

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	Kylaire Holdings Pty Ltd atf The Lehmann Family Trust
ABN / ACN	158 518 784

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 NA Land Zoning NA

Planning controls affecting property	Height of Building NA
	Floor Space Ratio (n:1) NA
	Minimum Lot Size NA
	Heritage NA
	Land Reservation Acquisition NA
	Foreshore Building Line NA

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Mooring
Description of development	Installation of a Boat Dock (Pontoon) and Access Ramp (Jetty) similar in design and size to other adjoining property structures.
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?	\$66,350.00
Estimated development cost	\$60,318.00
Do you have one or more BASIX certificates?	
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?	Yes
Please identify NSW government agency	NSW Crown Lands - Approval has been received

Related planning information

Is the application for integrated development?	Yes
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Acts under which licences or approvals are required	Fisheries Management Act 1994
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
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
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
Affiliations and Pecuniary interests	
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
Political Donations	
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 State Environmental Policy (Sustainable Buildings) 2022 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	2. Plans - Pontoon Design detail - 184 River Street Corowa - A100-102 Rev 1
Cost estimate report	6. Estimated-Development-Cost-GENERAL-Applicant-Form-184 River St, Corowa
Other	7. Kylaire Company Director Information
Owner's consent	8. Owners-Consent-Application DA and SC_PAN-423410 5. Fisheries - LOC 184 River Street Corowa pontoon Jan 25 4. Maritime & Depart. Transport - 184 River St Corowa_Land owners consent_renewal 3. LOC - 184 River Street Corowa - Landowners Grant letter LOC 184 River Street Corowa pontoon - Fisheries TfNSW Maritime land owners consent - Becon_Proposed jetty_184 River St Corowa Owners-Consent-Application DA and SC_PAN-423410 LOC - 184 River Street Corowa - grant letter - Construction of a pontoon
Site Plans	2. Plans - Pontoon Design detail - 184 River Street Corowa - A100-102 Rev 1
Statement of environmental effects	Statement of Environmental Effects - Third Submission Rev 3
Title Documentation / Certificate of Title	1. Title (from Contract of Sale) - 184 River St Corowa - Original

Applicant declarations

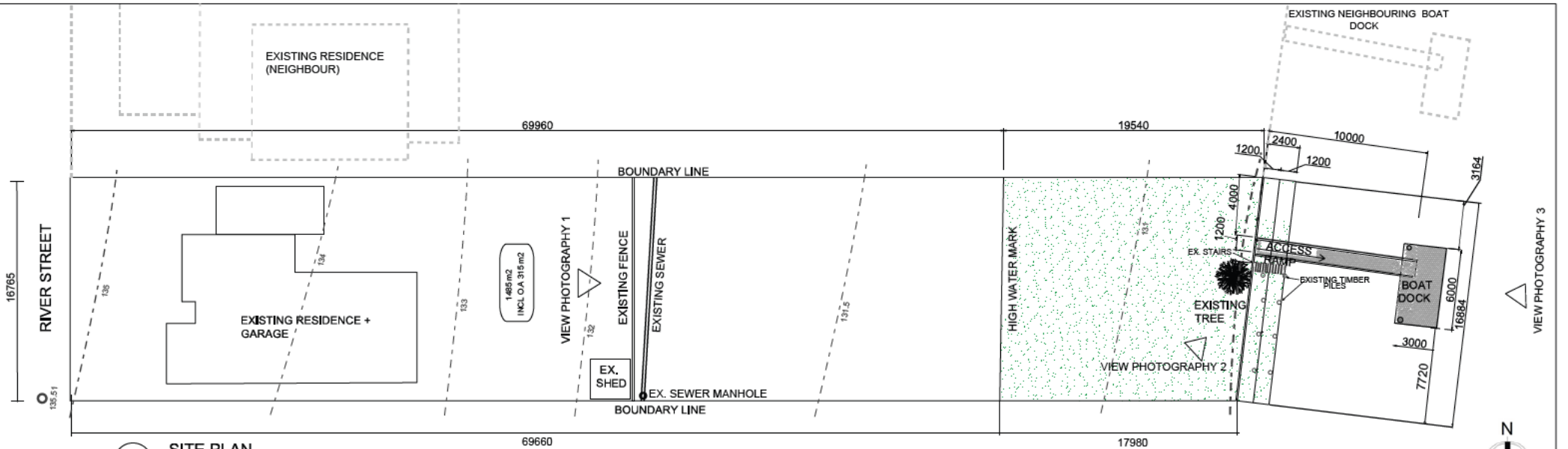
I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment 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

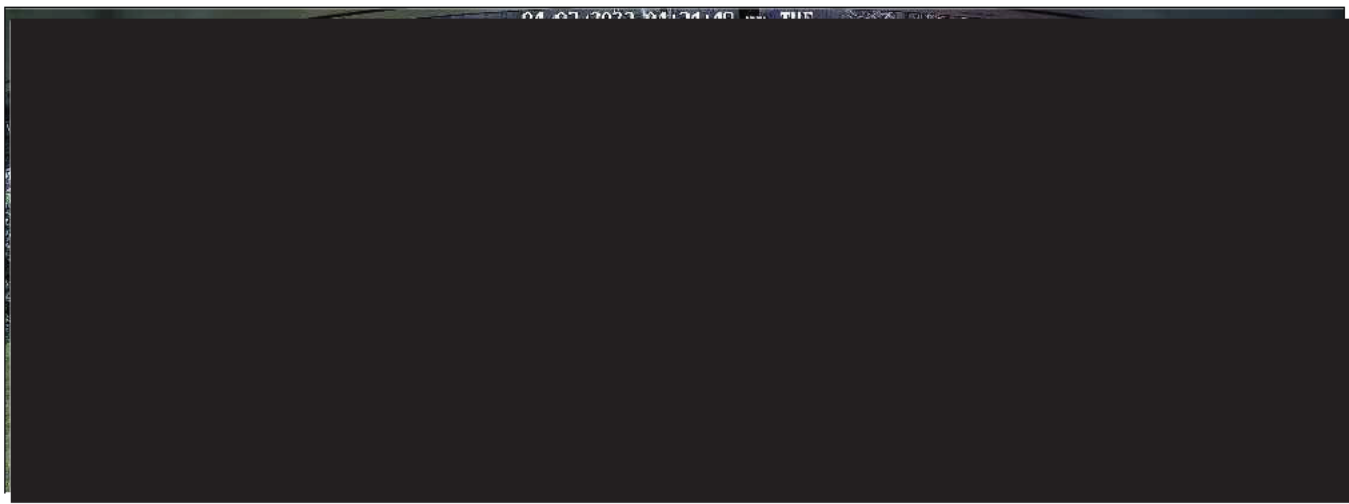
Yes

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

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1 SITE PLAN
1:150



2 PHOTOGRAPHY 1



No.	Description	Date

KYLAIRE HOLDINGS

184, RIVER STREET,
COROWA, NSW

Project number 0001

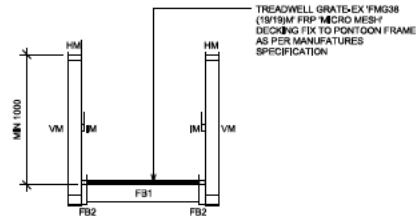
Date 12/12/2023

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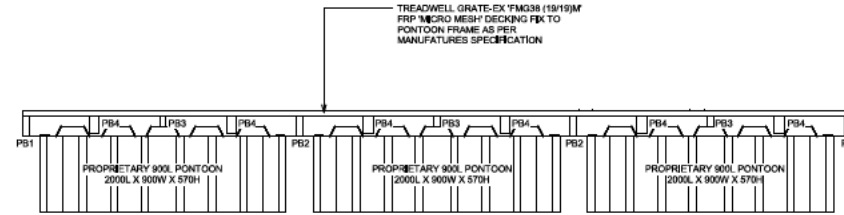
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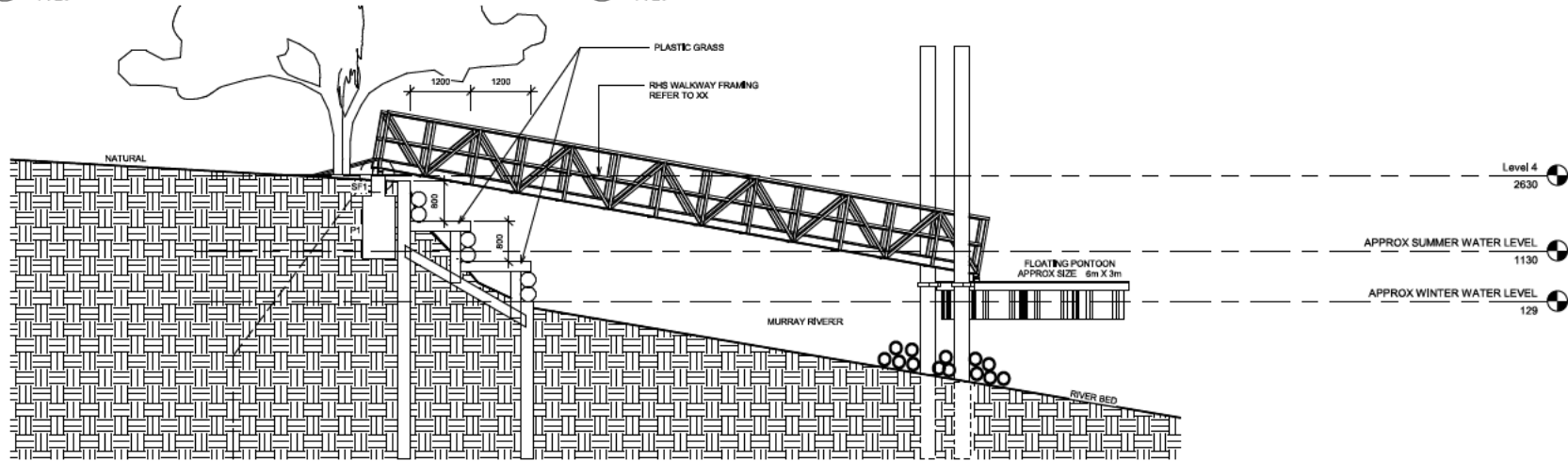
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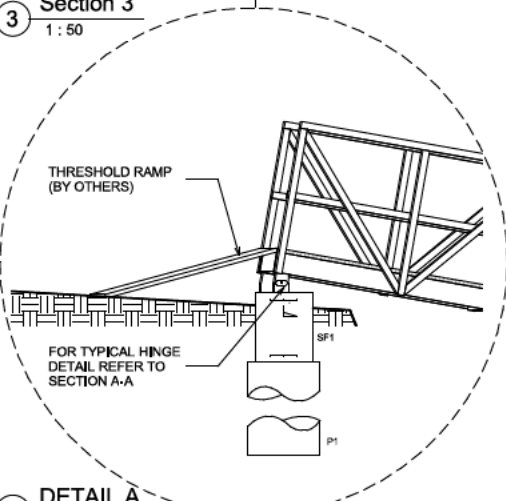
① Section 1
1:20



② Section 5
1:20



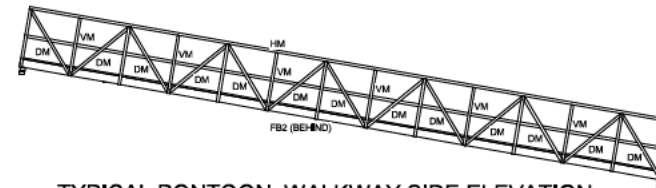
③ Section 3
1:50



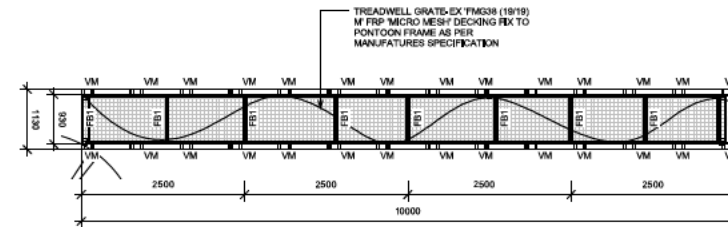
④ DETAIL A
1:20

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

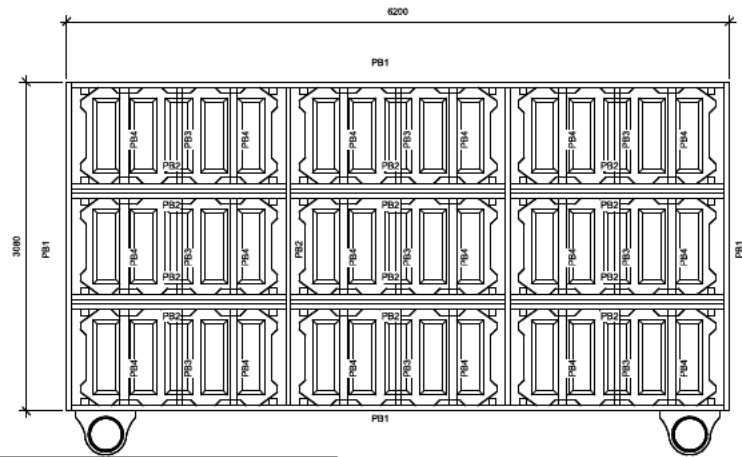
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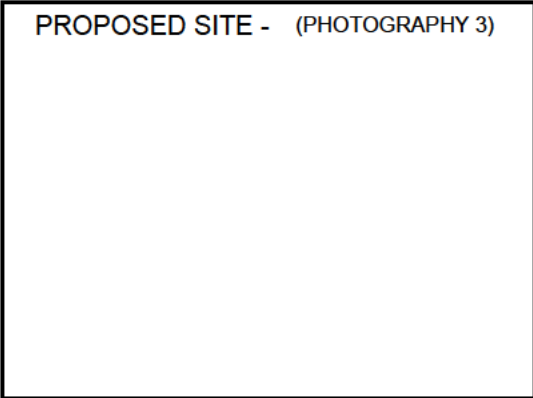
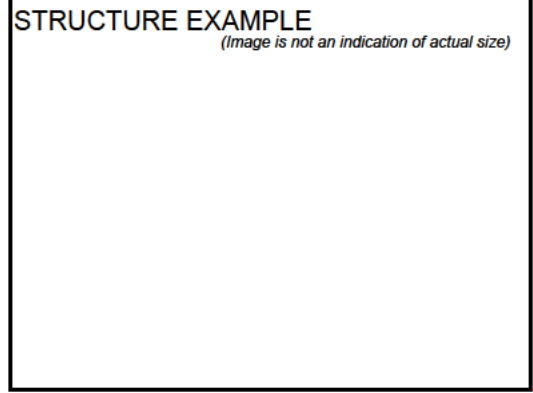
1 Floor Plan - Platform
1 : 25



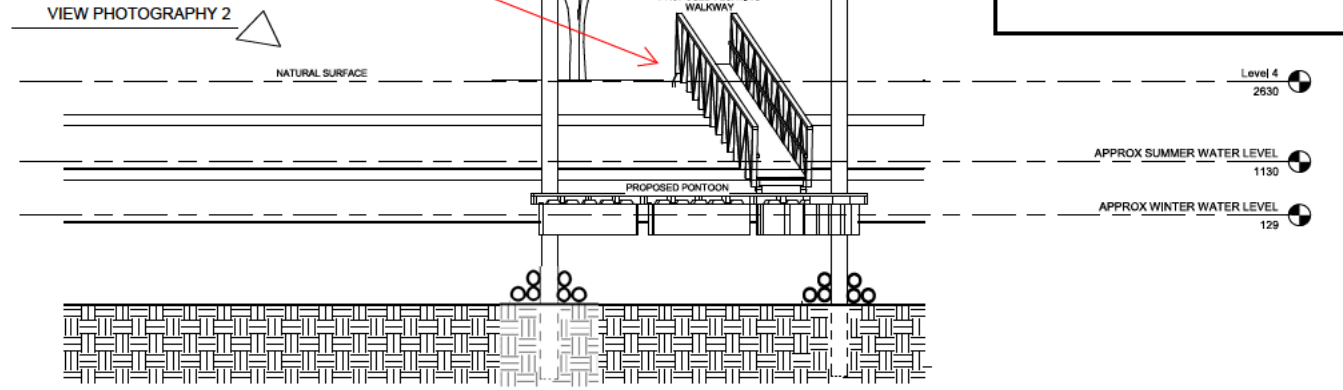
PONTOON WALKWAY SCHEDULE		
MARK	SIZE	REMARKS
VM	100 X 50 X 3 RHS ALUM, OR STEEL	VERTICAL MEMBER
DM	100 X 90 X 3 RHS ALUM, OR STEEL	DIAGONAL MEMBER
HM	100 X 50 X 3 RHS ALUM, OR STEEL	HANDRAIL MEMBER
IM	50 X 25 X 2 RHS ALUM, OR STEEL	INTERMEDIATE MEMBER
PB1	150 X 90 X 3 RHS ALUM, OR STEEL	FLOOR BEAMS
PB2	150 X 60 X 3 RHS ALUM, OR STEEL	FLOOR BEAMS

PONTOON JETTY SCHEDULE		
MARK	SIZE	REMARKS
PB1	150 X 90 X 3 RHS STEEL	PONTOON FLOOR BEAMS
PB2	150 X 60 X 3 RHS STEEL	PONTOON FLOOR BEAMS
PB3	75 X 90 X 3 RHS ALUM, OR STEEL	PONTOON FLOOR BEAMS
PB4	125 X 60 X 3 RHS ALUM, 150 X 90 X 3 RHS STEEL	PONTOON FLOOR BEAMS

VIEW TO NEIGHBOURING PONTOON
(PHOTOGRAPHY 2)



No.	Description	Date



KYLAIRE HOLDINGS

184, RIVER STREET,
COROWA, NSW

Project number 0001

Date 12/12/2022

Drawn by AB

Checked by AB

A102 - rev 2

Scale As indicated

2 Section 6
1 : 50

VIEW PHOTOGRAPHY 1

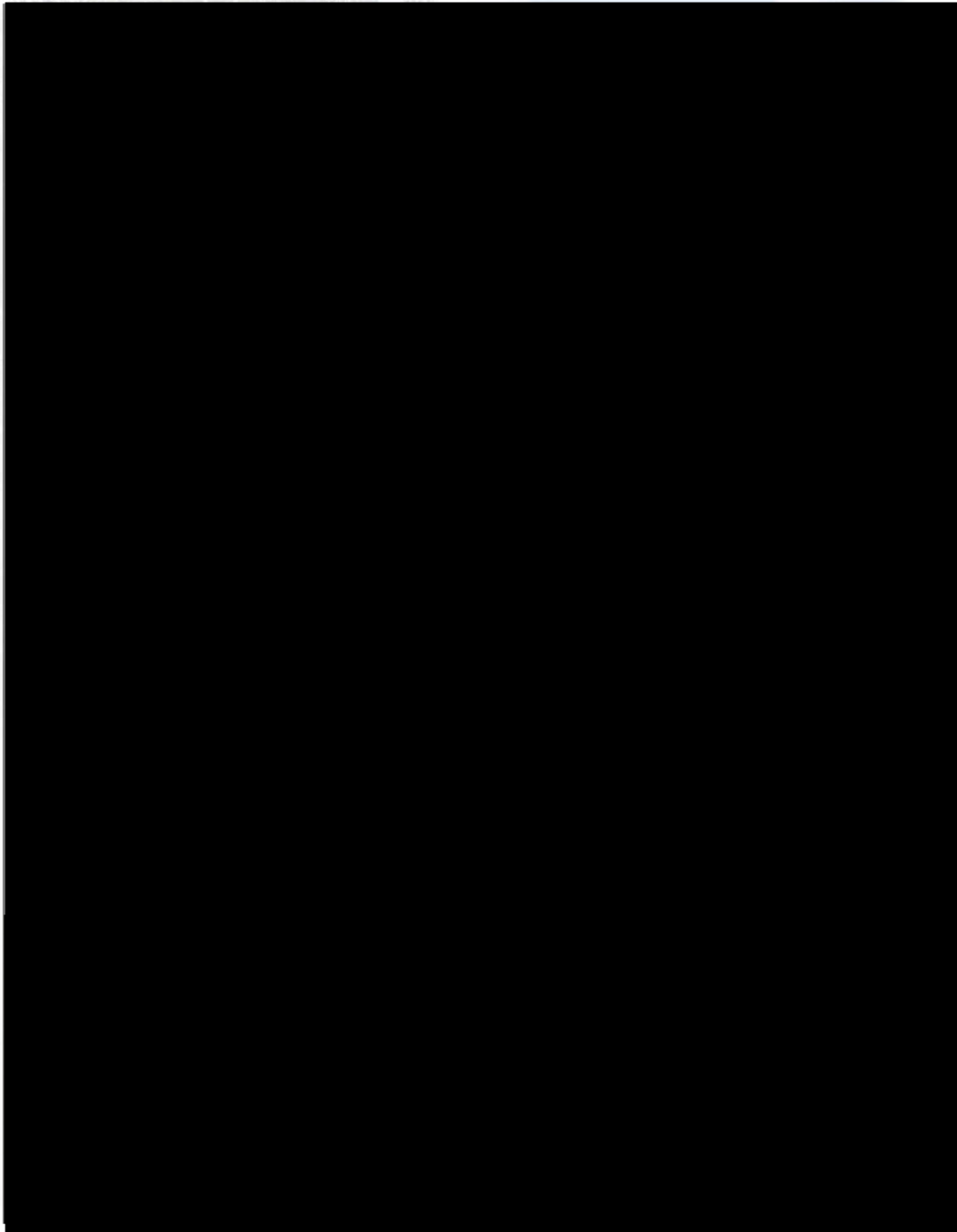
23/11/2022 12:19:00 PM

Statement of Environmental Effects

Proposal: Installation of a Boat Dock with Access Ramp

Address: 184 River Street, Corowa NSW 2646

Dec 2024



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 - c. Part W2 – Recreational Waterways
 - d. Flood Planning (Clause 5.21 – Corowa LEP 2012)
 - e. Additional local provisions of Corowa (Part 7 – LEP 2012)
 - i. Part 7.1 - Earthworks
 - ii. Part 7.2 - (Repealed)
 - iii. Part 7.3 - Stormwater Management
 - iv. Part 7.4 - Terrestrial Biodiversity
 - v. Part 7.5 – Wetlands
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5. State Environmental Planning policy (Biodiversity & Conservation) 2021

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10. Conclusion
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Appendix A – NSW Marine Park Protected Overview Map

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. (including the adjoining property) These existing, and the proposed structure, are of similar nature in that they have the following features.

- *Pedestrian access ramp fixed on high land through the use of hinges. This will allow the rising and falling of fluctuating river levels.*
- *Floating Pontoon/Dock within the river connected to the access ramp. – 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 constructed out of mostly non-combustible materials (submerged floatation chambers to be of a linear polyethylene or similar) .*
- *Surrounded the pylons will be rock beaching to protect the surrounding riverbed.*

These features are captured on the accompanying drawings.

2. Location Information

The proposed site is located at the rear of 184 River Street, Corowa (see map below) – Title reference DP 32/592030 - with the development 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 on the Riverbank which will remain untouched and unaffected during development. The property is predominantly flat in nature with a small fence located West 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.



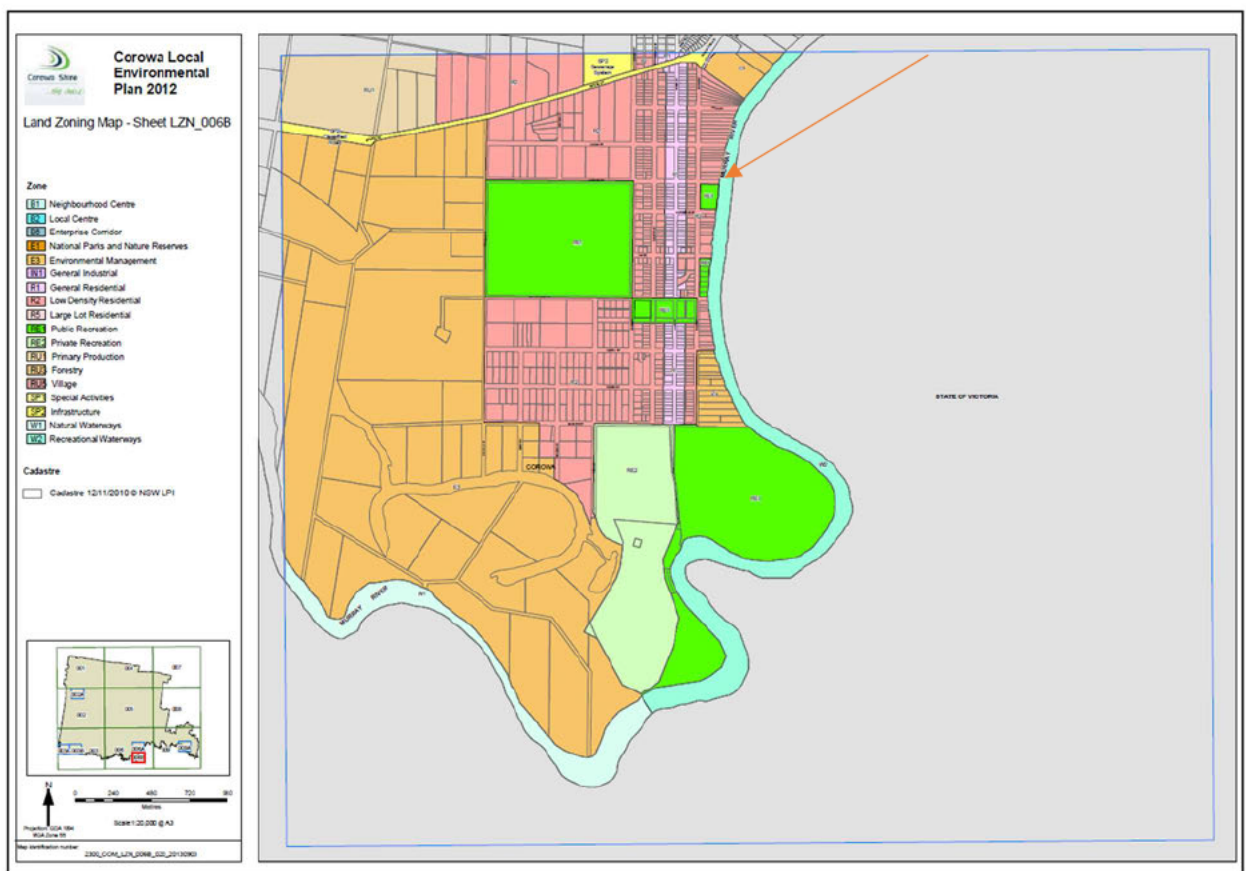
3. Purpose

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 river's 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 pylons 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. The proposed structural support works on the river bank are designed to mitigate natural erosion and degradation, thereby enhancing and preserving the stability of the river's edge.

Parts 7.8-7.11 are not applicable to this application.

*Colouring and style of the structure are not 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)



tour	Client	Project	Title
	COROWA SHIRE COUNCIL	COROWA FLOOD PLAIN MANAGEMENT STUDY	FLOOD EXTENT 1 IN 100 YEAR ARI CONDITIONS - COROWA
		Drawn: AJW Approved: DRAFT Date: 15/05/2009	Figure: 11b
		Job No: 43167513 File No: 43167513-007.wor	

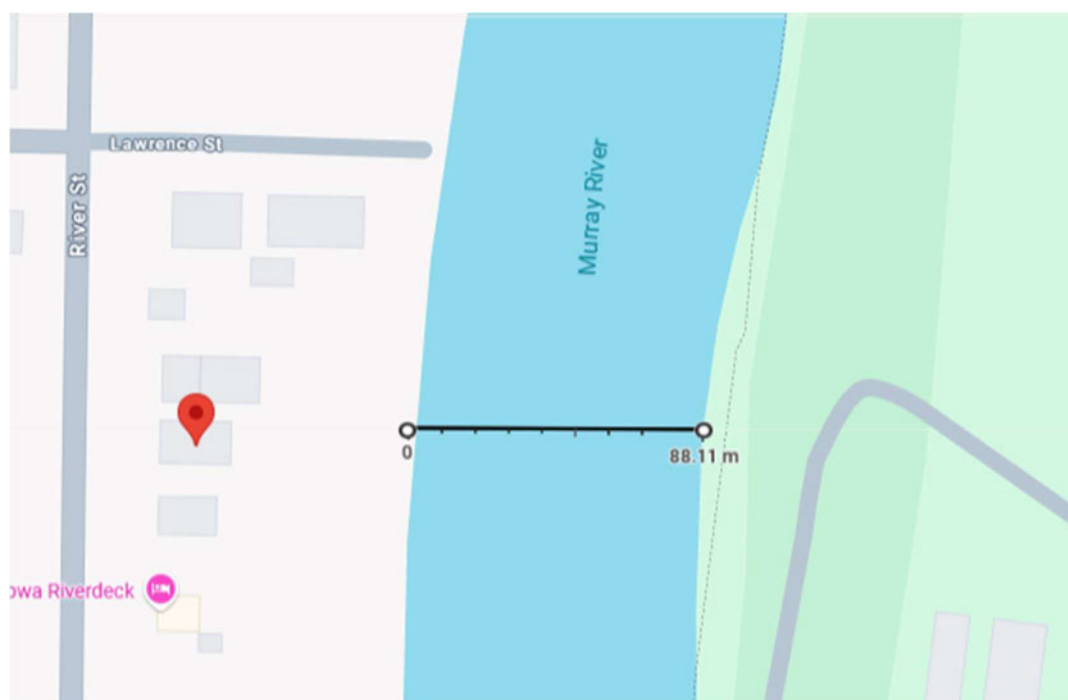
5. State Environmental Planning Policy (Biodiversity & Conservation) 2021

Access

Colouring and style of the structure are not obtrusive to the amenity, scenic landscape values or cultural heritage of the river. These structures are common with the riverine. The proposed works will have no adverse impact of the public's ability to access the river or foreshore area and will improve access to the area.

The proposed pontoons and support structures will extend into the Murray River. The river is approximately 85-90 metres wide at this point therefore, navigation of the river will not be adversely impacted.

The Structure will be installed in accordance, and to the satisfaction of Roads and Maritime NSW, Department of Primary Industries (Fisheries) & .



Bank disturbance

Bank disturbance will be confined to the construction period of the proposed works and will be minor in nature. It will be limited to the disturbance caused by the installation of the timber piers and foot traffic of workers on site. No further bank disturbances will occur upon completion of the structure (information also noted under Chapter 10 – Riparian Lands – Corowa DCP 2013).

Flooding & pollution

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.

Due to the design, scale and location, the development will not increase hazards or risks from flooding.

The proposed works will have no negative impact on any adjoining sites and there will be no impact on the ability of emergency services to gain access when required.

There will be no increased risk of pollution during flooding or low water levels caused by the proposed development and will not be used to store chemicals or any other potential contaminants.

The cumulative effect of the proposed development in relation to the behaviour of floodwater will be minimal. As mentioned previously, the design of the proposed development has minimal impact on the surrounding area and is designed to rise and fall with the changes to the river's levels and in turn, should not require any support from Emergency services in the event of a flood.

(Please also refer to notation under Chapter 11 – Flood Risk Management – Corowa DCP 2013)

Land degradation

The proposed development consists of the fixed point on the riverbank and protrudes approx. 10 metres into the waterway. The development will have minimal impact on the riverbank.

There will be minimal excavation at the site and will only occur during the construction of the development. This will be done by an experienced contractor in this field to mitigate any unnecessary works.

Landscape

The area of the proposed development has been previously landscaped with lawn and a naturally growing river gum tree.

No vegetation removal is proposed as part of this application and any minor damage to surrounding grassland will be reinstated on completion of the works.

River Related uses

The proposed development will have an essential relationship with the Murray River. The river is a popular location for tourists and locals alike, with visitors making use of the river and enjoying the natural beauty of the river red gums on the riverbanks and offering options for relaxation and recreational water sports.

Settlement

This is not a new or expanding 'settlement' so this does not apply.

Water quality

There will be no effect on water quality because of the proposed development.

The Contractor will take all possible measures to prevent any negative impact on water quality during construction. This will include:

- *Construction activity limited to periods of suitable weather.*
- *A suitable barrier will be erected to prevent any contaminants from entering the river.*
- *No 'snags' will be removed from the river.*

Construction Impact

The developer will implement control measures to minimise the impacts of construction activity including:

- Silt fencing

Silt fencing will be erected at the site if required.

A fence will be placed close to riverbank at the proposed location preventing any loose soil or debris from entering the river. Any such soil or debris will be removed from the site.

- Vegetation impact

The development will have minimal impact on vegetation with none to be removed as part of this application.

- Fauna impact

The development will have minimal impact on any fauna species as there will be minimal riverbed disturbance once the vertical holding columns have been installed. No snags or logs will be removed from the water.

- Aquatic habitat

There will be minimal impact on the aquatic habitat once the development is completed. The placement of the vertical holding columns will be the only riverbed disturbance as the Pontoon floats on the surface of the river.

- Rubbish and waste

The developers will remove all waste from the site each day. No waste will be permitted to be stored on site.

- Noise

Noise will be limited to the construction stage of the development with hours being confined to the EPA recommended times - Refer 'Interim Construction Noise Guideline' issued by NSW EPA.

Work type	Recommended standard hours of work*
Normal construction	Monday to Friday 7 am to 6 pm Saturday 8 am to 1 pm No work on Sundays or public holidays
Blasting	Monday to Friday 9 am to 5 pm Saturday 9 am to 1 pm No blasting on Sundays or public holidays

- Dust, vibration, and other emissions

It is expected that dust, vibration, or any other type of emission during the construction stage will be kept to a minimum with works being undertaken during EPA-recommended times.

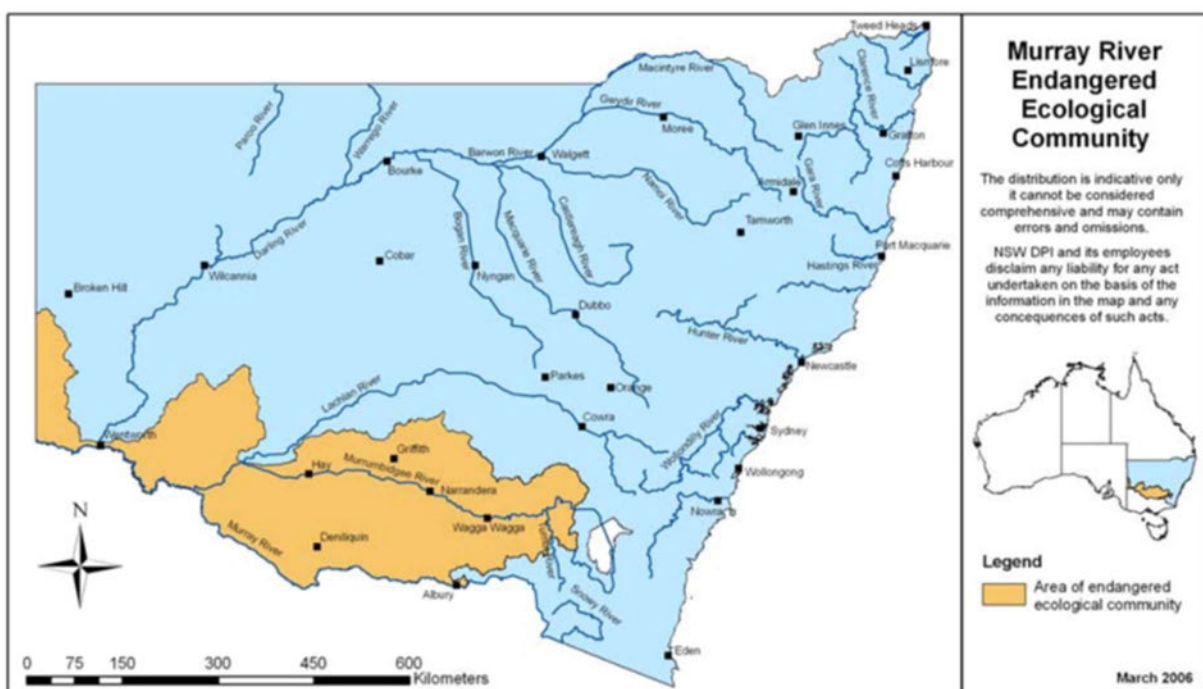
6. Endangered Ecological Community (EEC)

The EEC includes all native fish and aquatic invertebrates within all natural creeks, river, and associated lagoons, billabongs and lakes of the regulated portions of the Murray River. It is the intention that the Construction has minimal impact (if any) to the Local Ecological Community through careful planning and implementation to achieve this goal.

(Also noted under Part 7.4 Terrestrial Biodiversity) –

Minimally Invasive Construction: *This approach aims to reduce disturbance to the local ecosystem, including native plants and animals.*

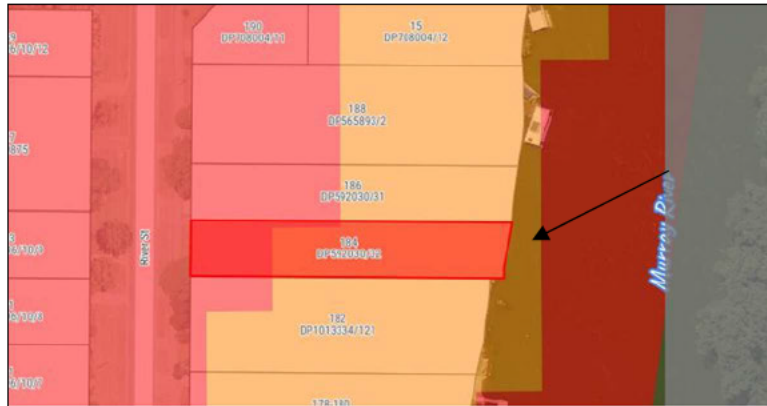
- **Protection of Ecological Processes:** *The construction and operation of the structure will be designed to preserve the natural processes that sustain the ecosystem.*
- **Conservation and Recovery of Native Species:** *The project will encourage the protection and restoration of local wildlife and plant life and provide shelter for invertebrates and other aquatic species to grow and flourish.*
- **Limited Vegetation Removal:** *The need to remove native vegetation will be minimized, if not entirely avoided and therefore the proposed works should have no significant impact on the habitat of terrestrial or aquatic fauna.*
- **River-Friendly Design:** *The platform will not obstruct the flow of the Murray River, allowing for the unobstructed movement of water, wildlife, and debris.*



7. Other requirements

a. 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 mostly non-combustible materials to potentially withstand a bushfire. (the floats are made from a polyethylene material but are mostly submerged into the river)



b. Bed & Bank Works

All works done to the Bed & Bank of the river will be done in accordance with the relevant Permit provisions & Council Planning Controls. As previously noted, excavation will be to a minimum, and all measures will be taken to restrict any damage or impact to the area. The piles will be to assist in shoring up and reducing erosion to the bank/bed without impeding the flow of local aquatic fish & invertebrates. As there is a ramp installation for pontoon access, it will also form a barrier from any watercraft coming in to contact with the bank/bed (&/or human traffic).

8. Fisheries Management Act 1994

The Fisheries Management Act 1994 (“the FM Act”) provides for the protection, conservation, and recovery of threatened species, populations and ecological communities of fish and marine vegetation and fish habitats, as well as promoting the development and sharing of fishery resources in NSW.

The Murray River is identified by NSW Department of Primary Industries mapping as a key fish habitat (see image below) and the proposal will involve disturbance of the bank and surrounds of the Murray River.



However, the subject site is not within a marine park (see Appendix A) or aquatic reserve (details below).

Aquatic Reserve	Established	Region / Area	Bioregion*
Cook Island	1998	North Coast / Tweed Heads	Tweed-Moreton
Barrenjoey Head	2002	Northern Sydney / Palm Beach	Hawkesbury Shelf
Narrabeen Head	2002	Northern Sydney / Narrabeen	Hawkesbury Shelf
Long Reef	1980	Northern Sydney / Collaroy	Hawkesbury Shelf
Cabbage Tree Bay	2002	Northern Sydney / Manly	Hawkesbury Shelf
North (Sydney) Harbour	1982	Northern Sydney / Manly	Hawkesbury Shelf
Bronte-Coogee	2002	Eastern Sydney	Hawkesbury Shelf
Cape Banks	2002	Eastern Sydney / La Perouse	Hawkesbury Shelf
Boat Harbour	2002	Southern Sydney / Kurnell	Hawkesbury Shelf
Towra Point	1987	Southern Sydney / Botany Bay	Hawkesbury Shelf
Shiprock	1982	Southern Sydney / Port Hacking	Hawkesbury Shelf
Bushrangers Bay	1982	Shellharbour / Bass Point	Batemans Shelf

Constructions works can have significant impact on aquatic habitats, and therefore, it is crucial to consider Part 7 of the Fisheries Management Act 1994 during the planning and execution phases of Construction.

Prior to Construction, (if required), an Environmental Impact Assessment will be undertaken to assess and identify any threat to fish habitat. This assessment would consider the relevant provisions of Part 7 of the Act (e.g. mangroves, spawning grounds etc.).

The EIA would identify and propose mitigation measures to minimize any negative impacts on fish habitats.

As part of the integrated approval process, a permit for dredging and reclamation will be applied for prior to the commencement of works.

Part 7A of the Fisheries Management Act 1994 (NSW) deals with Fishery Management Strategies. This part focuses on developing and implementing strategies for the sustainable management of specific fisheries in NSW. Any requirements or strategies that are stipulated by the permit will be undertaken in accordance with the permit.

While Part 7A of the Fisheries Management Act 1994 primarily focuses on managing fisheries, pontoon development can offer some benefits that indirectly align with the broader goals of sustainable fisheries management:

1. Habitat Enhancement:
 - In some cases, pontoon construction can inadvertently create artificial reefs or provide habitat for certain fish species.
 - The structures can offer shelter and breeding grounds, potentially contributing to localized fish population increases.
 - They restrict the ongoing degradation of the riverbank from pedestrian traffic and access to the river by removing and elevating the pathway from the bank of the river.

Works will be carried out in conjunction with the requirements of the Act.

9. Supporting Documentation

- Title Information
- Site Plans & Specifications
- Landowners consent of Crown Lands
- Transport for NSW (Maritime) Consent
- Dept of Fisheries Letter of Consent
- Estimated Development Cost
- Kylaire Company Director Information
- Owners Consent

10. 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.

11. 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
- NSW Legislation – Chapter 5 – River Murray Lands (Ref 5.9 – Specific Principles)
- NSW Government – Murray River EEC
- Fisheries Management Act 1994 (FM Act) namely the aquatic habitat protection and threatened species conservation provisions in Parts 7 & 7A of the Act.

