
Statement of environmental effects



Subject Site:	Perricoota Station 183 Perricoota Forest Road Moama
Responsible Auth:	Murray River Council
Description:	Proposed carport, pontoon and temporary camping grounds
Permit triggers:	Building and works in a heritage area Pontoon in a riverfront area Temporary camping grounds Development in a river front area Development in a bush fire prone area Development in a flood prone area

Introduction

Development approval is sought to modify existing consent DA 016/13 Perricoota Station Eco-Tourist Facility comprising of change of use of Homestead to short term accommodation and conversion of packing shed to a function venue to include a proposed carport adjacent to the homestead, additional pontoon adjacent to the package shed function centre and the temporary camping grounds to allow the erection of temporary glamping tents and camping grounds.

The property is Zoned R1 Primary Production.

This report provides an assessment of the proposed development against the relevant provisions contained within the Murray Local Environmental Land 2011 and the Murray Development Control Plan 2012.



Subject site

The site in Perricoota Road is 134.5ha and the zoning of the land RU1 (Primary Production) and is commonly known as Perricoota Station. The property is located at RAN 183 Perricoota Forest Road Moama, Lot 32 DP 1147996.

Perricoota Station is listed as of local significance for Heritage item 160.

The property has an existing Eco – Tourist Facility ancillary to the rural use which includes short term holiday accommodation and function venue in the former packing sheds. There have been recent approvals sought for the refurbishment of the former picking quarters for the use of short-term accommodation and the erection of a machinery shed.

The primary rural use of the property is in full use for the purpose of grazing cattle and cropping.

Including the homestead, there are a total of 5 existing dwellings on the property in addition to the picker's quarters, former Cobb & Co stables and associated outbuildings scattered around the homestead and packing shed function centre.

The function centre, described as the "Packing Shed" function centre has been leased out to a tenant who is currently running the facility for the purpose of a wedding venue, restaurant and function centre. The current owners have previously concentrated on the farm operation and the farm stay accommodation, however, will take over the Packing Shed Function centre this coming winter.

Proposal

The owner wishes to erect a carport adjacent to the homestead to provide a car park for the owner vehicles used on the property. The carport is positioned off to the opposite side of the homestead from the gate when you enter the homestead grounds from the north, out of the way of visitors and guests line of vision.

The owner also seeks approval to provide an additional pontoon to permit visitors arriving by paddle steamer, to disembark at the property without disturbing guests or functions being held at the packing shed function centre. The operators of the commercially operated paddle steamer, "Emmy-Lou" have an arrangement with the owners of Perricoota Station to bring charters to a homestead and grounds of the property. These charters frequent the property 3 times a week and are commercially operated.

The permit also seeks to provide a camping ground area to temporarily set up glamping tents, on occasions to provide accommodation for function or wedding guests who wish to stay overnight on the property. The glamping tents are not permanent, and the wedding hosts need to engage an external event organiser to erect the glamping tents if they wish to provide accommodation for their guests.

The glamping tents also including temporary portable toilets and showers that are set up for the duration of the glamping tents being erected, to provide adequate sanitary facilities for the temporary use of the camping grounds.

Existing Use

The current rural use with an Eco Tourist Facility use ancillary to the primary rural use will remain unchanged.

Murray Local Environmental Plan 2011

Zone RU1 – Primary Production

1 Objectives of zone

- **To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.**
- **To encourage diversity in primary industry enterprises and systems appropriate for the area.**
- **To minimise the fragmentation and alienation of resource lands.**
- **To minimise conflict between land uses within this zone and land uses within adjoining zones.**

The farm stay accommodation and the continued farming of the land meets the objectives of the zone.

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Murray,**
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,**
- (c) to conserve archaeological sites,**
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.**

Response

Perricoota Station is listed as Item no 160 in the Murray LEP of local significance.

The proposed carport is offset from the verandah of the homestead approximately 7.5m and positioned to allow the owners to be able to park their vehicles out of view of the homestead. Currently the owners' vehicles are parked on the gravel area directly in front of the northeast wing of the homestead. Thus interrupting the view of the homestead on the north side of the homestead. By positioning the carport to the side, visitors can have an unobstructed view of the homestead as they enter the homestead grounds from the North.

The carport is intentionally positioned behind large tree / vegetation to be completely obscured by the river.

The roof form of the carport shall be a 30-degree hipped, corrugated iron roof supported on circular post in the intent to be sympathetic to the homestead and surrounding outbuildings.

It is the properties owner's objective to conserve and capture the original use and environmental heritage of the property, to promote the eco tourist facility and agricultural use and attract tourists to visit the historical property. This will be achieved by maintaining and enhancing the existing views to and from the homestead and river.

The works will include the carport, camping grounds, pontoon for guests and all complement the Ecotourist facility use at the property.

The glamping site is a large, grassed yard of approximately 150m x 39m with a white post and rail perimeter fence. The area is adjacent to the former Cobb & Co stables and reflect a horse yard or field, complementing the original use of Cobb & Co stables.

The glamping tents are only erected on occasion and are owned by an external party hired by the event organisers.

The pontoon is a floating structure that is secured at the bank by two-star pickets. There are cables on both the upstream and downstream side of the pontoon, securing the pontoon in the current and wind. There are no structural works proposed for the pontoon as it is a prefabricated structure.

As the works are minor and do not involve excavation, we do not believe that we will impact on Archeological or Aboriginal places of heritage.

(2) Requirement for consent

Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

- (i) a heritage item,**
- (ii) an Aboriginal object,**
- (iii) a building, work, relic or tree within a heritage conservation area,**

Response

The detail of the works has been previously described above under the response to the objectives. Further detail is included on the drawings which accompanies this application. The works will not alter the appearance of a building, relic or tree. – Refer to AHIMS & Boset report.

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

Response

The detail of the works has been previously described above under the response to the objectives. Further detail is included on the drawings which accompanies this application. There are no internal, structural changes to the existing buildings

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or**
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,**

(f) subdividing land:

- (i) on which a heritage item is located or that is within a heritage conservation area, or**
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.**

Response

There will be no excavation to the site other than minor excavation for the footings of the carport. as the carport is minor in size and is in close vicinity of the existing homestead, disturbing of un-disturbed ground will not occur.

Please refer to AHIMS & BOSET requirements.

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Response

A "Statement of Heritage Impact" assessment has been completed and submitted as part of this application. A heritage Conservation Plan has not been prepared as the Perricoota Station is only of local significance only and therefore a Heritage Conservation Plan is not required.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

Response

Refer to response on Item 5

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Response

The site is not a known archaeological site.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means

of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

Response

Due to the works being limited to a carport adjacent to the existing homestead, it is the applicants view that there will be no disturbance to the any ground that is an Aboriginal place of significance.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Response

Not Applicable – The site is of local significance only.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

Response

Not Applicable

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

Response

Not Applicable

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

Response

Not Applicable

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

Response

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EDG.Space Pty Ltd

Not Applicable

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Response

Refer to Heritage Assessment - Impact on Heritage Property (separate document)

5.11 Bush Fire protection

The property is within a bushfire prone area. Reference is made to the NSW Rural Fire Service (RFS) publication, Planning for Bushfire protection 2006 (PBP).

The bushfire requirements for the existing accommodation buildings have been addressed and approved in previous applications. However, the six objectives outlined in the PBP have been considered for the temporary camping grounds where the glamping tents shall be erected.

The six objectives outlined in the PBP have been adopted including.

1. afford occupants of any building adequate protection from exposure to a bush fire

The existing building is well clear of all vegetation as detailed on the site plan. The immediate area within the asset protection zone is either managed farmland, internal access roads or lawn allowing excellent protection from a bushfire.

2. provide for a defensible space to be located around buildings

There is a 50m Asset Protection Zone (APZ) proposed around the perimeter of the property. The vegetation within the APZ shall be kept well maintained as described in AS 3959-2009. Both the inner and outer asset protection zone is within the property boundaries and will be managed by the applicant.

3. provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent direct flame contact and material ignition

The camping grounds will have appropriate separations between the hazardous vegetation and the building through management of the vegetation and understory

4. ensure that safe operational access and egress for emergency service personnel and residents is available

Safe access from Perricoota Forest Road to the building for emergency vehicles is provided by a bitumen road. There is vehicle access to the camping site

5. provide for ongoing management and maintenance of bush fire protection measures, including fuel loads in the asset protection zone (APZ)

The applicant and occupier of the property will be responsible to ensure the APZ is well maintained throughout the fire danger period. There is a full-time grounds manager employed on the property to ensure all vegetation in the APZ is well maintained. The rural use continues, which also keeps this paddock well maintained.

6. ensure that utility services are adequate to meet the needs of fire fighters (and others assisting in bush firefighting).

The existing facilities for firefighting purposes installed for the purpose of the function centre will be utilised of the accommodation.

There is also an existing Emergency Action Plan in place for the property. A copy has been enclosed in this application.

5.13 Eco-tourist facilities

(1) The objectives of this clause are as follows:

- (a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,**

The existing Eco-Tourist Facility will continue operation in conjunction with the existing rural use, as permitted in the DA 016/13 without any change.

The temporary camping grounds is to provide temporary accommodation to guests who are attending functions, permitted under the Eco tourist facility use.

Collectively, the glamping tents will not exceed total floor area of 300m² in a rural zone. The glamping tents are used spasmodically, less than 7 days at any time and no more than 30 days in a calendar year, are considered exempt and complying development under clause 2.118 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The pontoon is to allow guests travelling by the commercially operated 'Emmy-Lou' paddle steamer to visit the historic homestead and disembark without disrupting any functions that may be held at the packing shed function centre. Guests visiting by the paddle steamer have chartered the boat for either day trips or overnight charters to visit the homestead and learn of the history of the historical property and surrounding region.

The proposed works as described, shall complement the existing Eco-tourist facility use. It is the applicant's position that this clause has been met.

5.21 Flood planning

(1) The objectives of this clause are as follows:

- (a) to minimise the flood risk to life and property associated with the use of land,**
(b) to allow development on land that is compatible with the land's flood hazard, considering projected changes as a result of climate change,
(c) to avoid significant adverse impacts on flood behaviour and the environment.

Response

The development of the carport, camping grounds and pontoon are all compatible with flood hazard of the area. The carport being an open class 10a structure will allow flood waters to flow through with no effect to flood patterns and no damage to property.

Camping grounds are permitted in flood prone area.

The proposed carport and camping grounds will not adversely affect floor behaviour, will not adversely affect the safe occupation and efficient evacuations of people staying at the property and will not adversely affect the environment or cause erosion, siltation, destruction of riparian vegetation or affect the stability of the riverbank.

There is an existing Emergency Action Plan that has been implemented on the property and a copy is enclosed in this application.

The objectives of this clause have been met.

7.4 Development on river front areas

(1) The objectives of this clause are as follows:

- (a) to support natural riverine processes, including the migration of the Murray and Wakool Rivers' channels,*
- (b) to protect and improve the bed and bank stability of those rivers,*
- (c) to maintain and improve the water quality of those rivers,*
- (d) to protect the amenity, scenic landscape values and cultural heritage of those rivers and to protect public access to their riverine corridors,*
- (e) to conserve and protect the riverine corridors of those rivers, including wildlife habitat.*

Response:

The carport has intentionally been designed to be detached from the homestead as not to detract or be detrimental to the significance of the historical building. Although the carport is detached, it is ancillary to the homestead and should be considered as part of the building when assessing the required setback from the Murray River.

The siting of the carport shall be positioned behind a large vegetation that make up the manicured grounds of the property, completely screening the carport from the river. The carport is set back behind the building line of the homestead a further 8m behind the building of the homestead from the river. The carport is approximately 55.23m from the high bank of the river, mitigating no impact on the bed and bank stability, water quality and scenic landscapes and cultural heritage of the river.

The existing landscape, cultural heritage of the Murray River, wildlife habitat will not be affected.

The pontoon will be secured by two-star pickets into the bank. There is a cable at each end securing the pontoon to large gum trees, preventing the pontoon from moving due to current and wind. There will be no excavation of the bank and no works within the water line. The pontoon will have no impact to the objectives of this clause.

There will be no native vegetation affected by the works.

Clause 7.4 (2) (a) permits boat launching ramps, boat sheds and charter and tourism boating facilities or marinas. The pontoon to allow paying guests on a commercial vessel to disembark and visit the eco tourist facility, fit this description.

Clause 7.4 (2) (b) permits alteration of an existing building that is wholly or partly in the river front area, but only if the extension or alteration is to be located no closer to the riverbank than the existing building.

The existing homestead is setback approximately 47m metres from the river. The proposed carport shall be positioned approximately 55 metres, an additional 8 metres further away from the river than the homestead.

Clause 7.4 (3) Development consent must not be granted under subclause (2) unless the consent authority is satisfied of the following:

(a) that the appearance of the development, from both the river concerned and the river front area, will be compatible with the surrounding area,

Due to the location of the homestead, existing vegetation and the siting of the carport, the works will be screened from the river. The proposed works will be in keeping with the style, materials and era construction of the homestead.

The pontoon is constructed of steel and painted a mute colour that blends with the natural surround. The pontoon is consistent with other pontoons along the Murray River.

(b) that the development is not likely to cause environmental harm, including (but not limited to) the following:

(i) pollution or siltation of the river concerned,

All storm water shall be connected to the existing storm water system of the homestead discharging into existing water tanks. The tank overflow shall be directed out to the paddock away from the river. There is a thick lawn between the dwelling and the river, the lawn will act as a natural filter, filtering any surface run off that may occur.

The carport is considered far away from the river to mitigate the concern of run off from the proposed works entering the river.

(ii) any adverse effect on surrounding uses, riverine habitat, wetland areas or flora or fauna habitats,

Not applicable due to distance from river and the continued agricultural use of the property.

(iii) any adverse effect on drainage patterns,

All storm water is directed away from the river to the legal point of discharge as described in the response previously. There is a thick lawn between the dwelling and the river, filtering any surface run off that may occur.

(c) that the development is likely to cause only minimal visual disturbance to the existing landscape,

Existing landscape, buildings and well-established native trees which will remain untouched creating a screening of the proposed works, particularly in the riverfront area.

No native vegetation will be affected by the works

(d) that continuous public access, and opportunities to provide continuous public access, along the river front and to the river concerned are not likely to be compromised,

Not Applicable. Public access is not permitted to the river through Perricoota Station unless they are a guest to the property or visiting the eco tourist facility.

(e) that any historic, scientific, cultural, social archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land is to be maintained.

Please refer to Statement of Heritage Impact.

MURRAY DEVELOPMENT CONTROL PLAN 2012

10. WATERCOURSES & RIPARIAN LAND

10.1 Visual amenity

Objectives

To protect the visual amenity created by the natural river environment.

To avoid works and structures that have a detrimental visual impact.

Controls

All structures and buildings are to be designed to minimise the visual impact on the natural environment.

Response

The existing trees along the riverbank and in the riverbed shall remain. These large gum trees will screen the replacement deck and protect the visual amenity of the river environment.

Buildings and structures are to utilise building materials and colours that blend with the natural environment. Bright or reflective colours (unless necessary for safety reasons) and materials will not be supported by Council.

Response

Previously addressed in this report

Landscaping of native riparian vegetation is to be used to soften visual amenity impacts but not used as a substitute for appropriate siting of buildings and structures in the river environment

Response

Previously addressed in this report

10.3 Pontoons & walkways

Objectives

To restrict floating pontoons, walkways and jetties on rivers in Murray Shire.

To preserve the riverine environment from unsightly, artificial structures that have a detrimental effect on the ecological river system.

To ensure river structures do not impact on river traffic safety.

Controls

Pontoons, walkways and jetties for private recreational use are not permitted.

Response

The pontoon and walkway are to permit tourists visiting the property by paddle steamer, to disembark at the property without disturbing guests or functions being held at the packing shed function centre. The operators of the commercially operated paddle steamer, "Emmy-Lou" have an arrangement with the owners of Perricoota Station to bring charters to a homestead and grounds of the property.

Pontoons and walkways will be assessed on their merits where they are fundamental and ancillary to large scale tourist developments.

Response

Please refer to response to previous clause. The pontoon and walkway are necessary for the eco tourist facility and the paddle steamer charters to provide a commercially operated tourism activity.

Pontoons and walkways may still be permissible within private waterways/marinas and to provide safe access to approved mooring sites.

Response

No moorings proposed for this development

Pontoons and walkways for the placing of a water pumps will only be considered in exceptional circumstances where the pump is substantial and will service many properties.

Response

Not Applicable

Walkways and landings are to be hinged to the high bank of the waterway and floating so they can rise and fall with the water levels.

Response

Previously addressed in this report

All works involving soil or vegetation disturbance shall be undertaken with adequate measures to prevent soil erosion and the entry of sediments into the adjacent waterway.

Response

Minimal works will be required at the river bank. No soil erosion or sediments entering the water way will occur.

Pontoons and walkways are to be fitted with reflective markers for the purposes of river navigation.

Response

The pontoon shall be fitted with reflectors.

10.7 Liability & public safety

Objectives

To protect the public from harm or injury from using approved river structures.

Controls

All pontoons or walkways are to be provided with an engineer's certificate validating the structural integrity.

Response

An engineer shall design and certify the structure which shall be submitted as part of the Construction Certificate

All private structures are to have restricted access and appropriate signage to prohibit unauthorised use.

Response

Relevant signs shall be fitted to the structure prohibiting unauthorized use

Owners of public facilities are to supply Council with a copy of their public liability insurance.

Response

The owner has already Public Liability Insurance in place over the entire property.

10.8 Landscaping**Objectives**

To restore the riverine vegetation within the Murray Shire.

To screen buildings and structures from the river.

Controls

All development applications are to include a landscaping plan.

Response

Not applicable. It is the owner's intention to maintain the existing landscaping on the property and to lawn around the picker's quarters for the guests' benefits.

There will be no removal of native vegetation or mature trees

Where land is degraded, landscaping shall include measures to rehabilitate these areas.

Response

The existing trees are a healthy example of river gums native to the area. No rehabilitation is required

Landscaping must be designed to screen or at least soften the appearance of buildings and structures.

Response

Existing landscaping and vegetations shall be utilised to screen the carport from the river as described previously in this report

Conclusion

The proposed development meets the objectives set out in the Murray LEP 2011 and Murray DCP 2012 and has been operating as permitted in approval DA 016/13. The works have been designed to be sympathetic with heritage precinct and is well screened from the river through existing landscaping and vegetation.

It is our opinion that by continuing the eco tourist facility use ancillary to the original rural use, extends the lifespan of the historical Perricoota Station precinct, allowing visitors to frequent the property by either the “Back Road Trails” or historical “Emmy-Lou” paddle steamer. The owners of the property are very proud of the history of Perricoota Station and use the eco tourist facility to educate the public of the history of the property and surrounding region.

In consideration of the proposed developments merits and the absence of significant or adverse environmental impacts, we request council to support this application.



Carport location in foreground. Thick vegetation behind screening carport from river



West end of homestead abutting vegetation that will screen carport from river



View of homestead view from north side of carport site



Owners vehicles currently park in front of homestead



Cobb & Co stables view from camping grounds



Cobb & Co stables to the right. view from camping grounds



View of camping ground from West end adjacent to Cobb& Co stables



Pontoon



Pontoon



Walkway and connection to bank

