

# Draft Notice of decision – MP08 0005-Mod-2 The Pines Caravan Park Expansion

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development modification
<b>Application number and project name</b>	MP08_0005-Mod-2 The Pines Caravan Park expansion. Modification to the approved layout
<b>Applicant</b>	Hometown Australia Communities
<b>Consent Authority</b>	Minister for Planning

## Decision

The Director of Regional Assessments under delegation from the Minister for Planning has, under 4.55(1A) of the *Environmental Planning and Assessment Act 1979 (the Act)* modified the consent subject to the recommended conditions [and any additional conditions.

A copy of the instrument of modification and conditions is available [here](#).

A copy of the Department of Planning & Environment's assessment report is available [here](#).

## Date of decision

12 April 2022

## Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 and section 4.55 (3) of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- the considerations under s 7.14(2), 7.16(3) and 7.17(2) of the Biodiversity Conservation Act 2016 (NSW);
- all information submitted to the Department during the assessment of the modification application
- the findings and recommendations in the Department's Assessment Report;

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The decision maker was satisfied that the modification is of minimal environmental impact and the development to which the consent as modified relates is substantially the same development as the development authorised by the consent (as last modified under section 75W).

The key reasons for granting the modification are as follows:

- the modification would provide a range of benefits for the region and the State as a whole, including additional housing, investment of \$2,444,000 and payment of \$1,114,803.50 of community contributions.
- the modification is permissible with consent, and is consistent with NSW Government policies including the North Coast Regional Plan 2036
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. A comprehensive vegetation management plan has been provided which would result in the rehabilitation of the riparian corridor. Suitable bushfire protection measures have been implemented so that the development is compatible with the known bushfire risk; and
- no issues were raised by the community during exhibition of the proposal; and
- weighing all relevant considerations, the modification is in the public interest.

### **Attachment 1 – Consideration of Community Views**

The Department exhibited the modification from 19 October 2021 to 1 November 2021 (14 days) and received 0 submissions.

There were no community views required to be taken into consideration in making this decision. No issues were raised by the community and no public submissions were received during the exhibition period.