

COROWA SHIRE COUNCIL
DEVELOPMENT CONTROL PLAN NO. 7
ENVIRONMENT PROTECTION ZONE

1. Introduction

1.1 Title

This is a Development Control Plan prepared in accordance with the provisions of Section 72 of the Environmental Planning and Assessment Act, 1979. Its title is “Corowa Development Control Plan No. 7”.

1.2 Date

This Plan was adopted by Council on 20 November 1990 and commences from that date.

1.3 Land To Which This Plan Applies

This Plan applies to all land within Zone No. 7(a) - Riparian Lands and Wetlands Zone, and includes rivers within the zone.

1.4 Statutory Planning Provisions

This Plan is made under and conforms to the provisions of Corowa Local Environmental Plan 1989 (referred to after this as Corowa LEP 1989) which contains the local planning controls for development of the area to which this Plan applies.

This Plan also conforms to the provisions of Murray Regional Environmental Plan No. 2 - Riverine Land, which contains regional planning controls for riparian land in the Shire.

1.5 Purpose

The purpose of this Plan is to give detailed guidance regarding development and activity on the land and rivers to which it applies, and to indicate Council's policies regarding such development or activity.

1.6 Application

In this Plan, a reference to land includes a reference to a river, stream, watercourse, bay, inlet, lagoon, lake or body of water or the bed or banks of a river.

Council will take the provisions of this Plan into consideration in determining any application for development or activity on land to which the Plan applies.



Council will also take into consideration those matters listed in Section 79C of the Environmental Planning and Assessment Act, 1979, and the provisions of Corowa LEP 1989.

Council may consent to an application which departs from the provisions of this Plan, only where it is demonstrated to Council's satisfaction that:

- a) the proposal is in accord with the intent of this Plan;
- b) the proposal meets the relevant objectives as set out in this Plan; and
- c) it would be unreasonable and unnecessary in the particular circumstances to insist on strict compliance with a particular provision of this Plan.

1.7 Relationship To Other Plans

In the event of an inconsistency between this Plan and an environmental planning instrument, the provisions of the environmental planning instrument shall prevail.

An environmental planning instrument includes a State Environmental Planning Policy (SEPP), a Regional Environmental Plan (REP) and a Local Environmental Plan (LEP).

In the event of an inconsistency between this Plan and any earlier Development Control Plan applying to the land, the provisions of this Plan shall prevail.

2. Interpretation

In this Plan, except so far as the subject matter or context otherwise indicates or requires:-

“Bank” has the meaning ascribed to it by Corowa LEP 1989.

“Bed” has the meaning ascribed to it by Corowa LEP 1989.

“Caravan park” has the meaning ascribed to it by Corowa LEP 1989.

“Environmentally sensitive land” has the meaning ascribed to it by Corowa LEP 1989.

“Marina” has the meaning ascribed to it by Corowa LEP 1989.

“Notifiable development” has the meaning ascribed to it by Murray Regional Environmental Plan No. 2.

“Recreation area” has the meaning ascribed to it by Corowa LEP 1989.

“Riparian land” means land within Zone No.7(a) - Riparian Lands and Wetlands Zone in Corowa LEP 1989.

“River” has the meaning ascribed to it by Corowa LEP 1989.

“Rural parts of the 7(a) zone” means those parts of Zone No. 7(a) which are not included on Maps 2 and 4 of Corowa LEP 1989.

“Storey” has the meaning ascribed to it in State Environmental Planning Policy No. 6.

“The LEP” means Corowa Local Environmental Plan 1989.

“The map” means the map accompanying this Development Control Plan, titled “Corowa Development Control Plan No. 7 Map”.



“This Development Control Plan” or “this Plan” means Corowa Development Control Plan No. 7.

“Urban parts of the 7(a) zone” means those parts of Zone No.7(a) which are included on Maps 2 and 4 of Corowa LEP 1989.

For the purposes of this Plan, “tourist facilities” may also include a backpackers' hostel.

3. Aims and Objectives

3.1 Background

Planning for protection and management of the riverine environment is set against a background of some years of intense activity. A considerable number of environmental, research and policy studies have been undertaken. Most have resulted from some level of co-ordination between States and between agencies with different responsibilities and interests. Many of the studies are too broad in scope or too detailed to be used directly at the local planning level, but are valuable in setting policy directions.

This Plan aims to translate these broad policy and management directions into objectives, principles, guidelines and controls which relate to the local area and which are easy to understand and use.

3.2 General Objectives

The objectives of this Plan, both general and specific, are used as a yardstick for Council's consideration of proposed development in the area to which the Plan applies. These objectives have been formulated to respond to the main issues arising from a range of studies about the River Murray environs.

The general objectives of this Plan are:

- a) To protect environmentally significant riparian lands including environmentally sensitive land, wetlands, floodways and areas providing habitat for regionally representative flora and fauna.
- b) To minimise riverbank erosion and avoid catchment run-off which would have a detrimental effect on water quality.
- c) To enhance the natural attributes of the river and riparian lands by supporting the natural ecosystems, rehabilitating degraded lands and enhancing visual amenity.
- d) To provide adequately for all appropriate uses of the waterways in ways which avoid or reduce environmental degradation and minimise conflict between users and users.
- e) To provide for a wide range of recreational and tourist activities and facilities which are compatible with and enhance the values of riparian lands.
- f) To restrict permissible activities to appropriate locations within the area to which this Plan applies.
- g) To ensure that development does not impede flood flow or flood storage.



In determining an application for development on land to which this Plan applies, Council will give consideration to the way in which a proposal meets these general objectives, as well as the specific objectives and provisions of the Plan.

4. Information Requirements

4.1 Specific Objectives:

To make clear the nature of information which is to be provided with any application for development on land to which this Plan applies.

4.2 Guidelines:

When submitting an application for development on land to which this Plan applies, applicants will be required to provide an environmental report containing sufficient information for Council to give proper consideration to the proposal, including those matters which:

- Council is required to consider the provisions of Section 79C of the *Environmental Planning and Assessment Act, 1979*;
- Council is required to consider by the provisions of Clauses 10 and 11 (if relevant) of *Corowa LEP 1989*;
- are required by the provisions of this Plan.

The extent of the information and the detail required will vary according to the size and complexity of the proposal and the sensitivity of the site. A guide to the information likely to be required is included in Schedule 1 of this Development Control Plan.

However, applicants should seek early advice from Council when preparing an application, and must include information on any matters specifically required by Council.

The following table lists the uses which are permissible, with Council's consent, under the provisions of Corowa LEP 1989. The table is intended as a guide to special matters affecting certain types of activity, and the information likely to be required. The column headings mean the following:

Designated development	A type of activity which may be <i>designated development</i> under the provisions of the EP and A Act. See notes to the table.
Notifiable development under REP	Murray Regional Environmental Plan No. 2 - Riverine Land, requires consultation by the Council with certain other authorities and adjacent Councils in respect to notifiable development as defined in the REP.
Effect on water resources and quality	An assessment of the likely impact of the proposal on water quality, prepared



	by a person with appropriate technical qualifications, in accordance with the guidelines in clause 7.3 of this Plan.
Flora and fauna assessment/implications	A description of flora and fauna in the vicinity and an assessment of the likely impacts of the proposal on flora and fauna. This may need to be prepared by a person with appropriate qualifications.
Opportunity for buffer/habitat areas	Proposals to provide buffer areas or habitat corridors on the site of the proposed development, in accordance with the guidelines in clause 8.3 of the Plan.
Visual impact assessment	An assessment of the visual impact of the proposal, in accordance with clause 9.2 of this Plan.
Management Plan required	A plan of management for the proposed activity, in accordance with clause 12.2 of this Plan.

The table is a guide only, and further information may be required for a particular proposal.

Applicants are also advised to check the requirements of any State Environmental Planning Policy or Regional Environmental Plan applying to the land, particularly the requirements of *Murray Regional Environmental Plan No. 2 - Riverine Land*.

4.3 Table of Requirements

Uses Permissible With Consent	Designated Development	Notifiable Development Under REP (1)	Effect On Water Resources & Quality	Flora & Fauna Assessment / Implications	Opportunity For Buffer / Habitat Areas	Visual Impact Assessment	Management Plan Required
Ancillary	(2)	(2)	If required	(4)	No	Yes	No
Aquaculture	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Drainage - Levee	(2)	Yes	Yes	Yes	If applicable	Yes	Yes
Drainage - Other	(2)	Yes	Yes	Yes	If applicable	If required	If applicable
Dwelling House	No	No	Effluent Disposal	(4)	No	Yes	No
Extractive Industry	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Forestry	No	No	Yes	Yes	Yes	Yes	Yes
Marina - 30 or more commercial vessels	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Marina - Other	(2)	Yes	Yes	Yes	Yes	Yes	Yes
Public Baths	No	No	Yes	Yes	No	Yes	Yes
Public Parks	No	No	Yes	Yes	Yes	Yes	Yes
Recreation Area	No	(2)	Yes	Yes	Yes	Yes	Yes
Roads	No	No	Yes	Yes	Yes	Yes	No
Tourist Facilities (3)	No	Yes	Yes	Yes	Yes	Yes	(2)
Council Purposes	(2)	(2)	Yes	Yes	Yes	If applicable	(2)
Utility Installation	(2)	(2)	Yes	Yes	Yes	If applicable	(2)

- (1) Murray Regional Environment Plan No. 2.
- (2) Depending on exact nature and extent of the proposal.
- (3) Refer also to section 10.0 of this Plan.
- (4) Impact on major vegetation areas only.

5. Height Of Buildings

5.1 Specific Objectives

- a) To maintain a low-rise, small scale rural character in riparian lands.
- b) To preserve views to and from the river, its foreshores, and public reserves whilst maintaining existing vegetation.

5.2 Controls

No building shall be erected on land to which this Plan applies which would exceed:

- The adjacent tree canopy
- Within 100 metres of the bank of the river - a height of 5 metres or a height of one storey, whichever is less.
- In the rural parts of the zone, in excess of 100 metres of the bank of the river, developments for the purpose of motels, hotels, holiday cabins, other accommodation establishments, refreshment rooms and unregistered clubs shall have a maximum height of 9 metres or a height of two storeys, whichever is less.
- Elsewhere - a height of 9 metres or a height of two storeys, whichever is less.

6. The Riparian Environment

6.1 Specific Objectives

- a) To recognise and plan for the increasing community interest in protection of natural resources, for ecological, economic and recreational reasons.
- b) To ensure conservation, protection and management of the riparian environment.

6.2 Guidelines

In considering any application for development of land to which this Plan applies, the Council, will give priority to the protection, conservation and enhancement of :

- wetlands, floodways, sandhills or escarpments;
- environmentally sensitive land and areas of heritage significance;
- vegetation and/or wildlife corridors which can contribute to a linked network of nature conservation;
- areas which exhibit plant and animal communities which are representative of the natural species of the locality;
- areas which provide a habitat for rare and endangered species;
- areas displaying high ecological diversity;



- areas which are important breeding, nesting or feeding habitats, or seasonal refuges for fauna;
- areas which can reinforce, act as buffers to, or otherwise complement the conservation value of existing State Forests or other substantial public reserves.

In addition, Council will

- require and consider hydrological studies where a development will impede flood flow or flood storage;
- consider limiting stock and public access where this is likely to degrade or prevent the regeneration of riparian lands.

7. Water Quality and Resources

7.1 Specific Objectives

- a) To maintain or improve the quality of water in the Shire's water bodies.
- b) To maintain or improve the water yield characteristics of riparian lands in the Shire.
- c) To maintain or improve the quality of groundwater resources on riparian lands in the Shire.
- d) To maintain the attractiveness and recreational value of riparian lands and the Shire's water bodies.

7.2 Principles

The Council recognises the prime importance to the economic and social well-being of the Shire, of water quality and the allocation of water resources.

In considering any application for development on land to which this Plan applies, the Council will give priority to ensuring the maintenance or improvement of water quality and to the efficient allocation of water resources.

7.3 Guidelines

A proposal for development on land to which this Plan applies should:

- avoid the entry of runoff from recreation areas, roads, parking areas or stock grazing areas directly to waterways, or ensure acceptable runoff quality;
- rehabilitate degraded lands which contribute to excess sedimentation of water bodies;
- ensure the viability of riparian vegetation by assisting regeneration and possibly restricting stock access to designated watering points;
- protect existing and proposed vegetated areas from destruction or damage;
- eliminate or adequately control river-bank erosion;
- ensure toxic and chemical residues do not enter the water;



- ensure land is not used beyond the capacity of vegetative ground cover to be sustained;
- locate waste disposal facilities and employ waste disposal strategies which will have no adverse effect on water quality;
- locate water-related facilities and activities so as to minimise congestion, pollution and any adverse effect on the amenity of residents and visitors;
- have no adverse impact on the visual amenity of the waterways and riparian lands.

7.4 Assessment

Applicants for development on land to which this Plan applies must provide adequate information on the implications of the proposal for water quality and the use of water resources. Where appropriate, management proposals to control or minimise adverse effects on water quality are to be included in the development application or management plan.

Applicants may be required to provide a detailed assessment of the likely impact of a proposal on the use of water resources and/or water quality, prepared by a person with appropriate technical qualifications.

Council may require an applicant to prepare a plan of management for the proposed development including:

- measures proposed to ensure the maintenance or improvement of water quality in the vicinity and downstream of the proposed development;
- water quality targets;
- a water quality monitoring program;
- contingency arrangements in the case of unsatisfactory performance.

8. Flora and Fauna

8.1 Specific Objectives

To ensure the protection, conservation and enhancement of flora and fauna which serve important riparian functions.

8.2 Conservation

In considering any application for development of land to which this Plan applies, the Council will give priority to the protection, conservation and enhancement of vegetation which:

- is rare/endangered;
- is characteristic of local plant associations;
- mitigates soil erosion and salinity;
- enhances wildlife and fishery value;

- protects stream beds, banks and water quality;
- provides or has the potential to provide a buffer zone or wildlife corridor;
- assists in the rehabilitation of degraded lands;
- provides stock and/or crop shelter;
- enhances visual amenity.

8.3 Buffer areas and habitat corridors

(1) Purpose:

To encourage the provision of buffer areas and/or habitat corridors which will act to protect, expand and link existing areas of conservation significance.

(2) Background:

The land to which this Plan applies contains many areas of vegetation and habitat significance. Some of these are specifically designated as environmentally sensitive lands by Corowa LEP 1989 or have been defined on the Murray River Riparian vegetation maps prepared for the Murray-Darling Basin Commission 1990. Others are contained within State Forests and Crown Land reserves, and yet others may be situated on privately owned land.

Applicants for development on riparian lands shall:

- increase the extent of, or provide buffer areas to, adjacent sensitive areas;
- increase the links between areas which provide a natural habitat for the representative species of the locality.

(3) Guidelines:

An applicant for development on land to which this Plan applies shall identify in the report accompanying the development application:

- any State Forest or public reserve adjacent to the site;
- any wetland or environmentally sensitive land contained by or adjacent to the site.

In relation to these or any other adjacent area which is, in the opinion of Council, of environmental significance, the applicant shall also:

- identify areas which are adjacent to and capable of providing a buffer area for such areas;
- identify areas which are capable of providing a habitat corridor connecting with one or more of such areas;
- propose measures to assist weed eradication and the regeneration of native vegetation in proposed buffer areas and habitat corridors;



- propose measures to protect proposed buffer areas and habitat corridors, by fencing or other means, from intrusion by stock or vehicles or from other adverse impacts.

These measures shall be included in a plan of management for the land if so required.

8.4 Regeneration

(1) Purpose:

To retain and enhance the natural distribution of riparian flora and fauna.

(2) Guidelines:

- Development for any purpose on land to which this Plan applies must have no adverse impact on existing riparian flora or on its ability to regenerate.
- Native species listed in the table appended to this Plan should be used in landscaping, rehabilitation works, and the enhancement of buffer areas and habitat corridors.
- Planting for these purposes should provide a diversity of vegetation structure which will enhance the habitat value of vegetated areas for native fauna.
- Appropriate native flora should be used for specific management works, eg. for stabilisation of river banks, in preference to willows.
- Locally extinct flora should be re-introduced where appropriate, only after prior consultation with the NSW National Parks and Wildlife Service and the Soil Conservation Service.
- Where appropriate, weed control programs should be included in management plans.

9. Visual Impact

9.1 Specific Objectives

- a) To maintain and enhance the visual amenity afforded by the river and its environs.
- b) To ensure that development does not detract from the visual amenity of river users.
- c) To ensure that development on land to which this Plan applies is sympathetic to the existing rural character in terms of form, materials, exterior paint schemes and landscaping.

9.2 Visual impact assessment

For any proposed development on land to which this Plan applies, including the river, the applicant shall provide a visual assessment of the proposal, to accompany the development application.

This assessment shall indicate clearly by means of plans, diagrams, photographs or other suitable means, where the proposed development will be visible from:

- the river;
- any public road in the vicinity;
- any public reserve or State forest;
- any nearby private property.

9.3 Guidelines

In determining any application for development on land to which this Plan applies, the Council will take into account the likely visual impact of the proposal.

Siting of buildings and structures should take advantage of existing landforms and vegetation to provide substantial visual screening from the river, roads, public reserves and adjacent properties, to the satisfaction of the Council. Such natural advantages should be enhanced by appropriate landscaping.

The following guidelines will apply:

- Large or bulky buildings and structures should not be located where they will be clearly visible from the river, roads, reserves or adjacent properties.
- Buildings and structures should be designed so as to break up large flat surfaces where possible.
- Materials and colours should be carefully chosen to complement the rural landscape. Highly reflective or very brightly coloured surfaces are not acceptable.
- Climate control and landscape building elements should be used to soften the external appearance of buildings, especially in association with planting. Such elements include verandahs, pergolas, lattice screens etc.
- Where multiple buildings are proposed, the layout and design should avoid a repetitive appearance. Site layout, building design and landscaping should achieve a low-key, small-scale feeling.
- Roads and parking areas can be particularly intrusive on a rural landscape and should therefore be designed integrally with the site's overall landscape planning. Large unbroken parking areas are unacceptable. Planting, mounding and timber barriers can be used to break parking areas up into visually acceptable smaller units. Paving or gravel will generally be considered more acceptable than bitumen or similar surfaces.



- In landscaping proposals, particular attention should be paid to rehabilitation of riverbank vegetation which will provide visual screening and assist bank stabilisation.

10. Recreation and Tourism Development

10.1 Specific Objectives

- a) To encourage developments for tourists and recreational purposes which is sympathetic to natural landforms.
- b) To provide for a range of recreational and tourist activities which will enhance riparian values.
- c) To ensure that recreational and tourist activities on land to which this plan applies will have no detrimental impact on water quality, river use, protection of environmentally sensitive land, protection of flora and fauna, or visual amenity.

10.2 Nature of Activities

“Tourist facilities” and “recreation area” are amongst the uses permissible with consent on land to which this Plan applies, under the provisions of Corowa LEP 1989.

The definition of tourist facilities is found in the Environmental Planning and Assessment Model Provisions, 1980, and at the date of adoption of this Plan it was:

“an establishment providing for holiday accommodation or recreation and may include a boat shed, boat landing facilities, camping ground, caravan park, holiday cabins, hotel, house boat, marina, motel, playground, refreshment room, water sport facilities or a club used in conjunction with any such activities”.

For the purposes of this Plan, tourist facilities may also include a backpackers' hostel.

A recreation area has the meaning ascribed to it in Corowa LEP 1989.

These definitions include many possible types of development, not all of which are considered suitable everywhere in the Riparian Lands Zone.

10.3 Accommodation Density

(1) Purpose:

To provide controls for the density of tourist accommodation in riparian lands.

(2) Controls:

In the rural parts of the 7(a) zone, the maximum density for accommodation facilities shall be:

- for motel units, cabins or other dwelling units, 4 such units per hectare;

- for hostel dormitories, 10 beds per hectare;
- for camping grounds, 8 tent sites per hectare.

Where more than one form of accommodation is proposed on a single site, a reasonable proportion of the site area must be allocated separately to each form for the purposes of density calculation.

Where accommodation is combined with or is ancillary to recreational activities or facilities, a reasonable proportion of the site area must be allocated to such activities before the accommodation density is calculated.

In the urban parts of the 7(a) zone, the maximum density for accommodation facilities shall be as provided by any development control plan for such facilities where permissible in other urban zones.

10.4 Siting Principles

(1) Purpose:

To summarise the main principles for siting and design of accommodation and recreation facilities.

(2) Principles:

Siting principles for accommodation and recreation facilities are included in many parts of this Plan, including the guidelines relating to:

- the riparian environment (clause 6.2)
- water quality and resources (clause 7.3)
- conservation of vegetation (clause 8.2)
- buffer zones and habitat corridors (clause 8.3)
- visual impact (clause 9.3)

Setback requirements are also incorporated in the Murray Regional Environmental Plan No.2.

The siting of accommodation and recreation facilities needs to take into account each of these important aspects of the riparian zone in an integrated way.

The detailed principles and guidelines for siting and design of dwellings in Zone No. 1(c) are also appropriate to low-key accommodation development in the rural parts of Zone No. 7(a), and therefore applicants are advised to refer to Corowa Development Control Plan No. 4 in this regard.

The following is a brief summary only of the most important siting principles:

- Give priority to the protection of areas serving important riparian functions.
- Take advantage of natural landforms and existing vegetation to achieve suitable orientation for sunlight and shade, avoid cold winter winds and make the most of cooling summer breezes.



- Design the site layout of buildings, structures, access, parking and recreation areas to avoid harmful run-off into waterways and to minimise riverbank erosion.
- Ensure, through site layout, building design and landscape, that there will be no adverse impacts on visual amenity.
- Ensure, through appropriate waste disposal and garbage collection strategies, that there will no no adverse impacts on water quality.
- Enhance the low-key rural character and minimise visual and environmental impacts by utilising small clusters of buildings or tent sites with screening landscape.
- Reduce the impact of development on the fragile riverbank area by keeping buildings, roads, parking areas, amenities and garbage disposal or collection areas at an adequate distance from the bank.
- Provide defined pedestrian pathways from vehicle parking areas to small, contained passive recreation areas at the riverside.

10.5 Boat Landing and Water Sport Facilities

(1) Purpose:

To ensure that adequate provision is made for boat landing and water sport facilities in accordance with strategic planning for river use.

(2) Controls:

In determining an application to develop boat landing and/or water sport facilities on land to which this Plan applies, Council will take into account.

- the demand for and the existing provision of such facilities in the Shire and in the locality;
- the practicality of rationalising access to prevent the proliferation of boat ramps;
- the likely impact of such facilities, including access and parking, on the environment;
- any recommendations made by the local Waterway Recreation Committee;
- any controls or restrictions on river use in the locality.

11. River Use

11.1 Specific Objectives

- a) to provide adequately for all appropriate uses of the waterways so as to reduce environmental degradation and minimise user conflicts.
- b) to provide mechanisms for discussing and resolving waterway use issues.

11.2 Background

A Draft Murray River Waterway Management Plan was prepared and published by the Maritime Services Board in April 1989 following wide consultation on the content of a discussion paper. It incorporates a wide range of input from NSW and Victorian government departments, local councils, boating user groups, commercial operators and the public.

The Draft Waterway Management Plan outlined principles for waterway planning and management controls suitable for application to different parts of the river system.

This Plan adopts the range of controls set in the Draft Waterway Management Plan and describes the mechanism proposed to determine appropriate zones for the application of different controls.

11.3 Guidelines

This Plan adopts the waterway management controls established in the Draft Murray River Waterway Management Plan.

The Council will seek to establish additional local area Waterway Recreation Committees as appropriate to cover the waterways of the Shire. The existing Lake Mulwala committee should be reviewed and revised, if appropriate, in accordance with these guidelines.

Each Waterway Recreation Committee should consist of individuals representing the range of interests and concerns about river use, including:

- the riverine environment
- water resources and water quality
- canoeing, rowing, yachting and other forms of non-motorised boating
- motor boating
- waterskiing
- fishing
- commercial interests
- any other relevant aspect of river use
- activities and land uses along waterway banks.

Each Waterway Recreation Committee shall consider and make recommendations on:

- appropriate waterway zones for the application of waterway management controls;
- appropriate areas where different water-related facilities and waterway access should be provided or excluded, in keeping with the recommended waterway management controls.

The Council will consider these recommendations and incorporate them into a draft River Use Plan of Management, to be placed on public exhibition for comment and revision before being formally adopted.

The River Usage Plan of Management should include:

- recommendations by local area Committees, revised as appropriate in the light of public comment and any other regional studies and guidelines;
- criteria and programs for the ongoing management of each control zone;
- a program for monitoring and review.

12. Management Plans

12.1 Specific Objectives

- a) To ensure the establishment and continuation of appropriate management processes for riparian lands which may be affected by development activity.
- b) To make provision for monitoring of the effects of development.
- c) To establish contingency measures in case of future adverse impacts.

12.2 Guidelines

The Council may require a management plan to be prepared and submitted as part of a development application or as a condition of consent for development on land to which this plan applies. Applicants should refer to Clause 4.3 of this Development Control Plan as a guide only.

Where a management plan is required to be prepared for any development activity on land to which this Plan applies, it shall describe the methods proposed to ensure conservation, protection and ongoing management and review of areas likely to be affected by the proposed development, whether or not such areas are on the same site as the proposed development.

Schedule 3 of this Development Control Plan contains a guide to the matters which may be relevant to a particular proposal, the land on which it is situated, or any adjacent land or waterways.

The management plan shall describe the measures proposed to manage any of the matters listed in Schedule 3 or any other matters, as are relevant to the particular proposal.

SCHEDULE 1

Information to be provided with development application.

The following checklist should be treated as a guide, to be read in conjunction with the matters listed in Clause 10 of Corowa LEP 1989 and the requirements set by other instruments or policies.

a) Description of the existing situation

A site plan or plans, and written information sufficient to describe clearly:

- The boundaries and dimensions and relative location of the site;
- The site topography including contours and natural drainage flows;
- Existing buildings, fences, roads, tracks and paths;
- Existing vegetation. Isolated species and main vegetation associations should be located and named on a site plan.
- Existing agricultural uses and land capability;
- Buildings and activities on adjacent properties;
- Any flood-labile land or environmentally sensitive land, on the subject site or adjacent properties;
- Any other relevant matter or requirement of Council.

b) Assessment of the likely impact of the proposed development:

Information in written and/or graphic form, explaining to Council's satisfaction, the likely impact of the proposal on:

- Existing vegetation, particularly any trees which the applicant proposes to remove
- The potential for regeneration of native flora
- Native fauna and their habitat areas
- Any wetland or environmentally sensitive land or area of heritage significance
- Water quality and resources
- Bank stability
- Residential and visual amenity
- Recreational and commercial use of the river

SCHEDULE 2

Native Vegetation Species

Trees:

Blakely's red gum	<i>Eucalyptus blakely</i>
Black box	<i>Eucalyptus largiflorens</i>
River red gum	<i>Eucalyptus camaldulensis</i>
Yellow box	<i>Eucalyptus meliodora</i>
White box	<i>Eucalyptus albens</i>
Murray pine	<i>Callitris preissii</i>
Grey box	<i>Eucalyptus microcarpa</i>

Understorey:

Cooba	<i>Acacia salicina</i>
Silver wattle	<i>Acacia dealbata</i>
Bottle Brush	
Grasses	<i>Stipha spp.</i>
	<i>Poa spp.</i>
Reeds	<i>Phragmites australis</i>
	<i>Typha oreintale</i>

The floodplain is dominated by River red gum which forms monospecific stands intergraded with yellow or grey box along the floodplain margin. River red gum performs a valuable riparian habitat function providing tree and log hollows, shade, pollen, nectar, dense foliage, perch, roost and forage for birds.

Where trees overhang the water of rivers, billabongs and wetlands, they provide an important source of food for river fauna, contributing leaves which fall throughout the year (unlike the willows), small insects dropping from foliage, and flower parts falling into the water.

Reeds eg. *phragmites australis* can perform an important function in binding banks against erosive actions.

The species to be planted should depend upon the community that already occurs on the locations. Reference should be made to MDBC, 1990 *Riparian Vegetations of the River Murray* and accompanying maps.

SCHEDULE 3

Guide to matters to be addressed in management plans.

a) Management of natural vegetation and landscape:

- Rehabilitation of degraded lands
- Regeneration of natural vegetation
- Weed eradication
- Protection of wetlands, environmentally sensitive lands, buffer zones, habitat corridors and other sensitive areas
- Means of restricting entry to protected areas and appropriate signage

b) Management of riverbank areas:

- Means of protection against erosion
- Proposals for re-establishing riverbank vegetation and for ongoing care
- Exclusion of vehicles, boat launching and stock, where appropriate

c) Vehicle access:

- Construction and landscape treatment of road and parking areas to minimise environmental and visual impacts
- Control of run-off
- Containment of vehicles to approved access and parking areas

d) Boat launching:

- Maintenance of boat ramps and vehicle access
- Minimisation of impacts on water quality and bank erosion

e) Generally:

- Maintenance of water resources and water quality
- Free movement of floodwaters
- On-site treatment and disposal of waste
- Collection and disposal of garbage
- Reduction of fire hazard
- Monitoring and review of impacts
- Contingency plan in the event of unsatisfactory performance