



NSW GOVERNMENT
Department of Planning

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Mr S. Richardson,
Cowman, Stoddart Pty Ltd,
31 Kinghorne Street,
Nowra, NSW 2541.

Our Ref: MP 05-0141
File No.: 9041391-1

Dear Mr Richardson,

**Re: Draft Environmental Assessment for Kioloa Beach Holiday park
MP 05-00141**

Thank you for the Draft Environmental Assessment, in response to the Director General's Requirements which were issued by the Department of Planning, for the proposed 23 additional short term sites and 93 additional camping sites at the Kioloa Beach Holiday Park.

A review of the draft has raised the following issues which require further clarification in the Environmental Assessment:

A. GENERAL REQUIREMENTS:

The Environmental Assessment:

- (i) The draft Environmental Assessment lists the relevant legislation however does not include a full assessment of the proposal under that legislation e.g. the Environment Protection and Biodiversity Conservation Act.
- (ii) The existing Shoalhaven City Council approval contains certain exemptions in an attached document entitled 'Special Conditions of Caravan park Approval 2006/2007'. Please clarify if these exemptions are still sought and provide justification for any exemptions sought.

B. KEY ISSUES:

1. Design and Visual Impacts:

1.1 I note from a conversation of 8th May with Stephen Richardson, that the hand coloured Site Plan of the Kioloa Beach Holiday Park on file at the Department may not be a true indication of the distribution of the sites and structures on those sites. Please supply an A3 site plan which clearly indicates the camping sites, short term sites, those sites under existing consent and those for which consent is sought.

1.2 In the event the proposal is approved, the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 permits certain permanent structures on short term sites. Please identify what permanent structures are permissible on the short term sites under consideration, with and without further consent. If it is intended to locate any permanent structures in this Holiday Park in future please indicate where they may be sited. Thirdly, identify any sites, both under consent or seeking consent, with existing permanent structures and identify the type of structure in place.

1.3 Please expand on the visual impact of the proposal, in particularly from any public place. A range of photographs taken from public places and a map marking the position from which the photo was taken and direction it is focussed would be of assistance.

2. Coastal Management

2.1 The Draft Beach Management Plan for the Foreshore Reserve, Kioloa Beach provides an analysis of the site and its surrounds and lists required actions for the management and restoration of the foreshore reserve. It is however not clear who is responsible for the implementation of the actions listed and no time frame has been nominated within which the actions will be implemented. Please clarify this matter and provide a signed commitment from all parties involved indicating their willingness to comply with and to action the Management Plan.

2.2 The Department of Natural Resources recommended the formulation of the Beach Management Plan and should be consulted on the adequacy of the proposed plan. Shoalhaven Council should also be consulted in this regard and their comments incorporated into the Beach Management Plan. The qualifications of the author of the Draft Beach Management Plan are to be stated on the Plan.

2.3 In regard to public access to the foreshore reserve and beach please clearly delineate access points available to the public and those available to patrons of Kioloa Beach Holiday Park only.

2.4 Clearly demarcate the areas and numbers of car parking spaces available to the public and that available to, and used by, patrons of Kioloa Beach Holiday Park.

3. Traffic and Access

A traffic impact report has been provided. The name of the authors of all reports along with the qualifications and any relevant professional affiliations are to be provided on that report.

4. Bushfire

4.1 A bushfire protection assessment has been provided. The name of the authors of all reports along with the qualifications and any relevant professional affiliations are to be provided on that report.

4.2 The existing Shoalhaven City Council approval includes exemptions which permit changes to minimum separation distances between some sites and structures at the Holiday Park. Please ensure that this is noted, and those sites clearly shown, in the bushfire assessment for review by the NSW Rural Fire Service.

5. Compliance with Caravan Park Regulations

5.1 The facilities provided do not appear to comply with a number of requirements as stated in Division 3 – Caravan Parks and Camping Grounds, of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. The existing facilities may have been adequate for the number of sites presently under consent however an increase in site numbers requires a commensurate increase and upgrading of infrastructure and facilities to service the increased number of patrons. Please review the relevant Local Government Regulations, bringing the proposal into compliance and if it is deemed that there is justification for not complying with the Regulations state this clearly against each item in your assessment table.

5.2 Any permanent structures e.g. 'cabins', manufactured home or relocatable home, on sites for which consent is sought should be fully assessed against the requirements of the Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable

Dwellings) Regulation 2005. Please assess and discuss the compliance of any such structures against the specifications such as, setbacks, site coverage etc as laid out in the Regulations.

6. Infrastructure and Utilities

A report of Sewage Effluent Management has been submitted and it is noted that this is an issue of particular interest to Council.

7. Flora and Fauna

The comments on flora and fauna are inadequate and do not provide the necessary level of assessment. Please address this matter fully having regard to the Draft Threatened Species Guidelines from the Department of Environment and Conservation.

8. Cultural Heritage

The Batemans Bay Local Aboriginal Land Council states that 'Kioloa is perhaps the single most important study-research area for Aboriginal history and occupation in NSW.' In consideration of the Aboriginal heritage value of the area, a report assessing the impact of all development not presently under consent is appropriate. The report is to be provided by a professional qualified to make an Aboriginal archaeological assessment as outlined in the Draft Guidelines for Aboriginal Cultural Heritage.

If you have any questions concerning any of the above matters please contact Denise Robertson on the phone number 9228 6212 or via e-mail to denise.robertson@planning.nsw.gov.au.

Yours sincerely,



David Mutton
Team Leader
Coastal Assessments