2012 mapping as follows:

- Acid Sulfate Soils Map – Sheet ASS_007 – Part Class 3 and Part Class 1 Acid Sulfate Soils
- Wetland Maps – Sheet CL1_007 – Wetland and adjoining Key Fish Habitat
- Dwelling Opportunity Map – Sheet DWE_007 – Dwelling Opportunity
- Height of Buildings Map – Sheet HOB_007 – 8.5m Maximum Building Height
- Lot Size Map – Sheet LSZ_007 – AB – 40ha Minimum Lot Size
- Land Zoning Map – Sheet LZN_007 – Part RU1 – Primary Production Zone Part E2 – Environmental Conservation
- Terrestrial Biodiversity Map – Sheet BIO_007 – Biodiversity

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 ensure that development does not unreasonably increase the demand for public services or public facilities.

The proposed development involves primitive camping upon the subject land which is defined in the Dictionary to the RVLEP 2012 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.”

Camping grounds are expressly permitted with consent in the RU1 zone and are considered to be consistent with the zone objectives for the following reasons:

• The agricultural use of the land will be maintained with cattle grazing to continue onsite in conjunction with the camping operation.
• The scale and location of the camping ground will ensure the use does not prejudice adjoining agricultural activities to the east.
• The camping ground will be spatially separated from the E2 zone upon the subject site to protect significant vegetation
• The camping ground will be a primitive operation ensuring the activity does not generation additional demands for public services or facilities

The site is also partially mapped E2 – Environmental Conservation. Camping Grounds are not permitted within this zone. The proposed camping grounds are spatially separated from the E2 mapped areas as indicated below.
The existing creek access is located in the north eastern section of the site adjacent to Bungawalbin Creek.

While Richmond Valley Council referred to this access as a boat ramp, it is not considered that this access, formed by the previous landowners is not a boat ramp. Boat ramps are defined as follows:

**boat launching ramp** means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities

The exiting creek access is **not** considered consistent with the definition of a boat ramp given the access does not include any building or structure. This access is simply considered a managed and identified access path to the creek ancillary to the recreational use of the site for primitive camping. This access will ensure campers access the creek in a managed location and avoid vegetated areas elsewhere on the property.
The creek access is not within the E2 zone as identified by the locality map below.

The site borders a W1 – Natural Waterways zone, being the watercourse known as the Bungawalbin Creek.
The access potentially encroaches the W1 zone as existing. The access would be considered to be ancillary to the proposed permitted use (primitive camping) within the RU1 zone.

Clause 4.3 relates to building heights. The amenities block will be simple single storey structures that will easily comply with the nominated 8.5m high building height limit, being 2.61m plus the fill height to ensure the building is above the 1 in 100 year flood height.

Clause 6.1 relates to acid sulfate soils. As per subclause (3), an acid sulfate soils management plan has been prepared and is provided at Appendix D. It is noted that the creek access is existing and will not require any disturbance of soil.

Clause 6.2 relates to the provision of essential services. As detailed in Section 3, the subject land is not connected to/serviced by a reticulated sewerage disposal system or a water supply system. One onsite sewerage management system will be installed to accommodate an amenity block constructed to cater for Camp Site 2.

Clause 6.3 relates to earthworks and subclause (3) provides that the consent authority must consider the following prior the grant of consent:

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

(b) the effect of the proposed development on the likely future use or redevelopment of the land,
(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area,

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The proposed camp site will require minimal earthworks. Such will be limited to the construction of the OSSMS and amenity block. These buildings and works;

(a) will be setback from the lot boundaries and will have any detrimental effects on or disrupt existing drainage patterns or soil stability in the locality

(b) will not be adversely impact by flooding, such the amenity block is not a habitable structure

(c) there is no fill/soil to be excavated from/at the site other than that required for building/construction works

(d) the proposed excavation for the OSSMS will not have any adverse impacts on the existing and likely amenity of adjoining properties

(e) any material imported to the site (for footings) will have to be obtained from an approved source and will be “clean”

(f) the sites of the OSSMS, have been heavily disturbed by prior clearing and thus the likelihood of disturbing relics is considered remote

(g) the subject works will be spatially separated from the Bungawalbin Creek and appropriate sediment and erosion control devices will be installed prior to construction commencing.

This application is seeking continued use of an existing creek access. This facility is existing and will not require any disturbance to the riparian area of vegetation. Accordingly no earthworks are required to facilitate this access.

Clause 6.5 relates to land at or below the flood planning level. The subject land is mapped as being subject to flooding. The amenity block will be above the nominated flood level. The OSSMS transpiration area will be situated on natural ground level and will be subject to flooding events. As per subclause (3), the proposed development:
• is compatible with the flood hazard of the land
• will not significantly adversely affect flood behaviour or result in detrimental increases in potential floor affectation of other properties
• will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or reduce the stability of any river bank or watercourse
• will not result in unsustainable social and economic costs to the community as a consequence of flooding

Clause 6.6 relates to land mapped as “Biodiversity” on the Terrestrial Biodiversity Map, with subclause (3) and (4) containing a number of heads of consideration with comments on such being provided below:

• the subject land is a rural agricultural type lot – the proposed camp grounds, amenity block, access roads, camp sites and access are situated on a cleared section of the site that is devoid of any significant native endemic vegetation and does not provide any particular flora and/or fauna habitat value – there is no tree removal required
• the subject land is situated in an area characterised by rural agricultural type lots
• the siting of the proposed primitive camp ground will not have any adverse impacts on the condition, ecological value and significance of any flora and/or fauna
• the proposed primitive camp ground will not fragment, disturb or diminish any habitat and/or the survival of native fauna and will not have any adverse impacts on any habitat elements providing connectivity to the land
• the siting of the three primitive camp grounds and amenities is considered reasonable and such that will not have any significant adverse environmental impacts

Notwithstanding, an ecological assessment has been provided within Appendix G in support of the proposed primitive camp ground and ancillary works including the access ramp.

Clause 6.10 applies to land identified as “wetlands” on the Wetlands Map. As detailed above, the positioning of the primitive camp sites and existing creek access upon the subject site is such that the wetlands will be spatially separated from the mapped wetlands areas.

The proposed development is situated on the existing cleared sections of the property. There are no trees or other significant vegetation required to facilitate the proposed
development. All areas intended for use as camping is spatially removed from all mapped vegetation. It is noted that the land has not been mapped as Wetlands by SEPP (coastal management) 2018, this state policy gazetted after the adoption of the RVLEP 2012.

The proposed development will therefore not have any adverse impacts on:

- any native fauna or flora
- any habitats for indigenous and migratory species
- water quality, natural water flows or salinity

Having regard to the above, it is submitted that the proposed primitive camp ground is consistent with the relevant provisions and objectives of the RVLEP 2012.

5.1.2 State Environmental Planning Policy No. 44 – Koala Habitat Protection

Under the current SEPP provisions, the subject site is located within the North Coast Koala Management Area. The site is partially identified as a site investigation area for a Koala Plan of Management.

The subject site has been assessed against the provisions of this SEPP.
A review of the vegetation onsite has been undertaken by a qualified ecologist and is contained within Appendix G.

An extract of this assessment is provided below.

The subject land does contain \( n = 2 \) feed tree species listed in Schedule 2 of the SEPP (Koala Habitat Protection) 2020 policy, with both Forest Red Gum (Eucalyptus tereticornis) and Swamp Mahogany (Eucalyptus robusta) trees recorded at the subject land. However, these tree species occur occasionally throughout the property interspersed among large areas of other vegetative species. Therefore, it is considered that the subject land does not contain native vegetation such that Schedule 2 trees constitute at least 15% of total tree abundance.

Following a review of the SEPP (Koala Habitat Protection) 2020 policy in the context of the proposal, the following points are noted:

- no native vegetation would be removed for the proposal and no Schedule 2 trees would be impacted;
- there would be no indirect impacts that would result in clearing of native vegetation within Koala habitat;
- the development footprint would not impede movement between areas of Koala habitat;
- no records of Koalas occur on the subject land nor within 2.5 km of the subject land boundary; and
- the subject land is not within a regional or sub-regional corridor identified as being of importance to the Koala.

It is therefore concluded that the subject land does not meet the definitions of either ‘core’ or ‘potential’ Koala habitat, that the proposal would not reasonably be expected to impact Koalas or Koala habitat, and the SEPP (Koala Habitat Protection) 2020 policy does not prevent granting consent to the development application.

**5.1.3 State Environmental Planning Policy No. 55 – Remediation of Land**

SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 7 provides that a consent authority must not consent to any development unless it has considered whether the land is contaminated, and if so, whether the land is suitable in its current state or subject to remediation, for the intended land use.

The *Managing Land Contamination, Planning Guidelines, SEPP 55 – Remediation of Land (1998)* provides that where the history of a site is relatively well documented and no existing or prior potential contaminating activities are evident, no further investigations are required.

Comments in respect of contamination are provided in Section 2.3.8 of this report.
5.1.4 State Environmental Planning Policy No 64 – Advertising and Signage

SEPP 65 applies to the State and to the proposed signage, which as per Clause 4(1) is defined as “business identification signs” which has the same meaning as per the RVLEP 2012.

Clause 8 provides that consent must not be granted to an application to display signage unless the consent authority is satisfied that:

(a) the signage is consistent with the objectives of this Policy as set out in clause 3(1)(a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

With respect to the aims and objectives of SEPP 64 (per Clause 3), the signage will identify the subject site for guests and emergency services.

The signage;

- is compatible with the existing amenity and visual character of the area
- will provide effective communication in a suitable location within the property boundary adjacent to the approved driveway entry
- is considered to be of a high quality and finish
- is 6m in height pylon sign 1.6m x 1.6m = 2.56m²
- 6m from the front boundary

As per Clause 9 of SEPP 64, Part 3 – Advertisements does not apply to business identification signs and thus Clauses 10-28 do not apply.

The following assessment is made pursuant to Schedule 1 of SEPP 64:

1 Character of the Area
- The signage will be a simple identification pole sign located within the property boundary with a double face for guests travelling in either direction along Bungawalbin Whiporie Road.
• The signage is considered to be consistent with the character, location, design etc (i.e. the “theme”) of the rural locality.

2 Special Areas
• The subject locality/site is not an environmentally sensitive area, is not a heritage item/area, is not a natural or conservation area and is not an open space or waterway area.
• The site is zoned for rural uses and is within a rural environment suitable to accommodate the proposed use. The signage is intended to identify the property address and approved use.

3 Views and Vistas
• The scale, proportion and form of the signage is considered to be appropriate for the streetscape, setting and landscape.
• The signage will not dominate the rural landscape or reduce the quality of any vistas.
• The signage will not compromise or prejudice the viewing rights of any other advertisers.

4 Streetscape, setting or landscape
• The scale, proportion and form of the signage is considered to be appropriate having regard to the rural setting and landscape.
• The signage is of a modest size and scale for the rural setting to ensure no adverse visual impact upon the landscape.
• The signage does not screen any unsightliness.
• The proposal does not require any on-going vegetation management other than grass mowing.

5 Site and building
• The proposed signage is consistent with the scale, proportion and use within the rural setting.
• There are not considered to be any significant/important features of the site or building.
• The signage is considered to be reflective of the nature of the identified use.

6 Associated devices and logos with advertisements and advertising structures
7 **Illumination**

- No illumination is proposed nor required

8 **Safety**

- The signage will not reduce the safety of any public road.
- The signage will not reduce the safety for pedestrians or cyclists by obscuring any sight-lines from any public areas.

Having regard to the above, it is submitted that the signage is consistent with the relevant provisions of SEPP 64.

5.1.5 **State Environmental Planning Policy (Primary Production and Rural Development) 2019**

While this policy applies to the State, the commencement of a primitive camping ground upon the subject site does not trigger any provisions within this Policy that are to be addressed by this development application.

5.1.6 **State Environmental Planning Policy (Coastal Management) 2018**

SEPP-CM came into effect on the 3rd April 2018. The subject land is situated in the coastal zone and is thus subject to the provisions of the SEPP. The subject land is not mapped on the:

- Coastal Wetlands and Littoral Rainforests Area Map and thus Part 2, Division 1 does not apply
- No Coastal Vulnerability Map at this time and thus Part 2, Division 2 does not apply

The subject land is mapped on the Coastal Use Area Map and thus Division 4 of Part 2 applies. In accordance with the provisions of Clause 14, the location of the subject lot relative to adjacent water bodies, consideration that the creek access is existing and the minor level of works required for the camp grounds will not have any adverse impact on:

- coastal environmental values and natural coastal processes
- the foreshore due to overshadowing of and existing view from public places
access to the foreshore (due to spatial separation) for all including those with a disability

- the visual amenity of the coast including headlands
- Aboriginal cultural heritage, practices and places

The subject land is mapped on the Coastal Environment Area Map and thus Division 3 of Part 2 applies. As per Clause 13, the area subject to the proposed development, including the existing creek access:

- will not have any adverse impact on the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment
- is physically and spatially separated from any foreshore, beach, headland or rock platform and will not have any adverse impact on coastal environmental values or natural coastal processes
- will not have any adverse impacts on the water quality of any marine estate and particularly on any coastal lake
- will not have any adverse impacts on any marine vegetation, native vegetation and fauna and their habitats, headlands or rock platforms
- will not have any impacts on Aboriginal cultural heritage, practices or places (AHIMS search Appendix F)
- will not have any impacts on the use of the surf zone

As per Clause 15, the proposed development will not cause increased risk of coastal hazards on the subject or any other land due to spatial separation.

As per Clause 16, the proposed development is not subject to any certified coastal management program.

5.2 Richmond Valley Development Control Plan 2015

The RVDCP 2015 came into effect on the 4th January 2016 and contains a number of sections that are of relevance to the proposed development, with comments on such being provided below.
5.2.1 Part E Tourist and Visitor Accommodation, Caravan Parks, and Manufactured Home Estates

E-7.1 Objectives

It will be demonstrated that the development is consistent with this Chapter of the DCP due to consistency with other applicable Acts, Regulations and Environmental planning instruments.

E-7.2 Principles and Development Standards

(2) Camping Grounds

ap) RVLEP Permissibility

The development is located within an RU1 zone and is permissible with consent as identified by this section.

Part F- Signage

F-1 - General Objectives

The general objectives of this part are

- to ensure any signage is compatible with the amenity heritage and visual character of the area,
- ensure the signage does not detract from the area in terms of appearance, traffic etc
- encourage simple signs that are suitably located onsite and are concise and uncluttered

F-2 – Signage Permissibility

(1, 2) RVLEP 2012 and Land –use permissibility

The proposed development is located in the RU1 - Primary Production Zone. Business Identification signage is permissible within the zone.

The signage;

- is compatible with the existing amenity and visual character of the area
- will provide effective communication in a suitable location within the property boundary adjacent to the approved driveway entry
- is considered to be of a high quality and finish
- is 6m in height pylon sign 1.6m x 1.6m = 2.56m²
- 6m from the front boundary
**business identification sign** means a sign—
(a) that indicates—
(i) the name of the person or business, and
(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a

The development will include a Business identification sign at the entry to the property to confirm the access driveway. This sign will also ensure the primitive camp is identified correctly by guests and also in the case of any emergencies.

Small directional signage will be required internally to identify camp areas and facilities.

**F-3 Structures Over Public Roads**
The business identification signage will not encroach public land.

**F.4 Development Controls Relating to Signage**
The signage will
(a) relate to the use of the land, be visually interesting and be of high quality design and materials.

(b) not detract from the amenity or visual qualities of an area. The sign must have a scale, proportion and form appropriate for the streetscape.

(c) be compatible with the building design in its colour, materials and finishes. Solid block painting of walls particularly in bright colours is to be avoided.

(d) not be constructed over or obscure architectural elements of the building.

(e) not exceed, for total signage per street frontage, one top hamper, one fascia sign, one wall sign or projecting wall sign, and one under awning sign. An additional free standing sign may be permitted in an appropriate location.

(f) not be attached to a vehicle, include flashing or animated displays, be located above rooftops or project beyond the building elevation.

(g) if illuminated, have concealed cables, not cause unacceptable glare, and may be required to have intensity dimmers and restricted hours of operation.
(h) not cause a traffic distraction, obscure or interfere with road traffic sign or signals. If visible from a busy road the sign must be consistent with The Transport Corridor Outdoor Advertising

F.5 – State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64)
See Section 5.1.4.

5.2.2 Part H – Natural Resources

H-1 Flood Planning
The site is mapped as being flood prone

H-1.3 Flood Planning Level
RVC advise that the approximate ground level at the subject site is between RL 3 and 4m AHD.

Nominated flood levels are as follows;

- The 1 in 20 year ARI design flood level is RL 5.2m AHD
- The 1 in 50 year ARI design flood level is RL 5.7m AHD
- The 1 in 100 year ARI design flood level is RL 6.1m AHD

H-1.4 Flood Planning Controls or development
The subject land is mapped as being subject to flooding. The site has approximate ground levels of 3 - 4m AHD. The amenity block will be located above the 1 in 100 year level of RL 6.1m AHD (per Email correspondence from Brian Eggins Flood Engineer 30 March 2021). Notwithstanding the flood prone nature of the site, the proposed development:

- is compatible with the flood hazard of the land
- will not significantly adversely affect flood behaviour or result in detrimental increases in potential floor affectation of other properties
- will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or reduce the stability of any river bank or watercourse
- will not result in unsustainable social and economic costs to the community as a consequence of flooding

A detailed Flood and Bush Fire Emergency Management and Evacuation Plan would be a prior to commencement condition of any consent granted.
H-1.5 Flood Information

RV Council have provided flood information upon which this assessment is based.

H-2 – Bushfire Prone Land

H-2.2 Bushfire Prone Land

The site is mapped as being bushfire prone. A Bushfire Assessment Report has been provided having regard to the subject site and proposed development. (Appendix E.)

This Bushfire Assessment Report made the following recommendations for the development.

1. A 10,000 litre water supply and RFS connection to a non-combustible water tank for firefighting purposes is to be provided at camp area no.1 to comply with Section 6.8.3 and Table 6.8c of PBP2019 including other conditions detailed in Section 6.1 of this report. The water within the dam at camp area no.1 may be utilised in lieu of the tank if suitable access to the dam is provided at all times for a fire fighting appliance.

2. New electricity and gas, if required, are to comply with Section 6.8.3 and Table 6.8c of PBP2019 as detailed in Section 6.2 and Section 6.3 of this report.

3. The internal property access road to camp area no.1 is to comply with the access requirements of Table 5.3b of PBP2019 (as applicable) detailed in Section 7 of this report except no alternative access road is required. A turning head in accordance with Section 3.3 and Figure 3.3 of PBP2019 is required and passing bays are to be provided every 200 metres from the public road in accordance with Section A3.4 of PBP2019. Walking pathways or the like from the camp areas no. 2 and 3 are to connect directly to the staging area at camp area no. 1. Details to be shown on final plans.

4. An emergency evacuation procedure and detailed plans of all Emergency Assembly Areas (onsite and offsite) are to be prepared in accordance with s6.8d of PBP2019. In this regard, the following aspects are to be implemented and adhered to:


- for proposals in isolated or remote areas which involve large travel distances through bush fire prone vegetation, the following issues should be determined and addressed:
  - the amount of travel likely to be generated during an emergency evacuation;
  - the capacity of the broader road network to facilitate safe emergency evacuation;
  - limitations/constraints inherent in the road system; and
- management of potential traffic conflicts (such as emergency vehicles versus evacuating members of the public).

- the Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates.

- a copy of the Bush Fire Emergency Management and Evacuation Plan is to be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

- an Emergency Planning Committee is to be established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual.

- detailed plans of all emergency assembly areas including onsite and off-site arrangements as stated in AS 3745:2010 are to be clearly displayed, and an annually emergency evacuation is conducted.

A detailed Flood and Bush Fire Emergency Management and Evacuation Plan would be a prior to commencement condition of any consent granted.

H-2.3 Planning for Bushfire Protection

The above listed protection measures have been proposed in accordance with Planning for Bushfire Protection.

H-2.4 Environmental Planning and Assessment Act

The proposal is a special fire protection pursuant to Section 100B of the Rural Fires Act. The proposal will require a bushfire safety authority to be issued from the Rural Fire Service prior to any development consent being issued. The conditions of this Report will be complied with prior to any operation commencing. The preparation of an evacuation plan would be considered an appropriate condition of any consent granted.

H-2.5 Building Code of Australia

The proposal does not seek approval for any habitable buildings. There are no specific requirements for the amenities buildings in regards to the BCA and bushfire protection.

H-2.6 Landscaping Plans

No landscaping is proposed in conjunction with this application.
Part H-3. Acid Sulfate Soils

H-3.1 General Objectives

The objectives of this chapter are to ensure effective management of areas affected by Acid Sulfate Soils. This chapter is intended to provide guidance to landowners, consultants and the general community on the procedures involved in the management of areas affected by ASS.

Given the proposed development will involve minimal site works upon Class 3 Acid Sulfate Soils, it is unlikely that the works will expose ASS. However, an Acid Sulfate Soil Management Plan has been provided within Appendix H.

H-3.2 Acid Sulfate Soils Map

The site is mapped as Part Class 1 and Part Class 3 ASS as provided within Section 2.3.2. All works will be contained to the Class 3 portion of the subject site. No works are proposed for the existing creek access within the Class 1 portion of the site.

H-3.3 Development Consent Required For Work

This application seeks development consent for the proposed primitive camp ground and ancillary works.

H-4 – Natural Resources

H-4.3 Terrestrial Biodiversity

The site is mapped as containing vegetation of significance. An ecology report has been provided (Appendix G) to ensure this vegetation is protected in conjunction with the proposed primitive camping operation.

The ecology report has concluded as follows;

*This ecological assessment has been prepared to inform the DA documentation for submission to Richmond Valley Council LGA for a proposal to allow primitive camping on the subject land with ancillary works (e.g., construction of toilet block and existing access road maintenance), and the use of an existing boat ramp. A maximum of n = 15 camping sites would be established, which would be distributed across three camping areas.*

*Following assessment of all available ecological information, threatened species records, habitat assessment of the subject land and potential impacts, the following conclusions are provided:*
• the proposal has been designed to utilise low constraint managed exotic pasture which avoids and minimises impacts on the biodiversity values of the subject land;

• the proposal does not require the removal of any native vegetation to accommodate the proposal;

• the proposal footprint is not considered to be of significant amenity, aesthetic or scenic value, nor is it considered to have any significant ecological value or provide significant wildlife habitat;

• the proposal would not cause impacts to species or ecological communities listed in the NSW BC Act 2016 or the EPBC Act 1999, nor would the impact be likely to result in a significant impact for any threatened fauna listed under these Acts;

• the subject land contains two (n = 2) tree species listed in Schedule 2 of the Koala SEPP 2020 as feed trees. However, the assessment concluded that the subject land does not meet the definitions for either ‘core’ or ‘potential’ Koala habitat as the abundance of these two tree species on the subject land is particularly low. Moreover, no records of Koalas occur at the subject land, no records occur on the BioNet Atlas of NSW wildlife within a 2.5 km radius of the boundary of the subject land, and the subject land is not located in an area mapped as being of importance as a Koala corridor. Therefore, the Koala SEPP 2020 does not prevent granting consent to the development application;

• potential impacts of the construction and occupation phases of the proposal would be negligible and be able to be mitigated sufficiently to ensure that direct and indirect impacts on biodiversity values would be avoided and minimised; and

• any residual indirect impacts would be able to be offset on-site through protection of native vegetation communities if required.

Based on these key points, it is considered that the subject land and identified proposal footprint is suitable for the proposal and subsequent development, and that the proposal has, within all reasonable expectations, avoided and minimised impacts on the biodiversity values of the subject land.

H4.4 Landslip risk

The site is not subject to landslip.

H- 4.5 Riparian Land and Watercourse

The primitive camp sites will be spatially separate from the watercourse adjoining the site known as Bungawalbin Creek. Access to this watercourse will be restricted to the existing creek access onsite to ensure the river banks are not degraded due to removal of vegetation and recreation.

H- 4.6 Drinking Water Catchment
The site is not mapped as being located within a drinking water catchment.

**H- 4.7 Wetlands**

The primitive camping, amenities and access roads are all spatially separated from the mapped wetlands onsite.

Please refer to the ecology report within Appendix G. this report includes an assessment of the development having regard to wetland vegetation and wetland species. The assessment has advised that the avoidance of all established vegetation and key wetland features (including Bungawalbin Creek) has ensured avoidance of impacts to the key biodiversity values of the subject land and has been a key objective of the final design.

**5.2.3 Part I – Other Considerations**

**I-1 Environmental Heritage**

The site is not impacted by any items of environmental heritage. An AHIMs search has been provided for both properties within Appendix F. No items of non-European heritage were identified by this search.

**I -2 – Development In, On Over or Under a Public Road**

Not applicable

**I-3 – Setbacks and Building Height**

The proposed camping grounds and amenities are positioned on the subject site as follows

**Building Line to Bungawalbin Road**

| RU1 Primary Production, R5 Large Lot Residential, and E3 Environmental Management | Residential accommodation | > 15 metres—where fronting a local sealed road  
> 50 metres—where fronting a local unssealed road  
> 20 metres—where fronting a Classified Road |
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<tbody>
<tr>
<td>All other development</td>
<td>&gt; 20 metres</td>
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</table>

| RU1 Primary Production | All development | > 5 metres  
**Note.** Setback may need to be greater to accommodate a Bushfire Asset Protection Zone within the boundaries of the property |

**Side Boundary Setbacks**
The development includes the erection of a new amenity block to service Camp area 2. This building will be 100m from the nearest side (north) boundary and approximately 500m from the Bungawalbin Whiporie Road.

This proposed building line and setback is compliant with the nominated minimum distances outlined above.

I-3.5 Foreshore Building Line Setbacks

The DCP nominates a foreshore building line of 40m for all development, with the exception of certain structures, including boat ramps.

This variation will only be accepted if the following can be demonstrated:

(a) the development will have minimal significance to the stability of the bank,
(b) the development will involve minimal clearing of riparian vegetation,
(c) the development will not impact upon the amenity of the foreshore area,
(d) the development can be safely located within a high velocity floodway (if applicable), and
(e) it is essential for the development to be located close to the foreshore.

The existing access into Bungawalbin Creek is not considered to be a boat ramp as previously detailed within Section 3.1. This small existing area free of vegetation for access to Bungawalbin Creek provides a safe and designated areas for campers to access the creek, protecting riparian vegetation elsewhere.


Campers will be accommodated on individual camp sites that will have sufficient space for vehicles. Given the site is intended to be used as a primitive camping ground, visitors will be accommodated adjacent to camp sites. However, the isolated nature of the site will not attract visitors, with most vehicles being limited to campers. Management will not encourage visitors.

<table>
<thead>
<tr>
<th>Caravan Parks</th>
<th>Camping Grounds</th>
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<tr>
<td>1 per site (to be accommodated within the site), plus</td>
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<tr>
<td>1 visitor space per 10 long term sites, plus</td>
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<td>1 visitor space per 20 short term sites</td>
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I-5 – Landscaping Guidelines

There are no prescribed landscaping requirements for RU1 zoned land, as per Table I-5.1 where the road frontage exceeds 50m.
I-7 – Noise Impact Assessment

The proposed use is not identified as a development type triggering the preparation and assessment of a Noise Impact Assessment. A number of circumstances will ensure the development will not result in adverse impacts upon the locality. These are

- Capping of guests to 70 over the large property
- Onsite guest management guidelines
- Isolated location devoid of sensitive receivers
- Prohibition of noise generating activities such as motorbikes, fireworks
- 10pm curfew

I-9 – Water Sensitive Urban Design

Due to the large size and rural nature of the subject and adjoining lots, the generous front side and rear boundary setbacks, there are no stormwater issues.

I-10 – CPTED

Due to the nature of the proposed development, it is submitted that there is no requirement for a CPTED assessment.

I-11 – LUCRA

The subject site is surrounded to the north, west and south with Bungawalbin Creek and Yarringully Nature Reserve. Land fronting Bungawalbin Whiporie road to the east is used for extensive horticulture. The use of the site for primitive camping within the property boundary will not impact the ongoing use of the adjoining land for this rural use for the following reasons

- The camp sites are spatially separated from the adjoining property, being set back greater than 150m from the boundary.
- The land between the camp sites and Bungawalbin Whiporie Road is vegetated to provide screening from each land parcel
- The primitive camping is for temporary accommodation only
- The proposal will only accommodate a maximum of 70 persons at one time

Based on the above, it is submitted that a LUCRA is not required.

I-12 – Context and Site Analysis

All of the information required to be contained in the site analysis are provided in Section 2 and Appendices A and B of this report.
5.3 Local Government (Manufactured Homes Estate, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Part 3 Division 3 Subdivision 9 of the subject regulations apply to primitive camping grounds. These regulations require consistency with certain provisions in regards to the operation of primitive camping grounds. These provisions are provided and addressed as follows:

1) The number of sites are not to exceed a mean average of 2 for each hectare of land. The land is 76ha. The primitive camping ground proposes 14 sites, therefore must be a minimum of 30ha. The proposal is compliant in this regard noting that the site could accommodate approximately 152 sites.

2) The following conditions apply to a camping ground
   a. Camping will only be permitted on the designated sites
   b. Not applicable
   c. Each site will be a minimum of 6m from an adjoining site.
   d. Each site will be a minimum of 6m from an adjoining site
   e. The ground will be supplied with potable water, flushing or composting toilets and refuse disposal
   f. The site will not be used for the storage of caravans
   g. The site manager will keep a register of campers at the site
   h. Firefighting facilities will be provided, as required, for the primitive camping ground.

3) The camp ground will nominate specific camp sites within an identified portion of the subject Lot.

4) Noted

5) Noted
6. Conclusion

This section of the report provides a detailed conclusion of the development proposal and the environmental assessment.

The application involves the creation of a primitive camping ground for the purposes of 14 camping sites with ancillary amenities and OSSMS. This application also seeks consent for use of an existing creek access.

The proposed development is permissible with consent within and is consistent with the objectives of the RU1 zone under the RVLEP 2012 and is consistent with the relevant provision of other applicable environmental planning instruments and the RVDCP 2010.

The proposed camp ground has been subject to detailed assessment under all applicable environmental planning instruments, DCPs and policies having regard to all relevant environmental, social and economic considerations.

In conclusion and having regard to the particular circumstances of the case, it is respectfully requested that Council grant consent to this development application.
7. **Scope of Engagement**

This report has been prepared by Ardill Payne & Partners (APP) at the request of Ian McCotter for the purpose of lodging a development application with Richmond Valley Council and is not to be used for any other purpose or by any other person or corporation.

This report has been prepared from the information provided to us and from other information obtained as a result of enquiries made by us. APP accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

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8. **List of Appendices**

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Locality plan

**Appendix B**  
Copy of deposited plan

**Appendix C**  
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- Flood Evacuation Plan  
- Signage  
- Camp Rules

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