

### Applicant contact details

Title	Mr
First given name	John
Other given name/s	
Family name	Lehmann
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

### Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	[REDACTED]
ABN / ACN	[REDACTED]

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

### Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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### Developer details

ABN	
ACN	
Name	
Trading name	Kylaire Holdings Pty Ltd atf The Lehmann Family Trust
Address	[REDACTED]
Email Address	[REDACTED]

### Development details

Application type	Development Application
Site address #	1
Street address	184 RIVER STREET COROWA 2646
Local government area	FEDERATION
Lot / Section Number / Plan	32/-/DP592030 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R2: Low Density Residential

Planning controls affecting property	Height of Building	NA	
	Floor Space Ratio (n:1)	NA	
	Minimum Lot Size	550 m <sup>2</sup>	
	Heritage	NA	
	Land Reservation Acquisition	NA	
	Foreshore Building Line	NA	
	Terrestrial Biodiversity	Biodiversity	
	Wetlands	Wetland	

### Proposed development

Selected common application types	Erection of a new structure
Selected development types	Mooring
Description of development	Construction of a Dock including erosion measures for the bank
Dwelling count details	
Number of dwellings / units proposed	0
Number of storeys proposed	0
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	0
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$49,500.00
Estimated development cost	\$49,500.00
Do you have one or more BASIX certificates?	
Climate Zone	
What climate zone/s is the development in?	Climate zone 8 - alpine
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	

Is this a proposed Crown development?

No

**Related planning information**

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
<b>Affiliations and Pecuniary interests</b>	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
<b>Political Donations</b>	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

**Sustainable Buildings**

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4

## Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	John
Other given name(s)	
Family name	Lehmann
Contact number	██████████
Email address	██████████
Billing address	████████████████████

## Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Pontoon Design detail - 184 River Street, Corowa - A100-102 Rev A 12.12.2023
Other	TfNSW Maritime land owners consent - Becon_Proposed jetty_184 River St Corowa_
Owner's consent	Kylaire Company Director Information Owners-Consent-Application DA and SC_PAN-423410 LOC - 184 River Street Corowa - Landowners Grant letter - Construction of a pontoon
Site Plans	Pontoon Design detail - 184 River Street, Corowa - A100-102 Rev A 12.12.2023
Site plans	Pontoon Design detail - 184 River Street, Corowa - A100-102 Rev A 12.12.2023
Statement of environmental effects	Statement of Environmental Effects - 184 River St, Corowa
Title Documentation / Certificate of Title	Title - 184 River St Corowa

## Applicant declarations

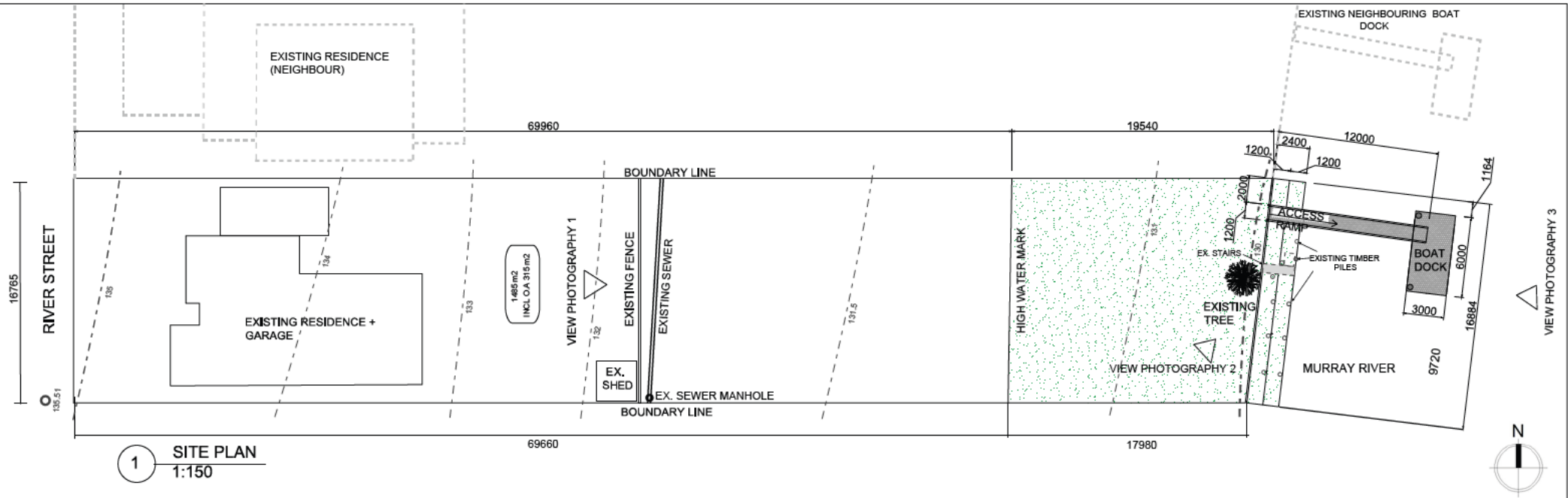
I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes

I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice

Yes

I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).

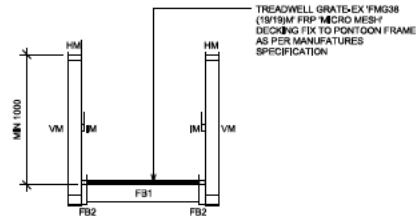
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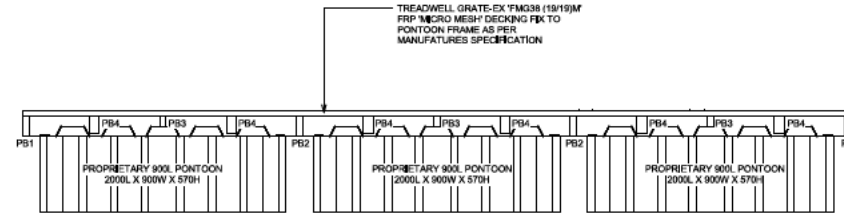
2 PHOTOGRAPHY 1

No.	Description	Date

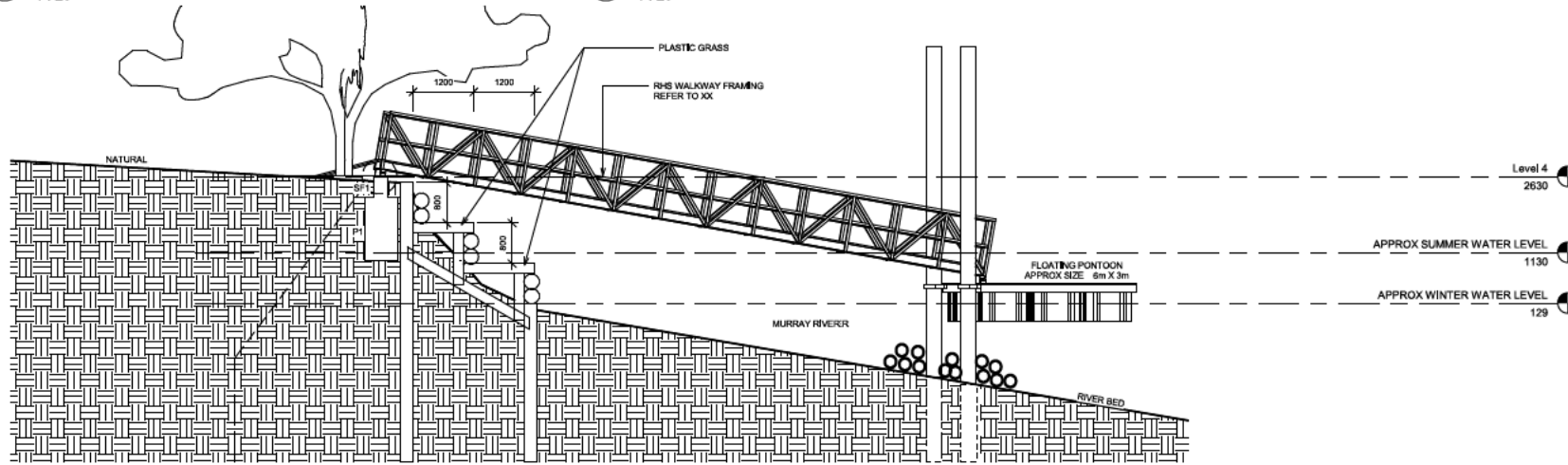
<b>KYLAIRE HOLDINGS</b>	
184, RIVER STREET, COROWA, NSW	
Project number	0001
Date	12/12/2023
Drawn by	AB
Checked by	DJ
<b>A100 - rev 1</b>	
Scale	As indicated



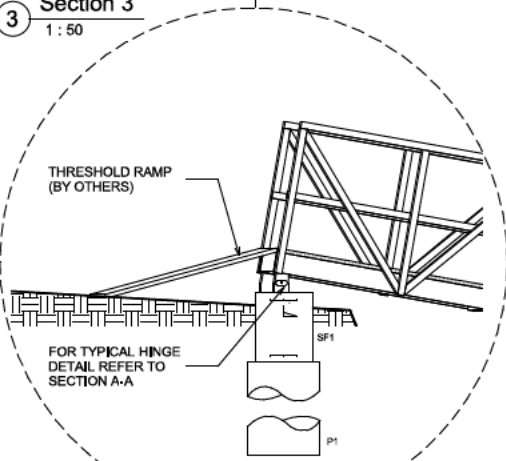
① Section 1  
1:20



② Section 5  
1:20



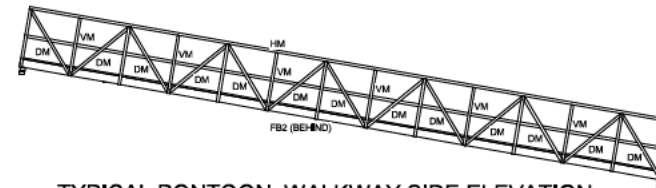
③ Section 3  
1:50



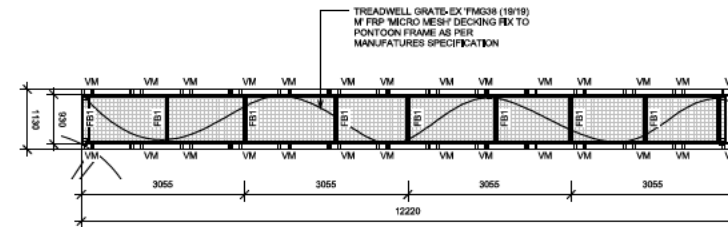
④ DETAIL A  
1:20

PONTOON WALKWAY SCHEDULE		
MARK	SIZE	REMARKS
VM	100 X 50 X 3 RHS ALUM. OR STEEL	VERTICAL MEMBER
DM	100 X 50 X 3 RHS ALUM. OR STEEL	DIAGONAL MEMBER
HM	100 X 50 X 3 RHS ALUM. OR STEEL	HANDRAIL MEMBER
IM	50 X 25 X 2 RHS ALUM. OR STEEL	INTERMEDIATE MEMBER
FB1	150 X 50 X 3 RHS ALUM. OR STEEL	FLOOR BEAMS
FB2	150 X 50 X 3 RHS ALUM. OR STEEL	FLOOR BEAMS

PONTOON JETTY SCHEDULE		
MARK	SIZE	REMARKS
PB1	150 X 50 X 3 RHS STEEL	PONTOON FLOOR BEAMS
PB2	150 X 50 X 3 RHS STEEL	PONTOON FLOOR BEAMS
PB3	75 X 50 X 3 RHS ALUM. OR STEEL	PONTOON FLOOR BEAMS
PB4	125 X 50 X 3 RHS ALUM. 150 X 50 X 3 RHS STEEL	PONTOON FLOOR BEAMS



⑤ TYPICAL PONTOON WALKWAY SIDE ELEVATION  
1:50



⑥ PONTOON WALKWAY FRAMING PLAN  
1:50

No.	Description	Date

KYLAIRE HOLDINGS

184, RIVER STREET,  
COROWA, NSW

Project number 0001

Date 12/12/2022

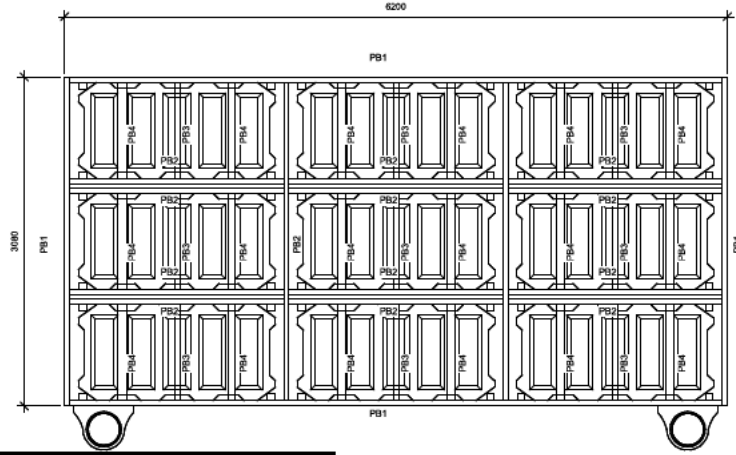
Drawn by AB

Checked by AB

A101- rev 1

Scale As indicated

1 Floor Plan - Platform  
1 : 25



VIEW TO NEIGHBOURING ONTOON  
(PHOTOGRAPHY 2)

PONTOON WALKWAY SCHEDULE		
MARK	SIZE	REMARKS
VM	100 X 50 X 3 RHS ALUM. OR STEEL	VERTICAL MEMBER
DM	100 X 50 X 3 RHS ALUM. OR STEEL	DIAGONAL MEMBER
HM	100 X 50 X 3 RHS ALUM. OR STEEL	HANDRAIL MEMBER
IM	50 X 25 X 2 RHS ALUM. OR STEEL	INTERMEDIATE MEMBER
FB1	150 X 50 X 3 RHS ALUM. OR STEEL	FLOOR BEAMS
FB2	150 X 50 X 3 RHS ALUM. OR STEEL	FLOOR BEAMS

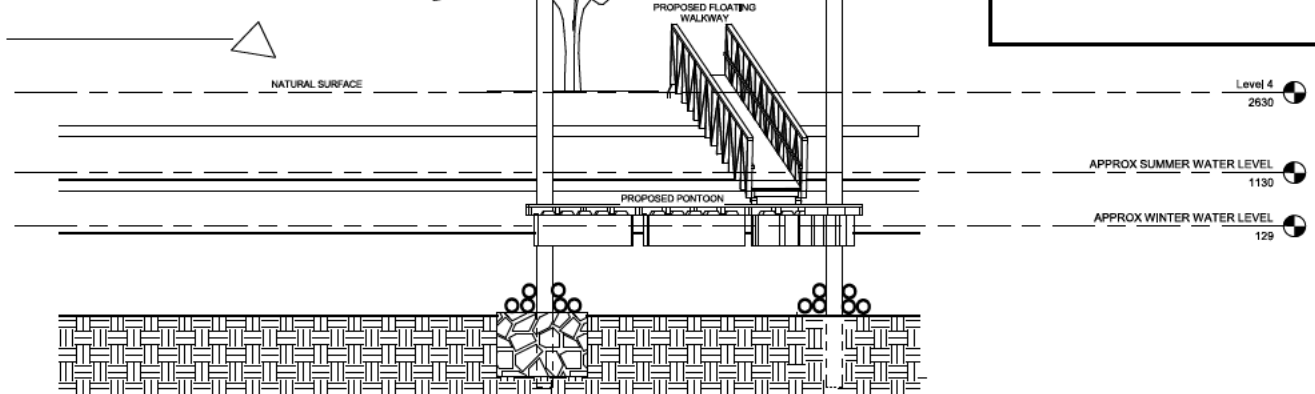
PONTOON JETTY SCHEDULE		
MARK	SIZE	REMARKS
PB1	150 X 50 X 3 RHS STEEL	PONTOON FLOOR BEAMS
PB2	150 X 50 X 3 RHS STEEL	PONTOON FLOOR BEAMS
PB3	75 X 50 X 3 RHS ALUM. OR STEEL	PONTOON FLOOR BEAMS
PB4	125 X 50 X 3 RHS ALUM. 150 X 50 X 3 RHS STEEL	PONTOON FLOOR BEAMS

STRUCTURE EXAMPLE  
*(Image is not an indication of actual size)*



PROPOSED SITE - (PHOTOGRAPHY 3)

No.	Description	Date



2 Section 6  
1 : 50

KYLAIRE HOLDINGS

184, RIVER STREET,  
COROWA, NSW

Project number 0001  
Date 12/12/2022  
Drawn by AB  
Checked by AB

A102 - rev 1  
Scale As indicated



# Statement of Environmental Effects

Proposal: Installation of a Boat Dock with Access Ramp

Address: 184 River Street, Corowa NSW 2646

Dec 2023



## 1. Background/Introduction

*This application is for the Installation of a Boat Dock (Pontoon) and Access Ramp (Jetty). The Boat Dock is to be 3 metres x 6 metres) in size (the structure is similar in design and size to other pontoons which have been constructed in recent years) with the access ramp to be fixed on high land (through the use of hinges). This will allow the rising and falling of fluctuating river levels. From this, the ramp is joined to a floating Pontoon/Dock within the river – stabilized through a process of driving two Pylons (to support the platform and allow articulation in line with river levels) into the riverbed. The structure will be constructed out of non-combustible materials. Surrounded by the pylons will be rock beaching to protect the surrounding riverbed.*

## 2. Location

*The proposed site is located at the rear of 184 River Street, Corowa (see map below) with the development is to be Riverside. The parcel of land currently holds a brick veneer dwelling with side access to a small shed. There is one main tree – a Eucalyptus camaldulensis – River Redgum, positioned East of the Riverbank which will remain untouched and unaffected during development. The property is predominantly flat in nature with a small fence located east of the Crown land/mean high water mark & mostly comprises of mowed grass with a smattering of native plants. On either side of the property is a residential dwelling. The property to the north has a pontoon of a similar design to the proposed development.*



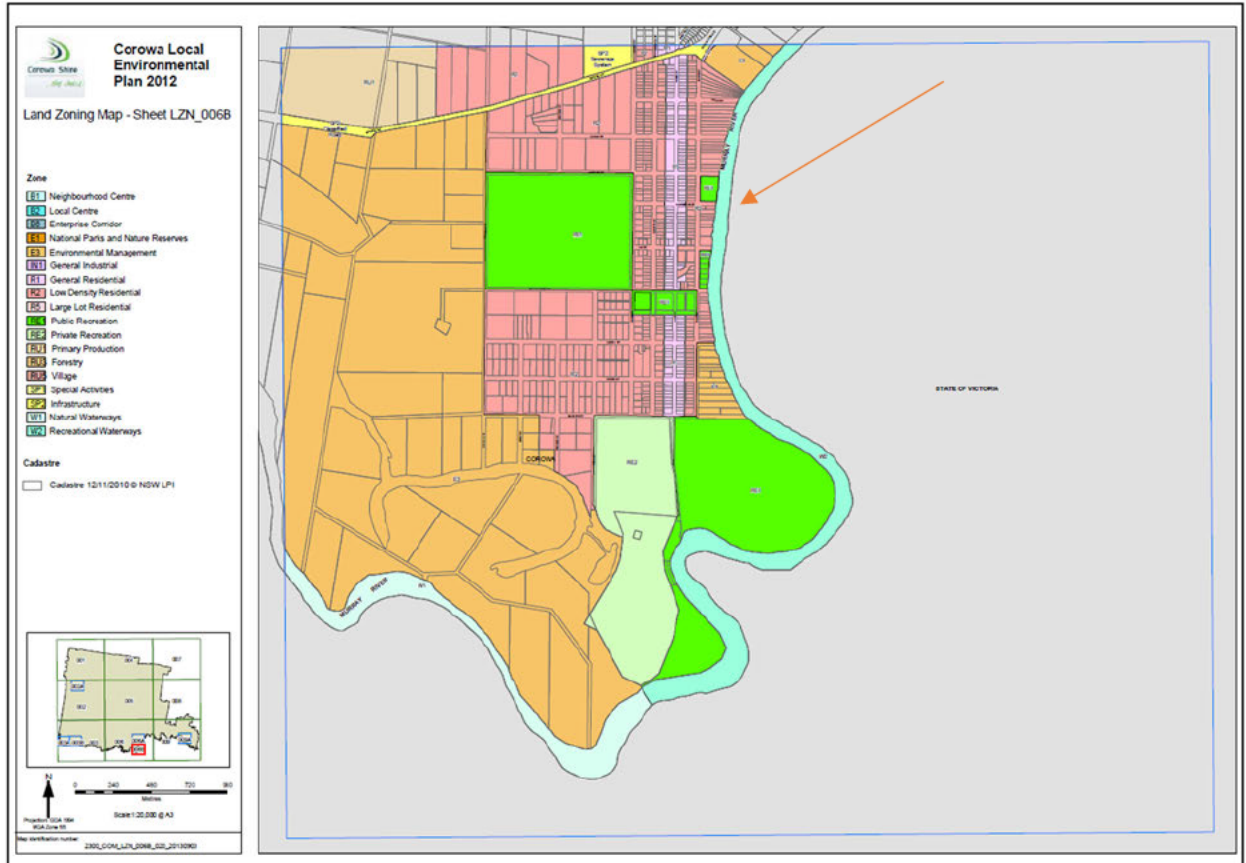
### 3. Purpose

*The purpose of the Dock is for recreational activities including movement of passengers to/from Recreational Watercraft and the short stay occupation of watercraft. (Recreational watercraft will be removed from river when not in use). The current topography of the embankment does not allow for the safe movement of passengers on & off Watercraft, nor does it allow for the safe, temporary mooring of any vessels.*

*With the installation of the Structure, it will enable added protection to the current bank of the river and will alleviate any requirement to transverse the rivers edge.*

### 4. Statutory Considerations

Zoning Map of area



#### Part R2 Low Density Residential

*The objectives of the zone are to enable other land uses that provide facilities or services to meet the day to day needs of residents. The construction of the Pontoon does not inhibit or oppose the guidelines of this overlay and falls within the 'Permitted usage with consent' guidelines (Jetties/Moorings).*

#### Part W2 – Recreational Waterways

*A Pontoon/Dock is a permitted structure under this overlay and holds an essential relationship with the river. The structure will not amplify the use of riverside land along this area and will permit the general public, access to the foreshore without any impediment. It will further offer protection for the ecological, scenic and recreation values of recreational waterways and allow for water-based recreation and related uses.*

## Flood Planning (Clause 5.21 – Corowa LEP 2012)

*The pontoon/dock is a floating, non-habitable structure that is hinged to the high bank and constructed to rise and fall with the changing tides/flood levels. This allows the structure to be compatible with the flood function and behaviour of the land. It will not impede on the safe and efficient evacuation of people. The design will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or reduce the stability of the riverbank or watercourse.*

## Additional local provisions of Corowa (Part 7 – LEP 2012)

### Part 7.1 - Earthworks

*Earthworks are to be done in a manner that ensures that there is little to no detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. The installation of Pylons (used for stabilising the Platform) will be driven into the riverbed so no removal/digging will be required. Once installed, rocks will be layered around the Pylons to stabilise the riverbed and protect it from erosion. Timber supports will be installed on the riverbank to support the platform and protect the bank from erosion.*

### Part 7.2 – (Repealed)

### Part 7.3 – Stormwater Management

*There will be minimal (if any) effect on Stormwater management due to the design of the pontoon. The structure sits on high land fixed by way of hinges then is joined by a ramp that is connected to the pontoon. There will be timber support installed along the riverbank that will only further protect the bank from erosion and remove pedestrian movement away from the Riverbank and that will allow any Water flow from the land to the river. This mitigates any river embankment and low-level land area impact.*

### Part 7.4 Terrestrial Biodiversity

*The area of development is noted within the 'Biodiversity' zone (see below)*



*The construction of the structure will be done in a minimally invasive manner. This will allow for minimum disruption to native fauna and flora and will allow for the protection of the ecological processes necessary for their continued existence. This will also encourage the conservation and recovery of native fauna and flora and their habitats.*

*All appropriate measures will be used to avoid, minimise, or mitigate impacts to the area and the need for removal of native vegetation is minimal (if at all).*

*The platform doesn't impede the migration of the Murray River and is above the river, floating on the surface, allowing water, fauna and debris, free passage underneath.*

### Part 7.5 - Wetlands

*The proposed development falls within the Wetlands area (see map below)*



*The works will be done in a manner to reduce any disruption or detrimental effect on existing native fauna and flora or the provision and quality habitats on the land for indigenous and migratory species.*

*Further appropriate measures will be in place to preserve the surface and groundwater characteristics of the land, including water quality, natural water flows, salinity and minimise or mitigate the impacts of the development.*

### Part 7.6 - Development on river front areas

*The construction of the structure will allow support for the natural migration of the river channel and riverine processes and will aim to protect the water quality of the river by way of the platform floating on top of the river. This will be held in place by two pilons that have been driven into the riverbed which should have a minimal impact on the surrounding area. The works will neither enhance or impact the visual aesthetic of the area and will be designed in line with neighbouring pontoons. The usage of the structure will fall in line with part 2(f) of Clause 7.6 – water recreation structure.*

## Part 7.7 – Development on riverbed and banks of the Murray River

*The structure is fixed on high land and connects to the Pontoon via a jetty/walkway. There is an area of structural support works on the river bank that will assist in protection from natural erosion and degradation and will only enhance and protect the stability of the river's edge.*

Parts 7.8-7.11 are not applicable to this application.

## Chapter 10 – Riparian Lands – Corowa DCP 2013

*Colouring and style of the structure are no obtrusive to the amenity, scenic landscape values or cultural heritage of the river. These structures are common with the riverine landscape and are often designed and constructed of steel. The utilisation of fake grass provides a natural environmental blend to the structure. There is currently a Tree in proximity of the development location which has been identified as a *Eucalyptus camaldulensis* – River Redgum. This tree is being retained and will not be affected in the installation of the structure and will keep with the amenity of the site. The installation of timber supports at the riverbank edge, will protect and reduce natural erosion.*

*The other objectives have mostly been addressed in previous notes (see Parts 7.5,7.6,7.7 and information in noted under Part W2 – Recreational Waterways).*

*The structure will be constructed in accordance with the requirements stated on the Approved DA. With a floating pontoon, aquatic riparian habitats are also protected from disturbance due to the lack of interaction.*

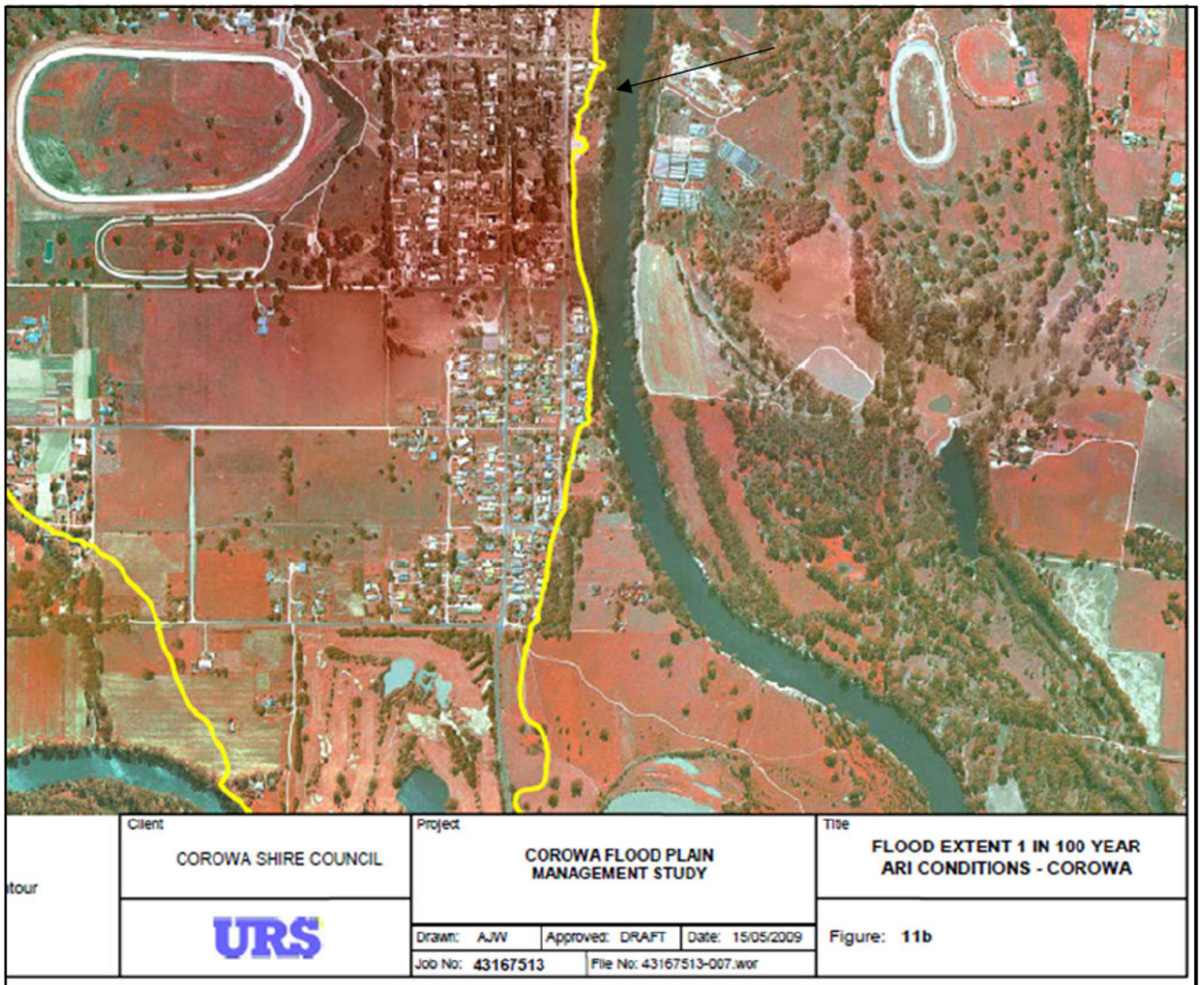


Chapter 11 – Flood Risk Management – Corowa DCP 2013

*The subject Crown Land allotment is deemed flood prone in accordance with the ‘Flood Extent 1 in 100 Year ARI Conditions – Corowa Mapping.*

*The structure is not habitable and is hinged to the bank in a way that allows it to rise and fall with flood waters, so the development is not anticipated to be significantly affected by flood impacts.*

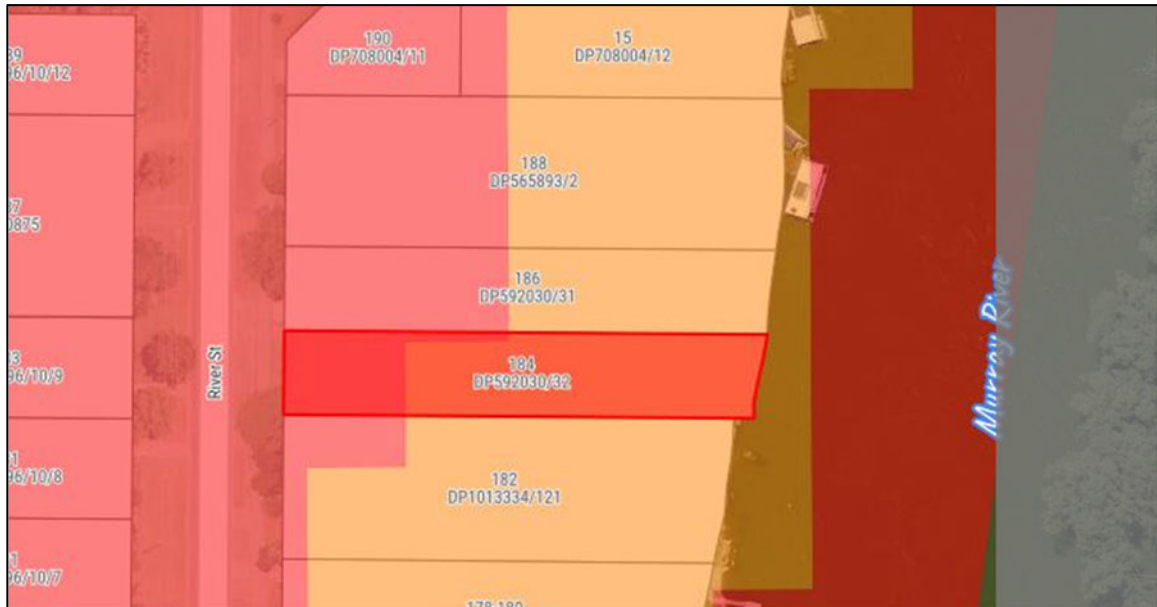
*For further information, please see information previously noted under Flood Planning (Clause 5.21 – Corowa LEP 2012)*



## 5. Other requirements

### Bushfire Prone Area

*The location of the development is within a Bushfire Prone area. The pontoon/jetty is non habitable and to negate any threat to the structure, it will be constructed out of steel and non-combustible materials to potentially withstand a bushfire.*



## 6. Conclusion

*Based on the current requirements, the proposed construction of a jetty, ramp and pontoon should proceed without modification to the original design.*

*The proposed development is unlikely to have any significant or detrimental impact on the flora, fauna, or aquatic ecology of this location. Guidelines addressed appear to have been satisfied and all works will be done with the utmost respect for the area and the intention of minimal disruption.*

## 7. References

- Corowa LEP 2012
- Corowa Shire – Development Control Plan 2013
- Floodplain Risk Management Plan – Corowa, Howlong & Mulwala – March 2009
- Federation Council - Mapping
- NSW Rural Fire Service