



## Statement of Environmental Effects

Accompanying a Development Application for

### Proposed Everest Caravan Park

At

Lot 11 DP 747976

30 Paddy's River Falls Road Burra NSW 2653

FEBRUARY 2021 (Amended)

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

**Contents**

<b>1. Introduction</b>	<b>Page 3</b>
<b>2. Site Description and Analysis</b>	<b>Page 3</b>
<b>3. Details of Proposal</b>	<b>Page 7</b>
<b>4. Clause 4.15 – Matters for Consideration</b>	<b>Page 8</b>
<b>5. Other Considerations</b>	<b>Page 19</b>
<b>6. Conclusion</b>	<b>Page 21</b>

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

## 1. Introduction

This Statement of Environmental Effects has been prepared by Tim Lee Architects to accompany a Development Application for the proposed Caravan Park at 30 Paddy's River Falls Road Burra NSW 2653. The Application is being lodged by Tim Lee Architects on behalf of the Owners Mr and Mrs Forde, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The Proposal has been designed to achieve the relevant provisions of Tumbarumba Local Environment Plan 2010 as amended, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The existing property is a working cattle farm located in the Burra region of Southern NSW. The property is close to the picturesque Paddy's River Falls and nearby un-serviced camping grounds frequented by many mobile homeowners. The proposed site has views extending in all directions with a direct line of site through several valleys to Mt Kosciuszko to the South.

This Statement has been prepared having regard to the following documentation:

- Architectural Documentation Set prepared by Tim Lee Architects  
Drawing Numbers: 1016-766 DA01 to 1016-766 DA36 inclusive
- Survey Information prepared by Rivland Surveyors  
Drawing Numbers: 17072 - DT01, 29.06.2017
- Survey Information prepared by Gray Surveyors  
Drawing Numbers: 19166, 27.08.2019
- Wastewater Management Plan prepared by Richard Miller  
Report: Site & Soil for Onsite Effluent Disposal, Amended May 2020
- Bushfire Assessment prepared by Ember Bushfire Consulting  
Report: Bushfire Assessment Report, 14.04.2020
- Section J Assessment prepared by Tim Lee Architects  
Report: Section J Report, June 2020

## 2. Site Description and Analysis

### 2.1 Location and Property Description

The proposed site is located on land owned by the Forde's at Lot 11 DP 747976, 30 Paddy's River Falls Road Burra NSW 2653. The property is accessed from Tooma Road then from Paddy's River Falls Road. The property is approximately 154 acres of prime pastoral land.

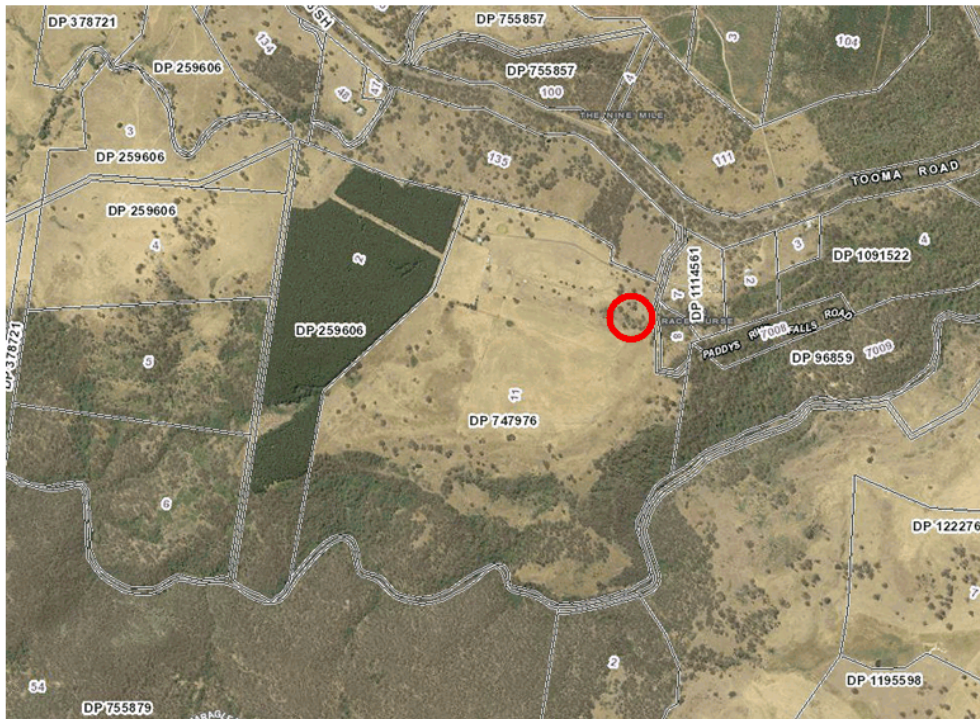
The proposed site is located approximately 200m from the main entry gate. The main building (administration) and transportable homes will be located atop a small ridge overlooking pasture with direct views to the south. The amenities building and camping sites will be located to the south of the main buildings on the lower portion of the ridge maintaining the views to the south but settling the sites into the lee of the ridge.

Statement of Environmental Effects  
 Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

The access road will be heralded by an upgrade and sign posted entry. The graded and compacted road provides all weather access to the site and will easily support use by caravans and their towing vehicles. The access road will turn off the main property homestead drive and veer to the south heading towards the administration building. The road will then turn to the west passing the administration building, past the transportable homes before turning south and heading down the ridge to the camping sites set out below. There are 15 camping sites proposed with a small amenities block providing showers and toilet facilities. The loop road will pass the camping sites then turn north back up the ridge before re-joining the main access road. Traffic will be a one-way loop road network.

The camping sites will be organised along the base of the ridge. Sites will be levelled with retaining walls to the north and built up and bermed to the south.

The upper site is relatively flat with slight falls to the north back toward the main entry road. The lower site is sloped and will require the construction of retaining walls against the slope and berming of the fill to the south of the access road.



Aerial Site View (Six Maps)

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653



**Existing Access from Tooma Road (Google Maps)**



**Current Site Access from Paddy's River Falls Road (Google Maps)**

## 2.2 Site Characteristics

The site is located to the left of the main entry to the property. There is a small ridge falling steeply to the south with views directly to Mt Kosciusko.

The site has minimal vegetation (particularly after the recent events of January 2020). There are several large well established eucalypts at the entry and across the higher portion of the ridge, these

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

will not be touched and all development will look to keep outside the drip line (access roads will pass under the trees, however, appropriate distancing from the trunks will be maintained).

The proposed site for the administration building and the transportable homes to the north of the ridge is currently infested with thistle. The area has been fenced off for some time and is not used for grazing. The lower slope of the ridge is currently grassed and has been grazed since the Forde's have owned the property.



View looking to the site from Paddy's River Falls Road (Google Maps)



View looking toward the ridge (centre frame) from Paddy's River Falls Road (Google Maps)

### 2.3 Surrounding Development

The site is in farming country. The property is bounded by Tooma Road to the north and Paddy's River Falls Road to the east, Rural land to the south and a pine plantation to the west. There are no dwellings or habited areas within visual range of the proposed site.

The surrounding development in the street consists of rural lands.

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

### Zone RU1 Primary Production

#### 1 Objectives of zone

- 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 protect and enhance the scenic qualities of rural areas of Tumbarumba in a manner that encourages and promotes tourist orientated development and activities.

#### 2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations; Horticulture; Waterbodies (artificial)

#### 3 Permitted with consent

Aquaculture; **Camping grounds; Caravan parks**; Dwelling houses; Extractive industries; Farm buildings; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Any other development not specified in item 2 or 4

#### LEP Dictionary Definitions of the Permissibility Pathway

**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.

**Caravan Park** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

The proposed development fits both definitions.

The proposed hardstand sites could be utilised for either tents or caravans.

The three accommodation units adjacent to the main administration building are transportable homes – under that definition the units are to be fully constructed (in two halves) transported and erected on site in prepared positions.

### 3. Details of Proposal

#### 3.1 Proposed Works

- Construction of new entry gate
- Construction of new access loop road and associated run off and drainage works
- Construction of 15 camping sites located along the lower portion of the loop road
- Provision of power and water to each of the sites
- Construction of a new amenities block adjacent to the camping sites
- Construction of new administration building with indoor pool, sauna, community kitchen for use by the campers and viewing deck

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

- Positioning of three new transportable homes
- Construction of associated site infrastructure including:
  - Water tanks for each of the new buildings, and for the camp sites
  - Solar power farm to augment mains power supply
  - Septic system to service the amenities block, administration building and the transportable homes
  - Associated drying yards, bin collection points and hard/soft landscaping

#### **4 Clause 4.15 -Matters for Consideration**

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

*(a) the provisions of:*

*(b) (i) any environmental planning instruments*

#### **State Environmental Planning Policies**

##### [State Environmental Planning Policy No 55—Remediation of Land](#)

#### **20.1 Previous Land Uses**

Research on the site has provided no record of the subject land being used for any contaminating activity in the past 30 years. The previous immediate use (since the 1950's) has been rural, primary production.

#### **5.13.2 Adjoining Land Uses**

Adjoining land uses on all sides of the subject allotment are rural and National Park.

#### **5.13.3 Site Inspection**

A site inspection was carried out in January 2018. A visual inspection was carried out to identify the presence of any rubbish tips, mounds, holes or bare ground that could possibly indicate landfill or materials that may or may not contain contaminants. No obvious contamination on the subject land was identified.

#### **5.13.4 Potentially Contaminating Activities**

There are no known potentially contaminating activities that would have related to the prior use of the site.

#### **5.13.5 Remediation Activities**

There is no information that the land has been subject to any notices concerning the need for remediation of the site. There is no information to indicate that the land has been subject to voluntary remediation by any prior landowner.



Statement of Environmental Effects  
 Proposed Everest Caravan Park Paddy’s River Falls Road, Burra NSW 2653

**5.13.6 Contaminated Land Assessment Summary**

From this assessment there appears to be no visible signs of contamination or potential contamination on the land which is the subject of the proposed development. Based on this preliminary assessment it is considered that the site is presently suitable for the proposed caravan park development.

[State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)

Separate assessment under the Basix Tool is provided as an attachment.

[State Environmental Planning Policy No 21—Caravan Parks](#)

Relevant SEPP Clause	Compliance
<p>3 Aims, objectives etc                      (1) The aim of this Policy is to encourage—                      (a) the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and                      (b) the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and                      (c) the provision of community facilities for land so used, and                      (d) the protection of the environment of, and in the vicinity of, land so used.</p>	<p><b>The proposed caravan park will be intended for short term stay only.</b></p> <p><b>The land is adjacent to the Paddy’s River Falls, a well frequented tourist destination along the road through the Snowy Mountains from Tumbarumba to Cooma.</b></p> <p><b>The proposed caravan park will provide a communal kitchen area along with dining and recreation in the main administration building. A second amenities block will be located adjacent to the proposed van and tent camping sites.</b></p> <p><b>The camping sites have been situated in an area affording excellent vistas back to Mt Kosciuszko. The sites are in an area currently used for grazing, the proposed works will not affect significant landscape or existing vegetation.</b></p>

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

<p>4 Land to which this Policy applies</p> <p>(1) This Policy applies to all land in the State that is within a local government area.</p> <p>(2) This Policy does not apply to—</p> <p>(a) land to which <a href="#">State Environmental Planning Policy (Western Sydney Parklands) 2009</a> applies, or</p> <p>(b) land less than 18 kilometres from the Siding Spring Observatory within the meaning of clause 5.14 of the standard local environmental planning instrument prescribed by the <a href="#">Standard Instrument (Local Environmental Plans) Order 2006</a>.</p>	<p><b>The policy is applicable to the proposed development</b></p>
<p>5 Relationship to other environmental planning instruments</p> <p>(1) In the event of an inconsistency between this Policy and another environmental planning instrument (whether made before or after this Policy) this Policy prevails to the extent of the inconsistency. This subclause is subject to section 36 of the <a href="#">Environmental Planning and Assessment Act 1979</a>.</p> <p>(2) This Policy repeals State Environmental Planning Policy No 21—Movable Dwellings.</p> <p>(3) This Policy amends <a href="#">State Environmental Planning Policy No 26—Littoral Rainforests</a> by omitting clause 10 (5).</p> <p>(4) Nothing in <a href="#">State Environmental Planning Policy No 36—Manufactured Home Estates</a> prevents development consent from being granted pursuant to this Policy for the use of land as a caravan park in which manufactured homes are or are to be installed or placed.</p>	<p><b>The proposed development is consistent with this policy and appropriate Snowy Valley Council planning legislation.</b></p>
<p>6 Definition</p> <p>In this Policy—</p> <p><b>Caravan Park</b> means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.</p> <p><b>Moveable Dwelling</b> has the same meaning as it has in the <a href="#">Local Government Act 1993</a>.</p>	<p><b>The proposed development is consistent with this definition.</b></p>

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

<p>8 Development consent required for caravan parks</p> <p>(1) Development for the purposes of a caravan park may be carried out only with the development consent of the Council.</p> <p>(2) Before granting development consent to the use of land for the purposes of a caravan park, a Council must determine—</p> <p>(a) the number of sites (if any) within that land that the Council considers are suitable for long-term residence, within the meaning of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993, and</p> <p>(b) the number of sites (if any) within that land that the Council considers are not suitable for long-term residence, but are suitable for short-term residence, within the meaning of that Regulation.</p> <p>(3) A Council must not grant development consent to the use of land for the purposes of a caravan park unless it imposes as a condition of that consent a condition specifying the maximum number of sites (if any) within that land that may be used for long-term residence.</p> <p>(4) The holder of an approval under Part 1 of Chapter 7 of the <a href="#">Local Government Act 1993</a> to operate a caravan park or camping ground on land must not, without the development consent of the Council, allow a person to occupy a site within that land—</p> <p>(a) for a continuous period of more than 3 months, except as provided by paragraph (b), or</p> <p>(b) for a continuous period longer than the period (if any) for which the person is allowed to be accommodated within the land by an extension that has been granted under clause 19 (6) of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993,</p> <p>if such a use of that site was not lawful under the <a href="#">Environmental Planning and Assessment Act 1979</a> when this Policy commenced.</p> <p>(4A) Except as provided by subclause (4), nothing in this Policy or any other environmental planning instrument requires separate development consent to be obtained for the installation or placement of a moveable dwelling on land on which development for the purposes of a caravan park is being lawfully carried out.</p> <p>(5) This clause does not apply to any land that is authorised to be used for the purposes of a manufactured home estate by a development consent granted pursuant to <a href="#">State Environmental Planning Policy No 36—Manufactured Home Estates</a> or dedicated or reserved under the <a href="#">National Parks and Wildlife Act 1974</a>.</p>	<p><b>Development Consent is being applied for the proposed use of the site for a short term stay caravan and camping park.</b></p> <p><b>There are 15 proposed camping sites and three proposed transportable home sites.</b></p> <p><b>The proposal is for short term residence only.</b></p> <p><b>The site is not proposed for permanent residency. The transportable homes are for short stay only.</b></p>
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Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

<p>9 Subdivision of caravan parks for lease purposes</p> <p>(1) Land may be subdivided for lease purposes under section 289K of the <a href="#">Local Government Act 1919</a>, but only with the development consent of the Council.</p> <p>(2) A Council must not grant such a development consent unless the Council is satisfied that each of the lots intended to be created for lease purposes by the proposed subdivision meets the requirements of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993 for a site to be used for long-term residence.</p> <p>(3) Any prohibition or restriction on the subdivision of land imposed by any other environmental planning instrument (whether made before or after this Policy) does not apply to a subdivision for lease purposes under section 289K of the <a href="#">Local Government Act 1919</a>.</p> <p>(4) This clause does not apply to land that is authorised to be used for the purposes of a manufactured home estate by a development consent granted pursuant to <a href="#">State Environmental Planning Policy No 36—Manufactured Home Estates</a> or that has been reserved or dedicated for any public purpose under the <a href="#">Crown Land Management Act 2016</a>.</p>	<p><b>The existing property is not intended to be further subdivided to provide a separate allotment specific to the proposed caravan park.</b></p>
<p>10 Matters to be considered by Councils</p> <p>A Council may grant a development consent required by this Policy only after it has considered the following—</p> <p>(a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,</p> <p>(b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,</p> <p>(c) whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,</p> <p>(d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,</p> <p>(e) any relevant guidelines issued by the Director, and</p> <p>(f) the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.</p>	

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

**Local Environmental Plan**

Tumbarumba Local Environmental Plan 2010

LEP Plan Clause	Compliance
<p><b>Zone RU1 Primary Production</b></p> <p><b>1 Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>• To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>• To minimise the fragmentation and alienation of resource lands.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>• To protect and enhance the scenic qualities of rural areas of Tumbarumba in a manner that encourages and promotes tourist orientated development and activities.</li> </ul> <p><b>3 Permitted with consent</b></p> <p>Aquaculture; <b>Camping grounds; Caravan parks;</b> Dwelling houses; Extractive industries; Farm buildings; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Roads; Roadside stalls; Any other development not specified in item 2 or 4</p>	<p><b>The proposed development will maintain the lot integrity.</b></p> <p><b>The proposed use will introduce a business into the area currently not serviced by this type of facility.</b></p> <p><b>There is a need for this type of facility as there are several areas within a 20km radius of the property where vehicles congregate without any supporting facilities for camping and recreation.</b></p> <p><b>The proposed development has been sited to maintain vistas across the valleys to the mountains maintaining the scenic qualities of the site.</b></p>
<p>6.2 Biodiversity</p> <p>(1) The objective of this clause is to maintain terrestrial and aquatic biodiversity including—</p> <p>(a) protecting native fauna and flora, and</p> <p>(b) protecting the ecological processes necessary for their continued existence, and</p> <p>(c) encouraging the recovery of native fauna and flora, and their habitats.</p> <p>(2) This clause applies to land identified as “sensitive land” on the <a href="#">Natural Resources Sensitivity—Biodiversity Map</a>.</p> <p>(3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on the following—</p> <p>(a) a native ecological community,</p> <p>(b) the habitat of any threatened species, populations or ecological communities,</p> <p>(c) a regionally significant species of fauna and flora or habitat,</p> <p>(d) habitat elements providing connectivity.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent</p>	<p><b>The selected site is not subject to terrestrial biodiversity restrictions – Boset assessment attached.</b></p>

Statement of Environmental Effects  
 Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

<p>authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or</p> <p>(b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>	
<p>6.4 Water</p> <p>(1) The objective of this clause is to maintain the hydrological functions of riparian land waterways and aquifers, including—</p> <p>(a) protecting water quality, and</p> <p>(b) protecting natural water flows, and</p> <p>(c) protecting the stability of the bed and banks of waterways, and</p> <p>(d) protecting groundwater systems.</p> <p>(2) This clause applies to all the land to which this Plan applies.</p> <p>(3) Before determining a development application for land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on the following—</p> <p>(a) the water quality of receiving waters,</p> <p>(b) the natural flow regime,</p> <p>(c) the natural flow paths of waterways,</p> <p>(d) the stability of the bed, shore and banks of waterways,</p> <p>(e) the flows, capacity and quality of groundwater systems.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or</p> <p>(b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact,</p>	<p><b>The selected site is not subject to the riparian land zone restrictions.</b></p> <p><b>There is no impact on the existing drainage lines or water collection pathways.</b></p> <p><b>The proposed septic systems are sited in accordance with the regulatory requirements of the ACT, refer to the attached wastewater assessment plan.</b></p>

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

*(iii) any development control plan*

Clause	Control	Compliance
<b>3.2.1 Vehicle Access Standards</b>	<p>Vehicle access to all development is to be designed to be safe.</p> <p>Adequate sight distance, in each direction, is to be provided for any internal site/property access road. Internal access roads will join any public road at 90 degrees (where practical or within plus or minus 15 degrees) and entrances are to be located so vehicles do not queue onto the public road.</p> <p>The type of access for a particular development will be determined by Council and will take into consideration factors such as fall, drainage, traffic vision and specific site conditions.</p> <p>Note: Approval for access on Council public roads requires approval under the Roads Act 1993.</p>	<p>The proposed site access to the development will utilise the existing property access drive located off Paddy's River Falls Road.</p> <p>Refer to additional information on</p> <p>division 3 pt 3</p> <p>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</p>
<b>3.2.2 Bushfire</b>	<p>On land that is mapped as bush fire prone land a development must comply with the relevant NSW Rural Fire Service Planning for Bushfire Protection Guidelines.</p> <p>These Guidelines address the level of risk, asset protection zones, the design of access roads and fire trails, water supply, emergency services and impacts on the environment.</p>	<b>Please refer to attached bushfire assessment.</b>
<b>3.2.3 Car Parking</b>	<p>Sufficient on-site car parking is to be provided for all development proposals.</p> <p>The demand for car parking generated by any development should be provided for on-site (on the development site).</p>	<p><b>Each camping site is large enough to accommodate a caravan, the towing vehicle, and an annex on the caravan.</b></p> <p><b>Each transportable home has provision of a single vehicle parking space.</b></p> <p><b>The administration building has 2 spaces for staff, 2 visitor spaces, a layby pullover for a van and towing vehicle and an accessible car space.</b></p>

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

<p><b>3.2.6 Cut and Fill</b></p>	<p>A site plan must be provided that shows all areas of cut and fill on the site.</p> <p>For any development the maximum level of cut must not exceed 1.0 metre below the ground level (existing) and the maximum level of fill must not exceed 1.0 metre above ground level (existing), when measured at any corner of the building platform (Figure 1)</p>	<p><b>A cut and fill plan has been provided. Due to the slope of the lower portion of the proposed site the retaining walls have been stepped to provide a series of 1m gradations to achieve a stable and useable site – refer to the cut and fill plan.</b></p> <p><b>All fill will be engineered, and diversion and drainage measures have been included up slope to control potential water flows.</b></p>
<p><b>3.2.12 Landscaping</b></p>	<p>Landscape design is to enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site. Landscape design will retain and enhance the existing native flora and fauna characteristics of a site wherever possible.</p> <p>Landscape design is to add value to the quality and character of the streetscape.</p> <p>Landscaping must maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.</p> <p>Adequate sprinkler or dripper systems must be incorporated in the landscape design.</p>	<p><b>Refer to the attached landscape plans.</b></p> <p><b>The upper administration and transportable home sites have been kept sparsely landscaped in keeping with the exiting nature of the site. The lower portion of the site has been more intensively landscaped with rockery style plantings to the stepped retaining wall areas and flowering alpine shrubs as privacy between the camping areas.</b></p>
<p><b>3.2.13 On-site Wastewater Management</b></p>	<p>All applications for onsite wastewater management systems will require a site specific wastewater report for all proposed wastewater facilities located on the site. The report must be prepared by a suitably qualified person/company specialising in wastewater management systems.</p> <p>All wastewater management systems must observe the following minimum buffer distances:</p> <ul style="list-style-type: none"> <li>- 100 metres to permanent surface waters;</li> <li>- 250 metres to domestic groundwater</li> </ul>	<p><b>A wastewater management plan has been completed and is attached to the application.</b></p>



Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

<b>3.2.14.2 Water supply</b>	Where connection to the reticulated water supply system is not available, new development is to be provided with sufficient water storage to cater for all relevant activities of the proposed use of the development and for bushfire fighting purposes where required.	<b>A series of water tanks have been included in and around the site. Refer to the site plans for the location and size of the tanks. In addition to the water supply, a minimum 100kl will be held in reserve for firefighting.</b>
<b>3.2.14.3 Electricity</b>	Development must be provided with an adequate connection to grid supplied electricity services or its equivalent in accordance with the supply Authority. Transformers and associated infrastructure is to be contained within the development. Alternative electricity sources for development other than in urban zones may be considered where the applicant can demonstrate the provision of reticulated services is prohibitive due to cost of connection or there is a clear environmental benefit in not connecting to mains infrastructure (e.g. enables supply from renewable sources). Details are to be provided with the development application.	<b>Three phase power is already available on the property. The existing power supply will be supplemented with a solar panel array of minimum 10kw to be installed at a future date.</b>
<b>3.2.14.4 Telecommunications</b>	Development must be provided with access to the telecommunications network. Arrangements are to be made for the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual Lots and/or premises in a real estate development project demonstrated through an agreement with a carrier. Proponents are to have regard to other new technologies to improve telecommunications speeds for the internet and other computer-based communication devices, and to facilitate new and evolving industries.	<b>The administration building will have full telecommunication capability.</b>  <b>Booster capacity will provide Wi-Fi capability to the van sites.</b>

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

<b>3.2.15 Retaining Walls</b>	Any retaining wall that is not complying or exempt development and is higher than 800mm must be designed by a structural engineer and made from appropriate material. Any retaining wall must not adversely alter surface flows to adjoining private land.	<b>All retaining walls will be engineered as part of the construction certificate application.</b>
<b>Section 4 – Residential Development</b>		<b>Not applicable to this proposal</b>
<b>Section 5 – Commercial Development</b>		<b>Not applicable to this proposal</b>
<b>Section 6 – Industrial Development</b>		<b>Not applicable to this proposal</b>
<b>Section 7 – Heritage</b>		<b>Not applicable to this proposal</b>
<b>Section 8 – Section 10</b>		<b>Not applicable to this proposal</b>

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

**Division 3 pt 3**

*20 Entrance and exit roads*

- (1) A road that forms an entrance to or exit from a manufactured home estate must be at least 8 metres wide.*

The proposed new entrance into the site off Paddy's River Falls Road will have an 8m wide road pavement extending 20m into the site

- (2) In the case of a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5 metres.*

N/A

- (3) The arrangement for the width of an entrance or exit road to taper into or meet the width of the sealed portion of the access roads leading to the entrance or exit may be specified in the approval for the manufactured home estate.*

*21 Width of roads*

- (1) The width of the road reserve must be—*

- (a) at least 8.5 metres for a major access road, and*  
*(b) at least 6 metres for a minor access road.*

- (2) The width of the sealed portion of an access road must be—*

- (a) at least 6 metres for a major access road, and*

The main access road is 6m wide – refer to site plan

- (c) at least 4 metres for a minor access road.*

The one way circulation loop will be minimum 5m wide – refer to site plan

- (3) If a minor access road exceeds 80 metres in length, a passing bay or bays must be provided within the road reserve.*

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

Vehicles are able to pass on the access loop road without passing bays.

- (4) *Passing bays must be provided at intervals of not more than 100 metres.*
- (5) *The width of the sealed portion of an access road at any point at which there is a passing or parking bay must be—*
- (a) *at least 8.5 metres for a major access road, and*
- (b) *at least 6 metres for a minor access road.*

22 *Speed restrictions as part of road design*

*Access roads must be so designed as to limit the speed at which vehicles may travel on them to—*

- (a) *30 kilometres per hour for major access roads, and*
- (b) *15 kilometres per hour for minor access roads.*

Speed signs will be placed at appropriate intervals along the road

23 *Visitor parking*

(1) *A manufactured home estate must contain no fewer visitor parking spaces than the following—*

- (a) *8 spaces for a manufactured home estate containing not more than 35 sites,*

8 spaces are provided and an additional accessible space is also provided, - refer to the site plan

- (b) *12 spaces for a manufactured home estate containing more than 35 sites but not more than 70 sites,*
- (c) *16 spaces for a manufactured home estate containing more than 70 sites but not more than 105 sites,*
- (d) *20 spaces for a manufactured home estate containing more than 105 sites, plus one additional space for each additional 7 sites (or part of a site) over 140.*
- (2) *Each parking space is to have, at minimum, dimensions of—*
- (a) *5.4 metres by 2.5 metres, in the case of angle parking, and*
- (b) *6.1 metres by 2.5 metres, in any other case.*

- (3) *Visitor parking spaces must be clearly identified as such.*

The provided visitor parking complies to these requirements

24 *Visitor parking for people with disabilities*

- (1) *A manufactured home estate must contain at least one visitor parking space for people with disabilities.*

The proposed development complies with this requirement

- (2) *A manufactured home estate that contains more than 100 sites must contain at least one visitor parking space for people with disabilities for each 100 sites or fraction of 100 sites.*
- (3) *Such parking is to be provided in accordance with AS/NZS 2890.1:2004, Parking facilities—Off street parking.*

The provided par complies with the requirements of this standard

- (4) *Visitor parking spaces for people with disabilities must be clearly identified as such.*
- (5) *Visitor parking spaces provided under this clause may be counted for the purposes of clause 23.*

25 *Road surfaces*

*All access roads, including all passing and parking bays, must have an all-weather sealed or other surface finish specified in the approval for the manufactured home estate, and must be adapted to the topography to allow for adequate drainage and to eliminate excessive grades.*

The proposed access road will comply with this requirement. Generally, the road will be 2 coat bitumen with cross falls to roadside drainage swales.

26 *Lighting*

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

*All access roads must be adequately lit between sunset and sunrise.*

Lighting bollards will be placed at 10m intervals along the access drive. The bollards will be in a light sensor and have baffles directing the light down and across the road pavement to minimise light pollution.

The proposed development is in compliance with the requirements of this regulation.

***(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***

Not Applicable to this Development

***(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)***

Not Applicable to this Development

***(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,***

Not Applicable to this Development

***(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***

The Proposed Caravan Park is located wholly within the Owners existing Property. The proposed site does not block any significant vistas or existing view corridors.

***(d) The suitability of the site for the development,***

- Tooma Road is a major thoroughfare for travellers touring the Snowy Mountain region, the road passes through some of the most picturesque landscape in Australia.
- Paddy's River has several popular un-serviced camping sites heavily used by recreational vehicles and weekend campers.
- Paddy's River Falls is a popular tourist destination off Tooma Road.
- There is a high level of tourist traffic passing through the region throughout the year, particularly during the spring and summer months.
- The site offers spectacular view through the ranges straight to Mount Kosciuszko.
- The sites topography and orientation are ideal for the intensified development proposed.
- The proposed site for the caravan park area is independent of the main farm paddocks and will not impact the farm productivity.

***(e) any submissions made in accordance with this Act or the regulations,***

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

***(f) the public interest.***

In considering the private versus public interest in the proposed development we have examined the following factors:

Private interests:

- The owners right to realise the development potential of the allotment
- The owners right to financial gain or benefit
- The compliance of the proposed development to local planning law and governance

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

Public interest

- Maintenance of the suburban environment by balancing development types
- Allowing varied development types under the zoning definitions of the planning legislation
- The fair application of subjective interpretation of planning statutes
- Provision for all landowners to equally pursue their development rights under the planning legislation
- Opportunity for landowners to comment on proposed development in their areas

## 5.0 Other Considerations

### 5.1 Visual Impacts

The site is sufficiently screened from any significant vistas viewed from Paddy's River Falls Road. The site does not impact the existing view corridor nor will the proposed development be immediately visible from any public road. The site is not visible from any adjoining property.

### 5.2 Open Space

The site will not impact any council or state-owned lands

### 5.3 Overshadowing and Privacy

The development will have no overshadowing or impact on privacy of any adjoining property.

### 5.4 Noise

The proposed development will generate a level of noise typically associated with vehicle movements and activity associated with camping.

The site is not located in an urban area.

The site is not adjacent to any residential areas.

While the proposed development will generate some noise, the impact is considered to be minimal.

### 5.5 Erosion Control Measures

The application includes erosion and sediment control measures as part of the application. Refer to the architectural documentation attached.

### 5.6 Economic and Social Impacts

The proposed caravan park will provide a fantastic base for van-based tourism. The area has a burgeoning tourist industry focussing on food and cider. In addition, the proposed caravan park will provide a stopping point along the main alpine tourist route. The potential economic benefits flowing from the ability to stop along this route can only benefit the region.

### 5.7 Environmental Benefits

There is no wider environmental benefit for areas outside the immediate property. Within the property the use of alternative technologies and the aeriated waste treatment will provide power and recycled water to the caravan park.

Provision of serviced van sites will potentially prevent illegal overnight camping along the highway particularly around the river areas in non-serviced laybys.

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

#### **5.8 Disabled Access**

Full access is provided to the amenities and administration buildings.

#### **5.9 Security, Site Facilities and Safety**

CCTV will be installed around the administration and transportable homes; additional cameras will be installed in appropriate positions around the amenities building to also provide coverage of the camping sites.

The one-way loop access road will provide controlled access and egress from the site.

The proposed plantings between the camping sites will be kept low providing some privacy but allowing passive surveillance over the area.

No areas of entrapment will be created in the camping areas.

Sensor activated lighting will be installed around the amenities building and along the road network. The stair and pathway leading from the administration building down to the camping areas will also have sensor operated lighting.

#### **5.10 Waste Management**

Main waste collection area will be alongside the administration building. The storage area will contain green, general and recycling waste receptacles. Collection will be by council waste vehicles on a weekly basis.

Additional collection points will be located at the amenities block. Receptacles will be separated into green, recycling and general waste categories.

#### **5.11 Building Code of Australia**

The administration and amenities building has been designed to comply with the following clauses of the BCA.

#### **5.12 Traffic**

Traffic movement within the site has been catered for via the one-way circulation route.

There is provision for layby parking around the administration building allowing passing manoeuvres if required.

The site entry will be widened and sealed to allow the safe passage of vehicles and vans entering and leaving the site.

There are clear site lines along Paddy's River Falls Road in both directions. There are clear site lines at the Tooma Road/ Paddy's River Falls Road intersection.

#### **5.13 Stormwater/Flooding**

Stormwater will be handled as follows:

Statement of Environmental Effects  
Proposed Everest Caravan Park Paddy's River Falls Road, Burra NSW 2653

Overland flow along the roads and pathways will be directed into swales to break the flow before spreading into the landscape.

Roof water will be collected in rubble drains and gutters and then to tanks.

The site is not subject to flooding.

### **6.0 Conclusion**

The proposed development for a 15-site caravan and camping park with administration building, amenities building, and three transportable homes has been designed to comply to the requirements of the Building Code of Australia, the Tumbarumba LEP, SEPP 21 Caravan Parks, AS 1428 and the relevant sections of the Tumbarumba DCP.

The caravan park is split into two clear areas, the upper level is occupied by the administration building and the transportable homes. The lower section of the property will house the amenities building and the 15 van camping sites.

The van camping sites have been set into the lee of the slope facing the views to the south east. The sites are arranged in a linear pattern on either side of the access road. This arrangement has been adopted to minimise the amount of ground works and disturbance to the property.

Landscaping has been designed to complement the siting. The upper levels will be kept sparse maintaining the open nature of the site. The van camping sites will be more heavily landscaped with rockery style plantings to provide visual interest, colour, and texture in and around the van camping sites. The intermediate plantings will provide a sense of privacy between the individual sites while allowing passive surveillance across the sites.

Environmental benefits to the site will incorporate the use of solar panel systems and water harvesting to cater for the park's needs.

Access to and from the site will be widened to allow for the required turning circles and van/trailer manoeuvrability.

The proposed caravan park will provide an accommodation option currently not available in the area, on a significant tourist route, in an area that is growing in tourism. The proposal is put to Council for consideration.