

5.XX.1.2 Objectives of this Chapter

- To guide future development of the subject land for the purpose of a caravan park.
- To provide controls by which physical hazards will not adversely impact residents of the caravan park.
- To provide for the social needs of residents of the caravan park.
- To provide for the protection of the local amenity.

5.XX.1.3 Using this Chapter

All development proposals must consider all relevant Council and State Government policies including but not limited to State Environmental Planning Policy (Housing) 2021, Planning for Bushfire Protection 2019, and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021. All development application MUST be accompanied by the required assessments under the relevant State Government and Council policy.

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan (DCP) and other Policy Documents of Council, including but not limited to:

- Chapter 2.8 – Caravan Parks
- Chapter 2.11 – Transport and Parking
- Chapter 3.1 – Floodplain Management and Water Cycle Management
- Chapter 3.5 – Tree and Vegetation Management
- Council’s Civil Works Specification

Where any inconsistencies arise with the provisions contained in this Chapter, this Chapter shall prevail.

5.XX.2 DEVELOPMENT PRINCIPLES

5.XX.2.1 Flooding and Stormwater Management

OBJECTIVES

- To ensure development is not adversely impacted by stormwater flows.
- To ensure that stormwater flows do not adversely impact properties external to the subject land
- To ensure the safety of residents in, and around, the stormwater drainage works.

REQUIREMENTS

- a A rain-on-grid model for the catchment and the subject site identifying the level of flood hazard is required.

- b The rain-on-grid analysis is to include all buildings as obstacles and is to be undertaken for 1% and Probable Maximum Flood (PMF) hazard analysis.
- c In the rain-on-grid analysis, the grid size is to be sufficient to be able to model the flow between buildings. This will require the buildings to be modelled individually to identify the building footprint exposed to the hazard. This may require a cell size less than 1.0m.
- d The modelling should also provide referenced evidence as to the suitability of the adopted roughness parameters, and particularly the variation with depth.
- e The flood hazard analysis is to be mapped H1-H6. These Hazard Levels are to be identified in a Flood Study by a qualified flooding engineer.
- f The number and location of existing buildings exposed to PMF Hazard Levels H4, H5 and H6 are to be identified.
- g Any existing dwellings, moveable homes, caravans or associated structure such as amenities blocks or carports within the area of the PMF Hazard Levels H4, H5 or H6 are to be relocated to an area not affected by these Hazard Levels.
- h Any new dwellings, moveable homes, caravans or associated structure such as amenities blocks or carports are to be located outside the area of the PMF Flood Hazard Levels H4, H5 and H6.
- i Residents are to be able to safely evacuate the site without negotiating floodwaters in PMF Flood Hazard Levels H4, H5 or H6.
- j Identify the existence of all known flow paths on the site. A full suite of modelling is required to assess the existing and post-development flood conditions and impacts.
- k Filling within the flood liable areas is not permissible unless it can be demonstrated by using Water Level Difference (aflux) diagrams that the impact of filling is negligible and does not adversely impact the subject land or any upstream or downstream lots for all storm events up to the PMF.
- l All development is to be designed using the principles outlined in the Chapter relating to Floodplain Management and Water Cycle Management including flooding and drainage requirements.
- m There is to be no adverse impacts on flooding levels and extents, including conveyance of flood waters and floodplain storage volume, for flood levels exceeding the Flood Planning Level.
- n The pre and post development details should demonstrate that the depth, extent and overall volume of flow would not increase and hence, there is no adverse impact on flood levels and extents on the subject land or on the upstream and downstream land.
- o Any detention basin is not to be located in mid-channel. It is to be located off-line, out of the flow path.

5.XX.2.2 Social Issues

OBJECTIVES

- To ensure that the residents have satisfactory access to services and facilities.
- To provide low-cost housing on the subject site.

REQUIREMENTS

- a A Social Impact Assessment (SIA) is to be provided with any development application for a caravan park. It is to include, but is not limited to, the following matters:
- The results of community consultation, which includes consultation with existing residents of the caravan park;
 - Information on how the issues raised during consultation are to be implemented;
 - Provide information on the type of facilities and services that will be made available within the caravan park to support the residents;
 - Provide information on how satisfactory access to external services and facilities is able to be achieved for the residents;
 - Indication of the number of sites available for lease;
 - Indicate how the development will assist in the provision of affordable housing.
- b A Plan of Management is to be provided with a future Development Application for a caravan park on the site. This Plan is to be for the benefit of the residents and is to address the services and facilities that are available to such residents.
- c An Evacuation Plan is to be provided with a future Development Application for a caravan park on the site. This Plan is to instruct residents on the evacuation of the site in the event of a flood or bushfire. It is to include, but is not limited to, the following matters:
- Ensure advice regarding evacuation procedures is provided to all occupiers at the time of commencing residency.
 - Ensure advice is provided as to when evacuation is required and the procedures to be followed at this time.
 - Establish a system of communication (including warnings) with residents to operate in the event of a flooding or bushfire emergency.
 - Establish, in co-operation with relevant emergency services, the effective evacuation procedure for residents and vehicles.

5.XX.2.3 Environment

OBJECTIVES

- To protect possible threatened fauna on the site.
- To ensure any waste material is satisfactorily removed from the site.

REQUIREMENTS

- a Appropriate threatened microbat surveys are to be conducted targeting hollow-bearing trees and shed/building structures.

- b Undertake a hazardous material survey of the dilapidated shed in the south-western part of the site prior to its demolition and demolition works are to be carried out by a licensed contractor.
- c Undertake a waste classification of the various soil stockpiles contained on site and removal of waste material to a licensed waste facility.
- d Development is to comply with the requirements of *Planning for Bushfire Protection 2019*.

5.XX.2.4 Traffic Access

OBJECTIVES

- To facilitate safe vehicular access to and from the site.
- To ensure development does not have an adverse impact on the safety and efficiency of the road network
- To ensure that the character of Pomona Road is retained.

REQUIREMENTS

- a All vehicular access to and from the subject site is to be via the Wards Hill Road frontage.
- b A traffic impact study is to be submitted with any development application for a caravan park to ensure satisfactory access can be achieved to Wards Hill Road from the service road, especially during the morning peak.
- c Access to/from the site via Pomona Road is to only occur during emergency evacuation events. The details of how this is to be managed is to be set out in the Evacuation Plan.

5.XX.2.5 Amenity

OBJECTIVE

- To ensure any development of the site will not adversely affect the amenity of the locality.
- To ensure that development will not adversely affect the privacy of adjoining residents.
- To ensure that future landscaping is consistent with the other planting in the locality.

REQUIREMENTS

- a A solid fence 1.8 metres in height and constructed of natural materials is to be located 15 metres from the Pomona Road frontage and screened from Pomona Road with advanced landscaping.
- b All buildings and roadways are to be located behind this solid fence when viewed from Pomona Road except for the emergency accessway.
- c The building setback from Pomona Road is to be 20 metres.

- d The setback of new dwellings from the side boundaries is to be a minimum of 8 metres. Access roads can be located within this setback provided there is a landscaping strip of at least 1.5 metres in width adjacent to the side property boundaries.
- e The 1.8 metre solid fence along the Pomona Road frontage is to be returned along the side boundaries.
- f The landscaping and solid fencing along the side boundaries are to extend only as far as the point where no impediment is caused to overland flow.
- g A Landscape Plan by a qualified Landscape Architect is to be submitted with the development application for approval.
- h Any lighting associated with the safe operation of the caravan park is to be designed so as not to adversely impact adjoining or nearby residents.

Figure 1 – Site Plan

