



# **Statement of Environmental Effects**

Accompany a development application for

**MIRUMIRU BUBBLETENT PTY LTD**

At

**6/1146294**

**57 Holleys Road**

**Tenterfield NSW 2372**

**14 July 2020**

**Statement of Environmental Effects**  
**57 Holleys Road, Tenterfield, NSW, 2372**

## **1 INTRODUCTION**

This statement of environment effects has been prepared by Cathryn van der Walt to accompany a Development Application (DA) to Tenterfield Shire Council (the Council). The application seeks consent for the construction of four decks for a primitive campground for Mirumiru Bubbletent Pty Ltd at DP 6/1146294 also known as 57 Holleys Road, Tenterfield, NSW, 2372.

The proposed development is illustrated on the site plan prepared by Efficient Building Design Services, dated 8 July 2020.

This report should be read in conjunction with the following documents:

This statement has been prepared having regard to the following documentation:

- Bushfire Hazard & Assessment Report – prepared by Cathryn van der Walt, Director
- Bushfire Emergency Management and Evacuation Plan – prepared by Cathryn van der Walt, Director
- Site Report – prepared by Efficient Building Design Services
- Application to Operate a Caravan, Camping Ground or Mobile Home Estate – prepared by Cathryn van der Walt

## **2 SITE DESCRIPTION AND ANALYSIS**

### **2.1 Location and Property Description**

The site (see Figure 1) is known as 57 Holleys Road, Tenterfield and is described as Lot 6 DP 1146294 (area 5.838ha).



Figure 1

### 3 DETAILS OF PROPOSAL

#### 3.1 Proposed Works

##### Hours of Operation:

24/7, 7 days a week. Check in 3PM, Check Out: 10am. Minimum 2 night stay required except for public holidays where a 3 day minimum stay will be required.

##### Structures:

- Four Bubbletents – Bubblesuite (also referred to as a Bubbletent) & 1 x Tiny Bubble. Note currently two Bubblesuite tents and one Tiny Bubble tent are ready for installation. The delivery of further tents will be influenced by French manufacturing timelines and international delivery requirements. Therefore, they could be another 4 – 6 months away.
- The dimensions of the Bubblesuite are 6.6m x 5.6m as per the following floorplan. See Figure 2.

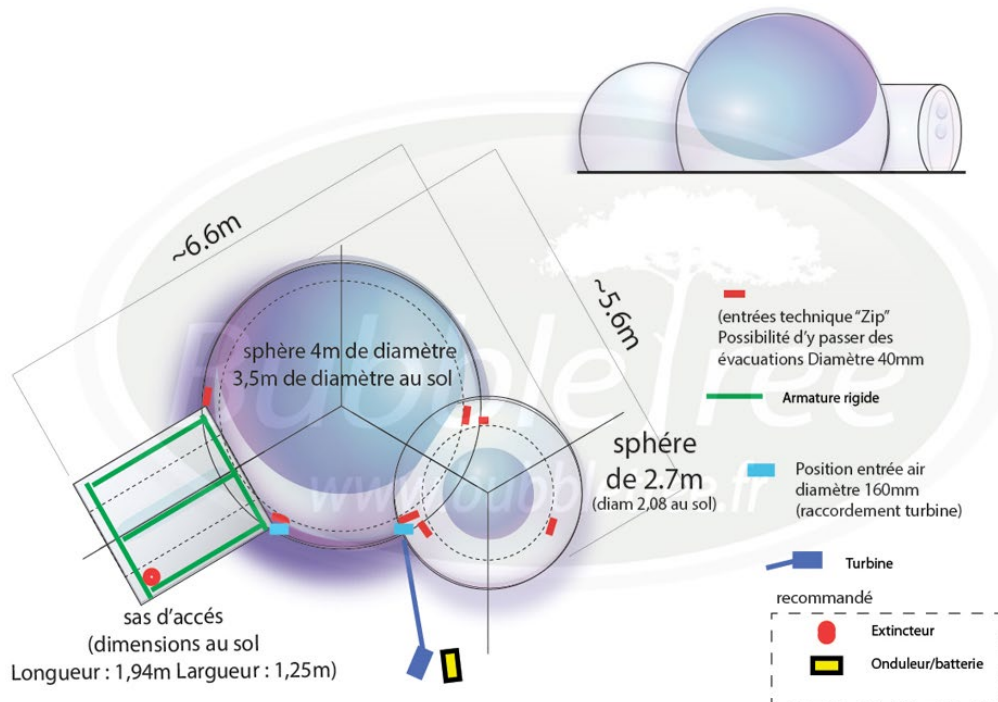


Figure 2

- The Bubblesuite is a specially designed off-grid inflatable glamping tent suitable for night-time star gazing.
- Each Bubbletent is equipped with a low power consumption and soundproof turbine (solar charged) to ensure it remains inflated at all times. Air is re-circulated 5 - 7 times per minute.
- Each Bubblesuite will be fixed to a hardwood deck (steel frame) with its own anchorage system. The entry way/access tunnel consists of an aluminium frame to ensure easy, safe, and fast entrance/exit.

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- The main bubble living space also has an adjoining bathroom bubble room – which will be equipped with a waterless toilet. Hand sanitiser hand washing facilities will be provided.
- Each Bubblesuite has a thermal heat shield which covers the clear flame-retardant PVC bubble during the day to reduce heat inside the tent. Each Bubblesuite sleeps 2 people. See Figure 3.



**Figure 3**

- The Tiny Bubble tent can be installed on stilts or via its suspension system (See Figure 4 and 4a). It will be located as a partner tent to the Bubblesuite for family stays and occupants (it can sleep 2 children or 2 adults) will share the Bubblesuite toilet facilities.



**Figure 4 and 4a**

Water

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- It is our aim to provide 250 litres per tent per stay to maintain low water consumption goals. This will be piped to each tent and stored for use.
- Wastewater for sites 1 and 2 will be piped to an existing approved septic tank at the top of the block for correct disposal.

Privacy

- Each Bubblesuite will be assessed for any necessary privacy screens and these will be erected if required to ensure additional privacy for guests and neighbours.
- Privacy screens will be in operation for any outdoor bathing activities that are implemented on site. Wastewater will be connected to the existing septic system.
- Each Bubblesuite has a clear/opaque main room with the bathroom bubble room predominantly opaque for privacy reasons.
- The Tiny Bubble has an internal inflatable mattress and retractable curtain on an aluminium frame for privacy and shade. It is fitted with a mosquito net.
- The four separate sites will be positioned so that the 'living area' of the Bubbletent will not directly face neighbours and other tents.

Noise:

- House rules will ensure noise levels are kept to a minimum at all times. Guests are not allowed to ride motorbikes on the property.

Environmental Impacts:

- We have recently completed bush fire hazard reduction activities including slashing the entire block, reducing fuel loads around trees and granite outcrops and will undertake a bushfire hazard reduction burn for excess wood in the coming weeks. The block will continue to be slashed on an annual basis as required.
- The addition of an access road to the block will further create a potential fire break around the boundary of the property. There is no negative impact to native flora or fauna as this formerly grazing land with little vegetation beyond love grass growing. During dry periods, any dust disturbed on the internal access road will not impact neighbours or watercourses.

Traffic & Suitability:

- The site is very suitable for a Bubbletent glamping operation due to its location and accessibility. It is only 5km from Tenterfield Village and a major highway, with easy access from Holleys Road and has can incorporate an internal access road on the property without any disturbance to neighbours.
- Guests will be instructed to stay in their designated camp site areas. Guests will be asked to adhere to strict 5km speed limits on the property with signage clearly marking where they can drive and are allowed to park.
- No driving on the property outside of designated access roads will be allowed.

Disabled Access:

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An accessible toilet will be provided in a shed at the top of the property.

Waste Management:

In line with its eco-credentials, guests will be encouraged to compost food matter in specially designated disposal bins and separate any recycling materials from general rubbish. There will be a primary composting area on the property, disposal area for recyclables and general waste.

Economic and Social Impacts:

- Mirumiru Bubbletent will be Australia's second Bubbletent campground. Bubbletent campgrounds are extremely popular (running at 100% occupancy six months in advance minimum) and are in great demand.
- It is expected to generate up to two thousand additional tourists to Tenterfield annually when in full operation.
- Mirumiru Bubbletent will be marketed and promoted to national and international media (when suitable) to further support the overall tourism profile for Tenterfield.
- It is expected to create employment opportunities for on-site and external support services from cleaning, gardening, photography, floristry, food provision and catering as well as guided tours.

Site Plan:

Supplied.

Bushfire Plan:

Supplied.