

STATEMENT OF ENVIRONMENT EFFECTS

JETTY DEVELOPMENT MANNING RIVER

24 LESLIES LANE MITCHELLS ISLAND 2430

1. Introduction

This Statement of Environmental Effects (SEE) is submitted in support of a development application for the construction of a jetty on private property located along the Manning River, in accordance with the New South Wales MidCoast Council requirements.

2. Site Description

Location

24 Leslies Lane

Mitchells Island NSW 2430

Lot 5 Deposited Plan 1081422

Property Size

Area: 20.61 ha (approx. 50 acres)

Surrounding Environment

The property comprises 50 acres of 12 paddocks as well as a house paddock. The house paddock edges the Manning River for some 150 metres being part of the 800-metre property foreshore. There is a substantial Fig Tree on the river bank adjacent to the proposed Jetty construction.

In past years the property was a dairy and retains 2 buildings associated with this within the house paddock. It operates as a small cattle operation.

It is located within Mid-Coast council, with no heritage overlays.

3. Proposed Development

The proposed development includes the construction of a;

- Aluminium jetty pontoon 2m * 6m with 300mm steel piles with hope sleeve and caps
- aluminium jetty gangway 14m * 1.2 m with mesh decking.
2 * 7m sections (4 posts) or one 14m section (2posts), to be determined.
- land based concrete landing block at 100-year flood level to secure gangway.

The property water boundary extends to the Mean High Water Mark and the Jetty to be constructed is within this boundary line. As a result of the jetty being on private property a letter has been received from Crown Lands 4 October 2024 confirming that no consent is required due to the jetty being on private property.

This development will provide access to the Manning River for recreational purposes, such as boating and fishing.

4. Environmental Assessment

a. Water Quality

The Jetty is designed to minimise sediment disturbance and protect water quality during construction. Potential sediment during construction will be contained by a "silk" curtain.

b. Aquatic Habitat

Careful consideration has been given to localised ecosystems. The design avoids disruption to the river and foreshore habitats. It does not affect immediate localised trees in river bank including the adjacent Fig Tree.

The structure will incorporate materials that minimise impact on aquatic life.

c. Flooding and Erosion

The Jetty will be constructed above the flood level at the bank connection of the Gangway.

Erosion control measures will be implemented to prevent bank erosion during and after construction.

d. Biodiversity

An assessment of local flora and fauna will be conducted to ensure construction does not adversely impact native species or habitats. There is no mangrove species within the jetty construction area. Mangroves are established to its southern edge.

e. Construction Management Plan.

A localised Construction Management Plan will be implemented to manage construction activities, including erosion and sediment control.

Post-construction monitoring will assess any potential environmental impacts.

5. Community Consultation

Liaison with immediate neighbours has been conducted to inform them about the location and type of construction. Feedback has been positive with recognition of the benefits for recreational access.

6. Conclusion

The proposed jetty is consistent with the objectives of the MidCoast Council's planning framework and will provide valuable recreational opportunities while implementing measures to protect the environmental integrity of the Manning River.

We believe this SEE demonstrates a commitment to responsible development and sustainability, and we respectfully request that the MidCoast Council approves this application.



Simon W Holt

Director

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