



## LATE REPORTS TO COUNCIL

27 March 2018

Late Reports to Council

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## REPORT TO COUNCIL

<b>Department:</b>	<b>Infrastructure and Regulation</b>
<b>Submitted by:</b>	Manager Planning and Regulation
<b>Reference/Subject:</b>	Late Report #1 - DIVISION DECISION - Development Application 7/2018 – Primitive Camping Ground – 33 Plane Avenue, Uralla

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### LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

<b>Goal:</b>	2.1	An attractive environment for business, tourism and industry
<b>Strategy:</b>	2.1.4	Implement tools to simplify development processes and encourage quality commercial, industrial, and residential development
<b>Activity:</b>	2.1.4.1	Process building and development application
<b>Action:</b>	2.1.4.1.1	Assess and determine development, construction, and other regulatory applications

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### NOTE TO COUNCILLORS:

In accordance with the provisions of S375A of the Local Government Act 1993, a Division is to be called whenever a motion for a planning decision is put to the meeting, for the purpose of recording voting on planning matters.

### SUMMARY:

<b>Proposal:</b>	Primitive Camping Ground
<b>Property description:</b>	Lots 68 and 72 DP 3378 Assessment 9277
<b>Applicant:</b>	Rowan Chandler
<b>Owner:</b>	Uralla Golf Club
<b>Zoning:</b>	RE2 Private Recreation
<b>Date received:</b>	30 January 2018
<b>Public notification or exhibition:</b>	Notification
<b>Exhibition period:</b>	7 February – 16 March 2018
<b>Submissions:</b>	Four
<b>Other approvals:</b>	Nil

### OFFICER'S RECOMMENDATION:

**That Council approve Development Application 7/2018 submitted by Rowan Chandler for a Primitive Camping Ground on land known as 33 Plane Avenue, Uralla, being Lots 68 and 72 DP 3378 subject to the following conditions of consent:**

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This is Page 2 of the Late Report referenced in the Minutes of the Ordinary Meeting held on 27 March 2018

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### ***PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)***

#### ***Compliance with National Construction Code & insurance requirements under the Home Building Act 1989***

1. The work must be carried out in accordance with the requirements of the *National Construction Code*.
2. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.
3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the *National Construction Code*.

#### ***Erection of signs***

4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the site is prohibited.
5. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

### ***GENERAL CONDITIONS***

6. The development shall be implemented in accordance with:
  - (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,
  - (b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.

*Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.*

7. The owner of the property is to ensure that any structure is installed:
  - (a) to meet the setback requirements of the approved plans,
  - (b) to be located within the confines of the lot, and;
  - (c) so that it does not interfere with any easements or covenants upon the land.

*Reason: To avoid any structures being erected in a location where it would be inappropriate.*

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8. A sign is to be erected and maintained at the entrance to the site which states:

Uralla Golf Club Primitive Camping Ground

Conditions of use:

- Use designated camp sites only.
- Only one caravan, bus or motor home is permitted per site.
- Maximum of 12 persons in tents per designated camp site.
- Tents must be kept a minimum of 3 metres apart.
- Unoccupied caravans, campervans and tents are not permitted to remain on site for more than 24 hours.
- Maximum length of stay is seven nights.

*Reason: To ensure compliance with the principles of clause 132 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.*

9. A maximum of ten (10) camp sites are to be established on the primitive camping ground area as per the supplied plan. Each site is to be marked out by logs or similar barriers.

*Reason: To ensure compliance with the principle of sub-section 132(2)(b) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.*

10. Use of the five (5) campsites to the north of the clubhouse is only to occur during the annual Uralla Golf Club's Veteran's Week, and this use is limited to a maximum period of seven consecutive days. For the remainder of the year, only the five (5) campsites to the south of the clubhouse may be used.

*Reason: To protect the general amenity of surrounding dwellings.*

11. Approval to operate a primitive camping ground under Section 68 of the Local Government Act expires five (5) years after the date of development consent.

*Reason: Section 103 of the Local Government Act 1993 provides that approvals issued under Section 68 lapse after 5 years. Application can be made to extend or renew the approval within a 3 month period prior to the approval lapsing (see S.107).*

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12.
  - 1) The maximum number of designated camp sites is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground),
  - 2) Camping is not permitted within the primitive camping ground other than on designated camp sites,
  - 3) A caravan, annexe or campervan must not be allowed to be installed closer than 6 metres to any other caravan, annexe, campervan or tent,
  - 4) A tent must not be allowed to be installed closer than 6 metres to any caravan, annexe or campervan or closer than 3 metres to any other tent,
  - 5) The camping ground must be provided with a water supply, toilet and refuse disposal facilities,
  - 6) Unoccupied caravans, campervans and tents are not to be allowed to remain in the camping ground for more than 24 hours,
  - 7) If a fee is charged for camping, a register must be kept that specifies the size of the group (if any) with whom the person listed in the register camped.

*Reason: To ensure provision of an appropriate level of amenity for users and compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.*

13. An all-weather 2WD access hardstand parking surface must be provided for each site, and all vehicles must be able to enter and exit the site in a forward direction.

*Reason: To ensure the applicant provides sufficient parking arrangements for vehicles.*

14. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.

*Reason: To ensure that the works is completed in accordance with the approval and are in a safe and healthy condition for use by occupants.*

15. Parking facilities, including one (1) disabled car parks, are to comply with Part D3.5 of Building Code of Australia and the requirements of Australian Standard 2890.1 – Parking Facilities – Off-street Car Parking and Australian Standard 2890.6 – Off Street Parking for People with Disabilities.

*Reason: To enable use of the car space by people with disabilities and to ensure compliance with the requirements of the Building Code of Australia.*

16. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.

*Reason: To prevent pollution from detrimentally affecting the public or environment.*

17. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.

*Reason: To prevent the intrusion of light onto adjoining premises.*

## LATE REPORTS TO COUNCIL

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### ***CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING***

A Section 68 approval to operate a camping ground must be obtained from Council.

*Reason: To ensure compliance with the Local Government Act 1993*

### ***ADVISORY NOTES - GENERAL***

18. The Applicant is solely responsible for ensuring that all additional consents and agree obtained from other authorities, as relevant.
19. It is possible that a covenant may affect the land which is the subject of this consent. Th this consent does not necessarily override that covenant. You should seek legal advice reg effect of any covenants which affect the land.
20. Underground assets may exist in the area that is subject to your application. In the in health and safety and in order to protect damage to third party assets please contact D you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structur the law in NSW). If alterations are required to the configuration, size, form or desi development upon contacting the Dial before You Dig service, an amendment to the dev consent (or a new development application) may be necessary. Individuals owe asset own of care that must be observed when working in the vicinity of plant or assets. It is the ir responsibility to anticipate and request the nominal location of plant or assets on the property via contacting the Dial before you dig service in advance of any construction o activities.
21. Any alteration to the drawings and/or documentation shall be submitted for the a Council. Such alterations may require the lodgement of an application to amend the cons s96 of the Act or a fresh development application. No works other than those approved consent shall be carried out without the prior approval of Council.
22. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractor: only companies that are permitted to conduct works on Telstra's network and assets. A interfering with a facility or installation owned by Telstra is committing an offence i Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to infrastructure may result in interruption to the provision of essential services and signific If you are aware of any works or proposed works which may affect or impact on Telstra': any way, you are required to contact: Telstra's Network Integrity Team on phone number 443.

#### **BACKGROUND:**

Development application 7/2018 for a Primitive Camping Ground was received on 30 January 2018.

#### **REPORT:**

The application has been assessed as being in compliance with the relevant development standards of the Uralla Local Environmental Plan 2012 and the Uralla Development Control Plan 2011. As four submissions were received during the notification period, it has been referred to Council for determination.

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### KEY ISSUES:

**Amenity:** The content of submissions received generally related to the camp sites in the north-west corner of the golf course in the supplied site plan, noting that they should be located near the clubhouse, away from dwellings. This has been addressed in an amended site plan provided by the applicant, which designates all camp sites in close vicinity to the clubhouse. In this plan there are five camp sites to the north of the clubhouse, and five to the south. It is not considered appropriate to have ongoing regular use of campsites to the north of the clubhouse as there may be some amenity issues for neighbouring dwellings, however the annual use of these sites for one week annually during the "Veteran's Week of Golf" is considered reasonable and has been provided for in the conditions of consent.

### CONCLUSION:

The application has been assessed against the provisions of:

- The Environmental Planning & Assessment Act 1979,
- The Environmental Planning and Assessment Regulation 2000,
- State Environmental Planning Policy (Rural Lands) 2008,
- The Uralla Local Environmental Plan 2012, and
- The Uralla Development Control Plan 2011.

Given the scale of the proposed development, insistence on the provision of facilities typical for a larger camping ground / caravan park is considered unwarranted. Existing amenities at the golf club are sufficient for the short-stay nature of a Primitive Camping Ground, and a seven day maximum length of stay has been conditioned to reflect this. The proposed development has merit in that Uralla would have a more diverse range of accommodation options for tourists, along with the benefit of having the accommodation onsite at a recreation facility. In this context, approval of the application presents as being in the public interest.

### COUNCIL IMPLICATIONS:

**1. Community Engagement/ Communication (per engagement strategy)**

Nil

**2. Policy and Regulation**

*Environmental Planning & Assessment Act 1979*

*Environmental Planning and Assessment Regulation 2000*

*Uralla Local Environmental Plan 2012*

*Uralla Development Control Plan 2011*

**3. Financial (LTFP)**

Nil

**4. Asset Management (AMS)**

Nil

**5. Workforce (WMS)**

Nil

**6. Legal and Risk Management**

Nil

**7. Performance Measures**

Nil



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### 8. Project Management

Nil

### 9. Disclosure of Political Donations and Gifts

Has a Political Donations Disclosure Statement been received in relation to this application?	No
Political Donation Disclosure Statement register details	N/A
Have staff received a gift or benefit from anyone involved in this application that needs to be disclosed?	No
Gift and benefits register details	N/A

Prepared by staff member: Matt Clarkson, Manager Planning and Regulation  
TRIM Reference Number: DA-7-2018  
Approved/Reviewed by Manager: Director Infrastructure and Regulation  
Department: Infrastructure and Regulation  
Attachments:

1. Development Assessment Report
2. Plans
3. Submissions

# Development Assessment Report

**DA Number:** DA-7-2018 **Council:** Uralla Shire Council  
**Location:** 33 Plane Avenue URALLA  
**Development Description:** Primitive Camping Ground  
**Title Details:** Lot: 68 DP: 3378, Lot: 72 DP: 3378

## Proposal Overview

The applicant is proposing a 10 site Primitive Camping Ground at the Uralla Golf Club.

### Property Details/History

	Checked	Comments
<b>File History</b>	No	Not relevant to the application.
<b>Title Plan</b>	No	
<b>Check Ownership</b>	Yes	Uralla Golf Club

Is there any other issue that requires notation? No

### Application Type

Is this application an Integrated Development Application? No  
 Is this application a Designated Development Application? No  
 Is this application for State Significant Development? No  
 Is this application submitted by/on behalf of a Public Authority? No  
 Is this application a staged Development? No

### Concurrence/Referral

*Section 79b – EP & A Act*

Does this application require concurrence referral? No  
 Does this application require courtesy comment? No  
 Is there any other issue that requires notation? No  
 Does this application require referral for decision by Council? Yes

### Local Environmental Plan

*Section 79c(1)(a)(i) – EP & A Act*

**This land is zoned:** RE2 Private Recreation

#### List the relevant clause/clauses applicable under the LEP

Clause	Compliance	Comment
Land Use Table	Yes	Camping grounds are permissible in the RE2 Private Recreation zone.

Is there a draft LEP or draft LEP amendment which may affect this proposal? No

Comment:

Is there any other issue/feature that requires notation? Yes No

Comment:

Do 'existing use' provisions apply to this development? Yes No

Comment:

### Development Control Plan

*Section 79c(1)(a)(iii) – EP & A Act*

Does Uralla DCP 2011 apply to this land/proposal? No

### Regional Environmental Plan

The proposal is not inconsistent with the New England North West Regional Plan

### State Environmental Planning Policy

Is this proposal affected by a SEPP? No

### Planning Agreement

*Section 93F (10) – EP & A Act*

Is there a Planning Agreement in force under section 93F of the EP&A Act? No

Has a Planning Agreement been offered under this development? No

### Planning Strategies/Local Policy

*Section 79c(1)(b) – EP & A Act*

Is there a Planning Strategy or Local Policy that requires notation? No

### Subdivision

Is this application for subdivision? No

### Environmental Impacts

*Section 79c(1)(b) – EP & A Act*

Does this proposal have any potential impact on?

	Impact	Comment
Social	No	
Economic	Yes	Some minor benefits to the local economy are envisaged.
Siting & Configuration	Yes	Some amenity issues could be expected from locating camp sites on the northern side of the clubhouse.
Setbacks	No	
Privacy	Yes	See 'siting and configuration'.
Overshadowing	No	

	Impact	Comment
Solar Access	No	
Visual	No	
Significant Views	No	
Amenity	Yes	See above.
Water	Yes	
Air	No	
Noise	Yes	See above.
Land Degradation	No	
Tree Loss	No	
Flora	No	
Fauna	No	

### Environmental Impacts – Threatened Species

*Section 79c(1)(b) – EP & A Act*

Has a Threatened Species Impact Assessment been prepared? No

Are there any species/communities listed under the TSC Act? No

Comment:

Does the proposed development require approval under the EPBC Act? No

### Environmental Impacts – Heritage

*Section 79c(1)(b) – EP & A Act*

Does this proposal have any potential impact on?

Heritage	Impact	Comment
European	No	
Aboriginal	No	

Is this land classified as containing an item of environmental heritage? No

Is there an impact on an item of environmental heritage? No

Is this proposal in a heritage conservation zone? No

## Flooding

*Section 79c(1)(b) – EP & A Act*

Is this property flood affected? No

## Bush Fire Prone Land

*Section 79c(1)(b) – EP & A Act*

Is this property bush fire prone as per the Bush Fire Prone Map? No

## Contaminated Land

*Section 79c(1)(b) – EP & A Act*

Has this land been identified as being contaminated land by Council? No

## Infrastructure

Has an engineering assessment been completed? No

Does this proposal have any potential impact on infrastructure? No

Does the development require any new easements? No

## Construction Assessment

Is a construction assessment required? No

Is a Construction Certificate Required? No

## Section 68 Assessment

*Section 68 – LGA Act*

Is a section 68 assessment required? Yes

What the type of assessment/approval required? Sewer, OSSM

## Developer Contributions

*Section 94 – EP & A Act*

Does this proposal require any Developer Contribution? No

## Signage

Does this proposal require signage? Yes

Has this application included signage? No

## Notification

*Section 79c(1)(d) – EP & A Act*

Was this application notified as per the provisions of Council's Notification Policy? Yes

Were there any written submissions received? Yes

If yes, what was the number of submissions received? 4

Submission Maker	Issue	Comment
Mr G and Mrs T Messurier	Amenity	It is reasonable to suggest that the issues raised can be addressed through conditions of consent and the amended site plan.
Various (petition)	Amenity	It is reasonable to suggest that the issues raised can be addressed through conditions of consent and the amended site plan.
Mr R and Mrs G Brennan	Amenity	It is reasonable to suggest that the issues raised can be addressed through conditions of consent and the amended site plan.
Mr G and Mrs N Walker	Amenity	It is reasonable to suggest that the issues raised can be addressed through conditions of consent and the amended site plan.

### Section 88b Instrument

Does Council require a Section 88b instrument to be prepared? No

### Public Interest

*Section 79c(1)(e) – EP & A Act*

Does this proposal have any construction or safety issues? No

Is there any public health issues? No

Are there any other public interest issues? No

### Site Suitability

*Section 79c(1)(c) – EP & A Act*

Is this a suitable site for this proposal Yes

### Assessing Officer General Comment

#### ASSESSMENT – KEY ISSUES

The submissions received generally related to camp sites in the north-west corner of the site. This has been addressed in the amended site plan, which designates all camp sites in close vicinity to the clubhouse. It is not considered appropriate to have ongoing regular use of campsites to the north of the clubhouse as there may be some amenity issues for neighbours, however the annual use of these sites for one week during the “Veteran’s Week of Golf” has been provided for in the conditions of consent.

### Recommendation

No significant adverse impacts are known or expected on the natural, social or economic environment as a result of the approving the application. In that context it would be appropriate to approve the Development Application subject to the attached recommended conditions of development consent.


## Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached:

No

Signed:  .....

**Matt Clarkson, Manager of Planning and Regulation**

**Date: 21.3.2018**

## ***PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)***

### **Compliance with National Construction Code & insurance requirements under the Home Building Act 1989**

**Please Note:** A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:

- (a) development consent, in the case of a temporary structure that is an entertainment venue, or
- (b) construction certificate, in every other case.

1. The work must be carried out in accordance with the requirements of the *National Construction Code*.
2. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.
3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the *National Construction Code*.

### **Erection of signs**

**Please Note:** This does not apply in relation to:

- (a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or
- (b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.
- (c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the site is prohibited.
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*Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.*



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- (a) to meet the setback requirements of the approved plans,
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12. 1) The maximum number of designated camp sites is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground),
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- 5) The camping ground must be provided with a water supply, toilet and refuse disposal facilities,
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- 7) If a fee is charged for camping, a register must be kept that specifies the size of the group (if any) with whom the person listed in the register camped.

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*Reason: To ensure the applicant provides sufficient parking arrangements for vehicles.*

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*Reason: To enable use of the car space by people with disabilities and to ensure compliance with the requirements of the Building Code of Australia.*

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*Reason: To prevent pollution from detrimentally affecting the public or environment.*

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*Reason: To prevent the intrusion of light onto adjoining premises.*

## **CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING**

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*Reason: To ensure compliance with the Local Government Act 1993*

## **ADVISORY NOTES - GENERAL**

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20. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.
21. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.
22. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

END



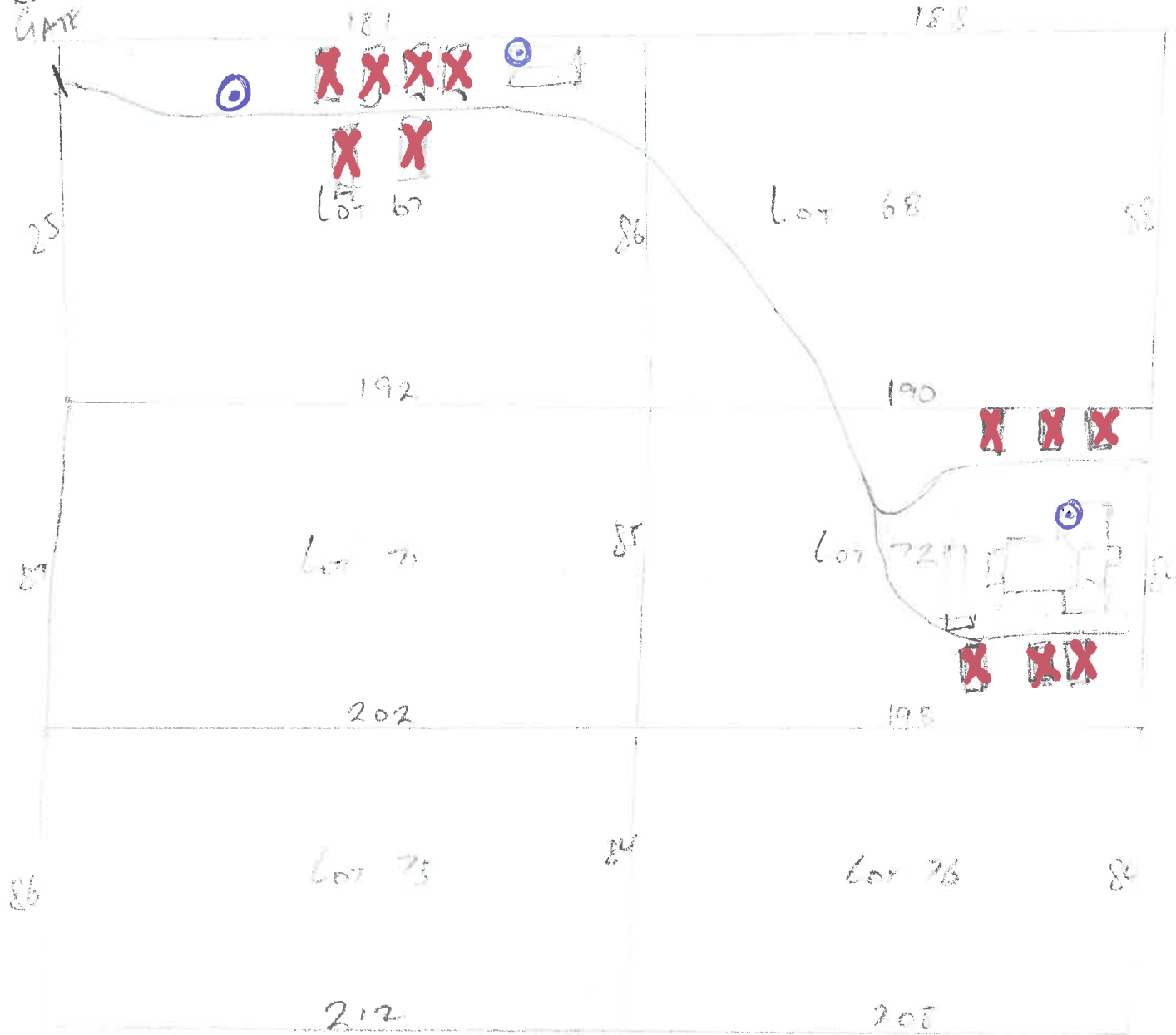
□ Proposed camping sites  
Amended site plan for resubmission.

URAWA GOLF CLUB

R. Chandler.

AN

LOCKED GATE



PLANE PLANE

Proposed  
Camping Sites.



Current  
Toilets



Bitumen + Gravel  
Road.

Guy and Natalie Walker



11<sup>th</sup> February 2018

Matt Clarkson  
Manager Planning and Regulation  
Uralla Shire Council  
PO Box 160  
Uralla NSW 2358

Dear Mr Clarkson

**RE: Development Application DA-7-2018**

As an adjoining landowner for this development, we wish to express our opposition to the proposed development application for primitive camping at Uralla Golf Course. Our objections are outlined below.

1. There are no facilities for grey water drainage. Presumably, campers will release their grey water onto the ground around their camp. This would not be acceptable in any of the caravan parks *in* the council town boundary, so why would this be acceptable here?
2. Excess dust from increased traffic on the road. To what point does the road cease to be bitumen and change to gravel? One would assume that they are not going to lay bitumen to all camp sites, only those in close proximity to the club house.
3. Excess noise. There will now be noise where there was none before. We assume there is not going to be a 24 hour manager to manage campers and any excess noise that they create. Especially alcohol fuelled noise and noise from generators as they will be unpowered sites. Whilst most campers are respectful of their surrounding neighbours, there are those few that aren't and unless there is someone to police it, then it will create disturbance with the neighbours. Residents in this cul-de-sac enjoy the quiet that comes from having a golf course on its back border and the lack of noise that comes from it.
4. Privacy. At present there are no neighbours on the back boundary watching every move that we make in our yards. Campers would have the ability to see into our backyards at all hours of the day and night.
5. Sewage dump point. There is currently no sewage dump point at the club. The closest public one is near Uralla Central School. Given that this is some distance from the club, some campers may just use the toilet that is situated at the camp site, which in turn will cause undue smell to neighbours.

6. Lack of information and inadequate plans on proposal. As there is a gross lack of information forthcoming with this application in terms of frequency of camping and plans for expansion in the future, we feel that we have no choice but to object to the application.

We have no objection to organisations wanting to promote the area and increase tourism in the town. We also feel that if all camping sites were to be positioned closer to the clubhouse and down the boundary of Racecourse Road, there would be no issue, especially as there are no private dwellings in close proximity.

Given that there are 2 local caravan parks (one only blocks away from the Golf Club and certainly within easy walking distance) and that campers have been using the Sporting Complex for many years, there is no reason that the Golf Club will need to create a camping area on its course. It certainly would not be a big money earner for the club given the expected low pricing of the sites and the proposed irregularity of use.

If you have any further questions regarding this letter, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G C Walker Natalie Walker', written in a cursive style.

Guy and Natalie Walker

12/02/2018

Mr Matt Clarkson

Manager Planning & Regulation

Uralla Shire Council

Re Development Application No.DA-7-2018

Dear Sir,

We received a letter advising us of the above development application by the Golf Club for primitive camping.

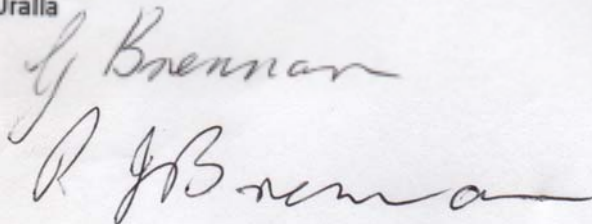
This letter contains our points of objection.

1. Inadequate sewage facilities.
2. No grey water facilities.
3. The close proximity to private dwellings.
4. We have seen similar primitive camps and it is not something we want on our boundary.
5. Being as there is no stated time limit or frequency of camping we are very much against it.
6. We object also to the potential increase of dust and noise.
7. This could also increase the potential for the consumption of Alcohol in close proximity to our homes.
8. With no onsite management this could mean a 24 hour lack of privacy and indeed the private residents being able to make full use of our property. Also there is the possibility of even more noise from generators.
9. There are two caravan parks in our small town that I am sure would appreciate the support.
10. Camping is also available just across the road at the Sports Club.
11. We feel that the significant lack of information contained in the application is enough in itself to warrant the objection of this application.
12. The Club could overcome these objections by moving the camping to racecourse rd which is well away from private dwellings.

Yours faithfully

Gai & Robert Brennan

Uralla



The block contains two handwritten signatures in cursive. The first signature is 'G Brennan' and the second is 'R Brennan'. The names are written in dark ink on a white background.

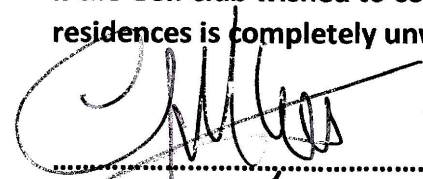


# Objections to proposed plan Of Primitive Camping DA -7-2018


## Petition from Residents of

## Uralla

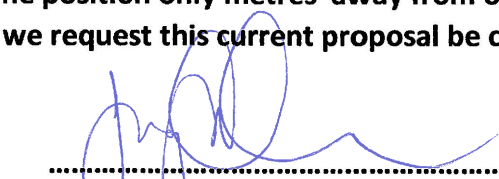
1. Complete lack of privacy 24 hours a day 7 days a week , with planned Primitive camping sites available to Caravans , RV's tents only metres from the back fences, of local homes with potentially up to 30 campers residing there on any given day for extended periods. Privacy of residences and in fact the quality of life in this residential position is completely and forever eroded.
2. Noise and dust Pollution , with Caravans , RV's Campers coming and going all hours of the day / night  
The use of generators etc , campers activity , Caravan and RV external lighting 24 hours a day being uncontrollable, and the noise of potentially 30 campers only a metres from our properties fence will be intolerable .
- 3 This is not a caravan park , there is no 24 hour onsite management to deal with behavioural / Alcohol issues of as stated up to 30 campers at any given time, only metres from local residences in this cul-de-sac .
- 4 Residents bought these properties aware of the Golf Course , not a Primitive unsecured camping park operation only metres from our homes ,no one would deliberately buy into this type of lifestyle the Golf club is subjecting us to.
- 5 The immediate devalue of our properties is concerning living only metres away from a unsecured primitive camping site. Future potential to sell the properties will clearly be a major issue.
- 6 There are 2 existing caravan Parks in Uralla , with on site management to supply accommodation, security and safety to travellers without destroying the lifestyle of local residents .
- 7 The Golf Club plan also clearly highlights another 6 camping sites near the Club house and clearly well away from residences , as an option why would not all proposed camping sites be positioned near the club house , they have toilet and club facilities and are clearly away from effecting any close residences , and the lifestyle / security of local residents. The use of land down Racecourse Road on the far side , also gives more options if the Golf club wished to consider that The position only metres away from our residences is completely unworkable and we request this current proposal be cancelled .



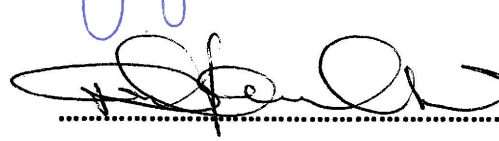
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.....

R Brennan

J. Brennan

Redwood

Walker

Deer

A C Walker

Della Luter

Mauready

P. Baldwin

M Mauready

M G Gibbs

K Gibbs

Contract Details Are

Greg & Tracy LB MEASURED

URALLA NSD 2358



OUR REF: RJW:EJH:76273

YOUR REF:

23 February 2018

Uralla Shire Council

*By email only: council@uralla.nsw.gov.au*

Dear Sir/Madam

**RE: G R & TA LE MESSURIER  
PROPERTY OWNERS URALLA**

We are instructed to write on behalf of our abovenamed clients.

Our clients have asked us to put to the Council certain matters in respect of the proposed primitive camping site at the Uralla Golf Club, 33 Plane Street, Uralla. Their instructions are as follows:

1. Our clients purchased their property knowing that it backed on to a golf course with the expectation that they would have the benefit of a quiet neighbourhood with uninterrupted views. This was an important consideration when purchasing the property.
2. Whilst our clients acknowledge that the Golf Club is zoned to enable primitive camping, it is their strong opinion that it is inappropriate to grant the Golf Club the right to let sites (numbering six (6)) on that part of the Golf Club which is right at their back fence. The basis for this objection is as follows:
  - (a) Up to six (6) camp sites are available. There are clearly insufficient facilities for the service of the camp sites. There is only one toilet available to them in the close vicinity.
  - (b) There is no electricity available at the site. This will inevitably mean that generators will be used and this will result in substantial noise in the neighbourhood
  - (c) The use of the site by six (6) families could result in anywhere between six (6) to 24 members but more likely about 12 members using the site. This will result in a substantial amount of noise. That noise will consist of the general interaction of campers, the manoeuvring of vehicles while setting up the site and almost certainly early morning noise as campers vacate the site to travel on.

**T: 02 6771 0444**

**F: 02 6772 6676**

**156 Beardy Street  
PO Box 434  
ARMIDALENSW 2350  
AUSTRALIA**

**DX6002  
ARMIDALE NSW**

LIABILITY LIMITED BY A  
SCHEME APPROVED  
UNDER PROFESSIONAL  
STANDARDS LEGISLATION

- 
- (d) The presence of continual campers will result in some degree of litter and this litter will inevitably end up within our clients' property.
  - (e) Many campers travel with animals, particularly dogs and this will result in additional noise within the area of our clients' house.

Of a general concern is that the primitive camping site could become a quasi full-time address for campers.

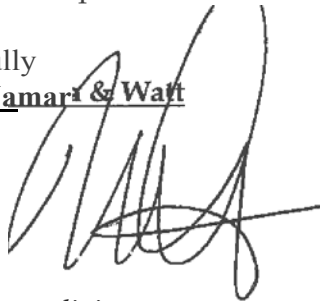
There is no guarantee that the campers would use the site on a nightly or short stay basis.

There are many more appropriate sites upon the Golf Course and in particular the sites could be located in the area of the proposed sites around the Golf Club House where there are all sorts of facilities available for campers.

Our clients have asked us to point out that Mr Le Messurier has been an active member of the Golf Course and this letter is not written without a great deal of consideration. The proposed site of six (6) camping sites behind our clients' property at \_\_\_\_\_, Uralla is completely unnecessary as those sites can be easily accommodated on other parts of the Golf Course which will in no way interfere with the peace and goodwill standards of our clients' area.

Our clients request the Council to reject the Application for the permission of camping sites against the back of \_\_\_\_\_, Uralla. It should be removed to a place on the Golf Course where the lives of persons in \_\_\_\_\_ are not affected by the campsites.

Yours faithfully  
**Watson McNamara & Watt**



Rod Watt  
[rod.watt@wmwsolicitors.com.au](mailto:rod.watt@wmwsolicitors.com.au)

end of document