



05 August 2022

Project Number 20220020

Chris O'Brien
Planning Department
Murray River Council
PO Box 906
Moama NSW 2731

Dear Chris,

PAN-221209 Construction of carport, use of the site as a camping ground, and use of existing pontoon/walkway structure previously erected without required development consent for the purposes of a mooring

Following the request for information received by our office dated 24th June 2022. Please find our below response to the RFI items:

Camping ground

The applicant acknowledges proposed camping ground requires consent under the Murray Local Environmental Plan (LEP) 2011.

It is the applicants position is the proposed campground is considered a Nominate Primitive Camping Ground as described in Part 3, Division 3, Subdivision 9 Section 131 Primitive camping grounds.

primitive camping ground means a camping ground specified in its approval as a primitive camping ground.

In accordance with Clause 131 (3) (b) if no campsites are not designated, the maximum number of tents permitted are no more than 2 tents per hectare permitted. The proposal will include a total of 4 hectares of primitive camping grounds. 2 tents per hectare is permitted totalling 12 people per hectare (12 x 4 = 48 people).

In accordance with subsection (3)(b), 2 or more tents occupied by no more than 12 persons camping together must be counted as 1 tent.

The applicant provides the below information on how the campground will be used and managed. Please also refer to DA02A site plan the extent and boundaries of the proposed campground sites.

Facilities

The removeable temporary toilets are simple “port-a-loos” that are hired for each event, then taken away cleaned and effluent disposed of offsite by the hire companies in accordance with their waste management plan. The handling and management of the portable toilets will be in accordance with hire companies’ policy:

- Hire and Retail Industry Association Ltd (Portable toilets division) Code of Practice.
- Portable toilets on worksites
- Environmental Management Plan

The removable temporary toilets (port-a-loos) are a sealed system and do not require plumbing to water or sewer to operate. Tanks are built into the Porta loos and are cleaned out after the hire company collects. The hire company will change over full toilets and provide clean empty portable toilets as required.

Proposed portable showers will be elevated and discharge greywater into a greywater holding tanks. Greywater will be collected by hire company truck every 24 hours and be disposed offsite in accordance with the hiring companies waste management plan. Water supply will be provided by connection points from existing water supply on the property.

It is proposed a total of 6 portable toilets and portable 6 showers will be provided as marked on sheet DA02A. There are also existing additional toilets for guests of the camping grounds at the function centre including an accessible toilet. The number of sanitary items exceed 25 sites calculated in accordance with Local Government (Manufactured Home, States Caravan Parks, Camping & Movable Dwellings) regulation 21 Clause 10.7.

[Toilets & Showers | Product Types | Northern Hire Group, Echuca](#)

[Equipment - Central Hire Echuca](#)

Glamping tents

The temporary glamping tents are 4x4m octagonal shape. Each glamping tent is set up for 2 people. In accordance with clause 131 (6) there is no restriction of number of tents as long as the number of people staying in the camping grounds do not exceed 12 per hectare.

Below is the link to company that supply the tents. They are erected and removed. They are canvas and do not have ensuite or rooms. Refer to sheet DA05A for floor plan of proposed tent.

[Bell Tents - Twilight Glamping](#)

Fire Fighting Equipment

In accordance with Subdivision 9 primitive camping grounds the provision of firefighting equipment is not applicable to the proposal under (4) Subdivisions 1–8 do not apply to a primitive camping ground.

Completed Development Application Checklist

A completed Development application checklist (Watercourse Structures) is attached with this response.

Colours and Materials

Proposed colours and materials are detailed on the carport elevation drawings. Refer to sheet DA04A.

Waste Management Plan

Waste management plan is enclosed.

Biodiversity

No vegetation will be removed. If vegetation was to be removed, we would include the removal in the application. A BOSET map has been provided previously in the original application.

Aboriginal Cultural Heritage

Inspection report from Moama Local Aboriginal Land Council is enclosed.

Pontoon Structure

Structural engineer has been engaged and will send certification separately to this response.

Watercourses Section 5.9 “Specific principles” of Chapter 5 ‘River Murray lands’ of the State Environmental Planning Policy (Biodiversity and Conservation) 2021

The applicant requests to vary development standard Section 5.9 of Chapter 5 ‘River Murray lands’ of the State Environmental Planning Policy (Biodiversity and Conservation) 2021. The applicant addresses each item raised below and is accompanied by the application form in accordance with Clause 4.6.

Access

The waterway and much of the foreshore of the River Murray is a public resource. Alienation or obstruction of this resource by or for private purposes should not be supported

Response

Although the mooring is on private use, it is used for commercial use to allow the public travelling via the to visit the eco tourist facility. The property is open to the public at all times to allow the public to visit the historical property.

Development along the main channel of the River Murray should be for public purposes. Moorings in the main channel should be for the purposes of short stay occupation only.

Response

Moorings at the proposed ponton will be for short stay use. There will be no vessels permanently mooring at the pontoon. 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. The mooring and pontoon is for public use while visiting the commercial eco tourist facility. The visits are short stay, no vessel will be permanently moored.

Human and stock access to the River Murray should be managed to minimise the adverse impacts of uncontrolled access on the stability of the bank and vegetation growth.

Response

The proposed mooring pontoon is a floating structure that is secured at the bank by two-star pickets, the structure does not disturb the stability of the riverbank. There are no structural works proposed for the pontoon as it is a prefabricated structure.

Charter boats using the pontoon are staffed and it would be expected that staff will manage boarding and disembarkation of guests in a controlled manner.

No native trees or vegetation to be removed. Stock access is not applicable to this application.

Section 7.6 Additional provisions—development on river bed and banks of the Murray and Wakool Rivers of the Murray LEP 2011:

The applicant seeks to vary development standard Section 7.6 Additional provisions—development on river bed and banks of the Murray and Wakool Rivers of the Murray LEP 2011. The applicant addresses each item raised below and is accompanied by the application forms to vary (a) & (c) in accordance with Clause 4.6.

(a) that the proposed structure will not be located on an outside bend of the Murray or Wakool River,

Response

Refer to separate variation development form enclosed

(c) that the development does not involve, and will not result in, the erection of more than one mooring per lot or per lots owned by the same owner or owners”.

Response

Refer to separate variation development form

Yours faithfully,

A handwritten signature in black ink, appearing to read 'A. McDonald', with a stylized flourish at the end.

ALASTAIR MCDONALD

DIRECTOR

RBP DP – AD 18414



Proposed glamping tents set up



Proposed glamping tents set up



Interior of glamping tents