

EXPLANATORY STATEMENT

Planning Proposal PP049

Danjera Dam Additional Permitted Use – Camping Ground



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Shoalhaven
City Council

Overview

This Planning Proposal (PP) seeks to amend Schedule 1 of Shoalhaven Local Environment Plan (LEP) 2014 to insert “camping ground” as an additional permitted use on certain land at Danjera Dam Camping & Recreation area, Yalwal Road, Yalwal. This will enable Council to formalise the longstanding existing camping ground and make planned improvements to its facilities and management.

Background

The subject land is owned by Council and adjoins Danjera Dam some 30km west of Nowra, as shown in **Figure 1**. It comprises Part Lots 1, 4 & 5 DP 252335; Lot 1 DP 874512; Lot 1 DP 217080; Part Lot 15 DP 1216343; Part Lot 11 DP 755931; and Part Lot 122 DP 1255641 as identified in **Figure 2**. The land is classified as “operational” land under the Local Government Act 1993 and is administered by Shoalhaven Water.

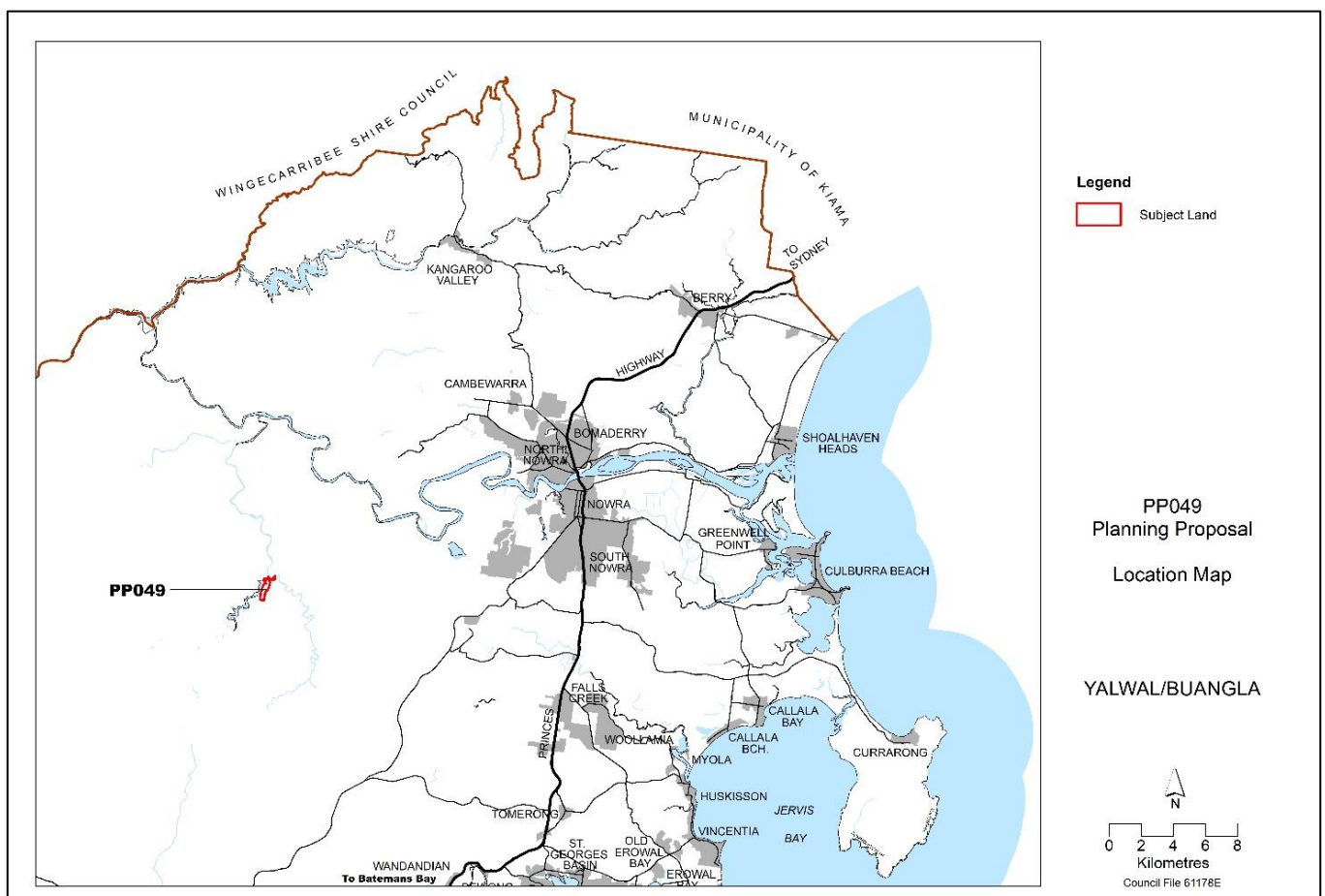


Figure 1: Location Map

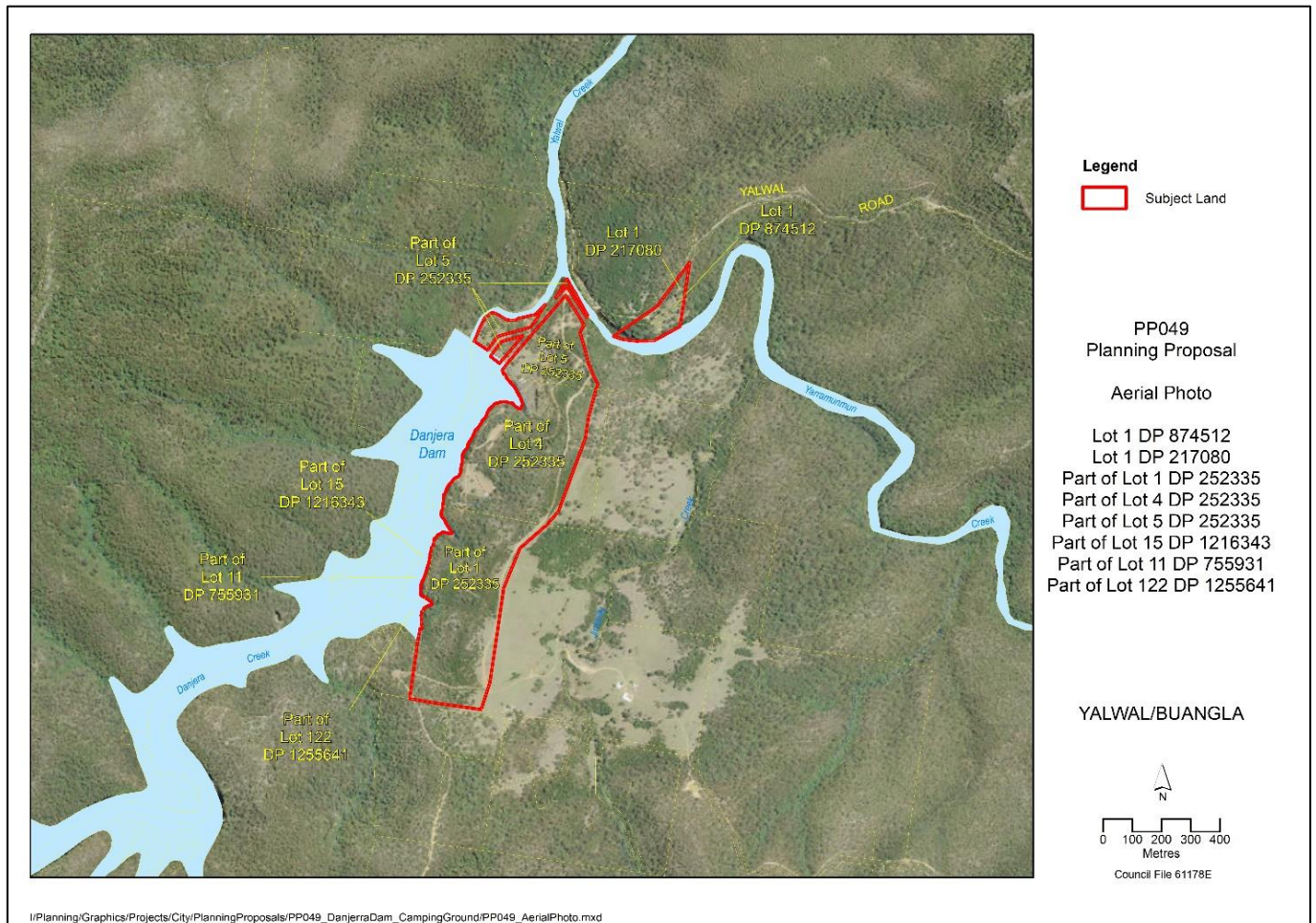


Figure 2: Subject Land

The land is adjoined by large areas of Crown Land to the south and south-west; Morton National Park to the north and west; and private land to the east. The land is currently zoned E2 Environmental Conservation under Shoalhaven LEP 2014 which does not permit “camping grounds”.

This PP has arisen from the need to formalise the existing camping ground to enable Council to make planned improvements to its facilities and management. This is proposed to be achieved through lodgement of a development application after the commencement of the proposed amendment to Shoalhaven LEP 2014.

The subject land has been used for camping and day use/ picnic areas since the Danjera Dam was constructed by Council in 1971. The locality is unique in that it offers tourism and recreation activities, with multiple attractions to visitors that include:

- dam and associated water-based activities including fishing and non-powered boating/ kayaking.
- bushwalking and other land based natural attractions (gorges etc.).

Over the years Council has prepared several strategies related to upgrading and improving the management of the site which include:

- Yalwal Management Plan (1999)
- Yalwal Conservation Management Plan (1999)
- Yalwal Concept Development Plan (2001)

- Yalwal / Danjera Dam Preliminary Site Assessment Report (2014)

In 2002, an 'Allowance Clause' was inserted into the then Shoalhaven LEP 1985 to enable tourist accommodation options to be established at the site, consistent with the objectives of the Yalwal Management Plan (1999) and Yalwal Concept Development Plan (2001). However, in the process of preparing the new Shoalhaven LEP 2014 in the NSW Government's standard LEP format, the allowance clause in LEP 1985 was not transferred due to a request from the Government to minimise the number of 'Additional Permitted Use' clauses in the new LEP.

In 2015, Council resolved to prepare a PP to insert 'camping ground' as an additional permitted use on the subject land in the LEP. This PP received a Gateway determination from the Department of Planning & Environment but was discontinued by Council in 2017, pending a review of redevelopment options for the camping ground and recreation area.

Following Council's consideration of possible redevelopment options for the camping ground and recreation area, Council resolved (in part) on 13 November 2018 to:

Prepare a new planning proposal based on limiting camping to the main camping area adjacent to the dam, as outlined in the Future Directions Report and conceptualised in the attachment to the report.

Essentially the proposal is to concentrate all camping on-site to one main campground, thus facilitating effective on-site management, bushfire protection and minimising any direct environmental impacts. A separate, but integrated day visitors parking area is also proposed, as are associated improvements to pathways, amenities and picnic facilities.

Shoalhaven Water submitted a PP request in May 2019, seeking to permit "camping grounds" as an additional permitted use at the Danjera Dam Camping and Recreation Area to enable this use to be formalised/managed in accordance with the Proposed Site Plan. The PP request is supported by a bushfire assessment report, a Biodiversity Development Assessment Report (BDAR) and an onsite sewerage management report.

Council considered the PP request at the 1 October 2019 Development & Environment Committee meeting where it resolved (in part) to:

1. *Support the Planning Proposal request for the Danjera Dam Camping & Recreation Area submitted for Shoalhaven Water.*
2. *Prepare and submit the required Planning Proposal documentation to the NSW Department of Planning, Industry and Environment for Gateway determination, and dependent on the outcome proceed to exhibit the PP and report back to Council post-exhibition.*

The PP and associated documentation were prepared and submitted to the Department of Planning, Industry and Environment (DPIE). A Gateway determination was issued on 1 April 2020, authorising the PP to proceed to public exhibition.

The Planning Proposal

The PP proposes to amend Shoalhaven LEP 2014 by:

- Inserting “camping ground” as an Additional Permitted Use within Schedule 1 of SLEP 2014 for the subject land; and
- Amending the Clauses Map Sheet to identify subject land as having an Additional Permitted Use.

The proposed amendments are considered the best way to enable the existing camping ground to be formalised via a future development application and for planned improvements to site facilities and management to be undertaken.

Public Authority Consultation

Condition 3 of the Gateway Determination requires consultation with the NSW Rural Fire Service (RFS), DPIE – Crown Lands, DPIE - Environment, Energy and Science Division and the National Parks and Wildlife Service (NPWS). The PP and supporting documentation were provided to each authority for review and comment. Submissions were received from NSW RFS and DPIE - Environment, Energy and Science, both of which raised no objection to the PP. Copies of submissions are included in the exhibition material.

DPIE - Environment, Energy and Science identified several matters to be addressed further, including minor revisions to the BDAR and the need to conduct additional surveys for the threatened orchid *Pterostylis ventricosa* prior to the end of the 2020 flowering season in May. The additional survey was undertaken and the results updated into the BDAR. No orchids were detected during the survey and the site habitat is considered to be generally unsuitable for them. DPIE - Environment, Energy and Science confirmed that the other identified matters could be addressed as part of the future development application and did not need to be addressed as part of the PP.

DPIE – Crown Lands and NPWS advised that they did not intend to make a submission on the PP. It is noted that both agencies made comments on Shoalhaven Water’s *Future Directions Report* in late 2018 and both were supportive of the proposed redevelopment of the camping ground.

Exhibition Documents

The original Planning Proposal stated Council’s intent to Publicly Exhibit documents via public notification in local newspapers and by providing hard copies for viewing at Council’s Administration Centres. However, these methods are no longer utilised as a result of COVID-19 restrictions. Electronic copies of the Planning Proposal and supporting material will be on public exhibition from **Wednesday 29 July 2020 to Friday 14 August 2020** (inclusive) at Council’s City Administration Centre (Bridge Road, Nowra) and at the Ulladulla Administration Building (Deering Street, Ulladulla) during business hours, 9am – 5pm.

The Planning Proposal is also available for viewing online at www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition.

The PP exhibition materials include:

1. This Explanatory Statement
2. Planning Proposal (PP049) – Danjera Dam Additional Permitted Use — Camping Ground
3. Bushfire Assessment Report
4. Biodiversity Development Assessment Report
5. Onsite Sewerage Management Options Report
6. Gateway Determination dated 1 April 2020
7. Public Authority submissions (NSW Rural Fire Service and DPIE - Environment, Energy and Science)
8. Public Exhibition Notification.

Have Your Say

You are encouraged to view the documents and provide a written submission during the exhibition period. Submissions should be made in writing and include Council's reference **61178E**. All submissions must be received in writing by **5pm Friday 14 August 2020**.

Post: Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra NSW 2541

E-mail: council@shoalhaven.nsw.gov.au

Website: via the link on the Exhibition page at www.shoalhaven.nsw.gov.au/Council/Access-to-Information/Documents-on-Exhibition

Further Information

Enquiries should be directed to Dale Richardson, Planning, Environment and Development Group, on (02) 4429 3570. Quoting 61178E.