



**murray river  
council**

# **AGENDA**

## **Supplementary Ordinary Council Meeting Tuesday, 22 October 2024**

**Date: Tuesday, 22 October 2024**

**Time: 1:00 PM**

**Location: Council Chambers  
Moama Administration Office  
52 Perricoota Road, Moama**

**Terry Dodds  
Chief Executive Officer**



**Order Of Business**

**9.1 CHIEF EXECUTIVE OFFICER REPORT AND SUPPLEMENTARY MATTERS ..... 4**

    9.1.7 Dates and places of Council meetings from October 2024 through to  
    September 2025..... 4

**9.4 DIRECTOR PLANNING AND ENVIRONMENT REPORTS AND SUPPLEMENTARY  
MATTERS ..... 6**

    9.4.3 UPDATE TO Murray Local Environmental Plan 2011- Planning Proposal  
    PP-2023-2003 - Beer Road & Perricoota Road Moama to change zoning  
    from RU1 Primary Production to R1 General Residential Zone for Lots 2 &  
    3 DP1213161 and Lot 15 DP1273625 and vary the minimum Lot from 120  
    Hectares to 500m2 minimum Lot size..... 6

**9.1 CHIEF EXECUTIVE OFFICER REPORT AND SUPPLEMENTARY MATTERS****9.1.7 DATES AND PLACES OF COUNCIL MEETINGS FROM OCTOBER 2024 THROUGH TO SEPTEMBER 2025****File Number:** -**Author:** Lindy Leyonhjelm, Executive Assistant**Authoriser:** Terry Dodds, Chief Executive Officer**RECOMMENDATION**

That the Officer's report on the dates and places of Council meetings from October 2024 through to September 2025 be received and the information noted by the Council.

**DISCUSSION**

At the Extra Ordinary Meeting of Council held on Tuesday 8 October, Council resolved to hold a minimum of two (2) Ordinary Meetings of Council at other sites within Murray River Council's LGA.

Suggestions for Tooleybuc, Moulamein, Wakool and Mathoura were discussed and feedback on possible connectivity to ensure Council meetings are able to be live streamed was undertaken. Given the availability for meeting rooms and catering in some areas, the meetings outside of Moama will be held at Tooleybuc Sporting Club, Moulamein Bowling Club and at the Mathoura Shire Hall.

A table showing the dates, times and venues are listed below:

<b>DATE</b>	<b>COMMENCEMENT TIME</b>	<b>TOWN</b>	<b>ADDRESS</b>
22 October 2024	1pm	Moama	Council Chambers, 52 Perricoota Rd, Moama
26 November 2024	1pm	<i>Tooleybuc</i>	<i>Tooleybuc Sporting Club, 1 Lockhart Rd, Tooleybuc</i>
10 December 2024	<b>2pm</b>	Moama	Council Chambers, 52 Perricoota Rd, Moama
28 January 2025	1pm	Moama	Council Chambers, 52 Perricoota Rd, Moama
25 February 2025	1pm	<i>Moulamein</i>	<i>Moulamein Bowling Club, Endeavour Dr, Moulamein</i>
25 March 2025	1pm	Moama	Council Chambers, 52 Perricoota Rd, Moama
22 April 2025 (first day after Easter)	1pm	Moama	Council Chambers, 52 Perricoota Rd, Moama
27 May 2025	1pm	<i>Mathoura</i>	<i>Murray Shire Hall, 23 Moama Street, Mathoura</i>

24 June 2025	1pm	Moama	Council Chambers, 52 Perricoota Rd, Moama
22 July 2025	1pm	Moama	Council Chambers, 52 Perricoota Rd, Moama
26 August 2025	1pm	Moama	Council Chambers, 52 Perricoota Rd, Moama
23 September 2025	1pm	Moama	Council Chambers, 52 Perricoota Rd, Moama

The above dates are subject to change if there are functions/conferences that interfere with the listed dates. Potentially the ALGA conference held mid-year may clash with the June/July meeting dates. This will be resolved at a later Council meeting if required.

**ATTACHMENTS**

Nil

## 9.4 DIRECTOR PLANNING AND ENVIRONMENT REPORTS AND SUPPLEMENTARY MATTERS

### 9.4.3 UPDATE TO MURRAY LOCAL ENVIRONMENTAL PLAN 2011- PLANNING PROPOSAL PP-2023-2003 - BEER ROAD & PERRICOOTA ROAD MOAMA TO CHANGE ZONING FROM RU1 PRIMARY PRODUCTION TO R1 GENERAL RESIDENTIAL ZONE FOR LOTS 2 & 3 DP1213161 AND LOT 15 DP1273625 AND VARY THE MINIMUM LOT FROM 120 HECTARES TO 500M2 MINIMUM LOT SIZE

**File Number:** -  
**Author:** Jessica McFarlane, Manager Building Services  
**Authoriser:** Rod Croft, Director Planning & Environment  
**Applicant:** Habitat Planning  
**Owner:** Oakbridge Dungala Pty Ltd  
**Proposal:** Amend Land Zoning Map from RU1 to R1 & Amend Minimum Lot Size  
**Location:** Perricoota & Beer Road – Lot 15 DP 1273625 & Lot 2 & 3 DP 1213161

#### RECOMMENDATION

That:

1. Council notes the submission made by Transport for New South Wales on 14<sup>th</sup> October 2024 (received by Council 14 days after the submission closing date).
2. Council allows the submission to be considered, managed and responded to under delegation of the CEO.
3. Council endorse the Planning Proposal prepared by Habitat Planning Pty to amend the Murray Local Environmental Plan 2011 (LEP) to vary the zoning of the site on Lots 2 and 3 in DP1213161 and 15 in DP1273625 from RU1 Primary Production Zone to R1 General Residential Zone and to vary the minimum lot sizes for subject allotments from 120 hectares to a minimum lot size of 500m<sup>2</sup>.
4. The Planning proposal be sent to NSW Department of Planning and Environment (DPE) for final endorsement in accordance with the *Environmental Planning and Assessment Act 1979*.
5. Council staff complete all actions outlined in the Gateway Determination under delegation and send the planning proposal to the NSW Parliamentary Counsels Office (PCO) requesting Parliamentary Counsel's Opinion and drafting of a new/amended Murray Local Environmental Plan 2011 (LEP)

#### BACKGROUND

Referring to the Original report to Council for the same date, this update provides information in regards to a late submission to PP 2023-2003 received from Transport for New South Wales (TfNSW) dated 14 October 2024.

#### DISCUSSION

PP 2023-2004 was publicly exhibited and sent to relevant external agencies for their comments from the 4/09/2024 to 1/10/2014 with no submissions received during this period. Prior to the exhibition period closing, Council received an email request from TfNSW requesting a extension of time to respond to the Proposal. Council indicated the Proposal was time sensitive however TfNSW indicated they could provide a response by 11<sup>th</sup> October 2024.

A summary of the issues raised by TfNSW is provided below:

- Submitted documentation does not address potential safety concerns at intersections to the Cobb Highway;
- TfNSW believes measures to reduce vehicular trip generation from the land releases areas within close proximity to the Cobb Highway are to be explored, identified and, ideally, formalised as part of a land use and transport structure plan before individual planning proposals proceed.

Council staff have arranged to meet with TfNSW staff in October 2024 to discuss the proposal and the way forward to manage the issues outlined. To further support the application, Council again provided TfNSW with the Moama Township Traffic Analysis dated 22/07/2022 which includes specific studies related to the Cobb Highway. An extract from the analysis is as below:

The report states the following;

*The SIDRA analysis indicates:*

- *under existing conditions, the Beer Road / Cobb Highway intersection operates under excellent conditions with minimal queues and delays*
- *under the post-development traffic volumes, the Beer Road / Cobb Highway intersection is estimated to operate over theoretical capacity in the AM peak hour. The 95th percentile queues and average delays on the Beer Road approach (west approach) will increase from 1.5 m to 558 m and 10 seconds to 444 seconds (7.4 minutes), respectively*

*Intersection A4 – Beer Road / Cobb Highway Intersection – Upgrade to roundabout*

*Additional analysis indicates that under post development traffic volumes, the Beer Road / Cobb Highway intersection is estimated to operate under very good conditions with a single lane roundabout, as shown in Intersection A4 – Beer Road / Cobb Highway Intersection – Upgrade to roundabout*

Table 4: Summary of SIDRA outputs - Beer Road / Cobb Highway intersection

Movements		Cobb Highway / Beer Road						
		DOS		95% Queue (m)		Average Delay (sec)		
		AM	PM	AM	PM	AM	PM	
A4	Existing	Cobb Highway (south approach)	0.062	0.091	0.0	0.0	2.0	2.0
		Cobb Highway (north approach)	0.070	0.094	0.1	0.0	0.3	0.1
		Beer Road (west approach)	0.056	0.125	1.5	3.4	9.7	10.8
	Post development	Cobb Highway (south approach)	0.127	0.351	0.0	0.0	2.6	2.9
		Cobb Highway (north approach)	0.333	0.160	0.1	0.1	0.2	0.1
		Beer Road (west approach)	1.456	0.977	557.5	68.1	444.1	104.6

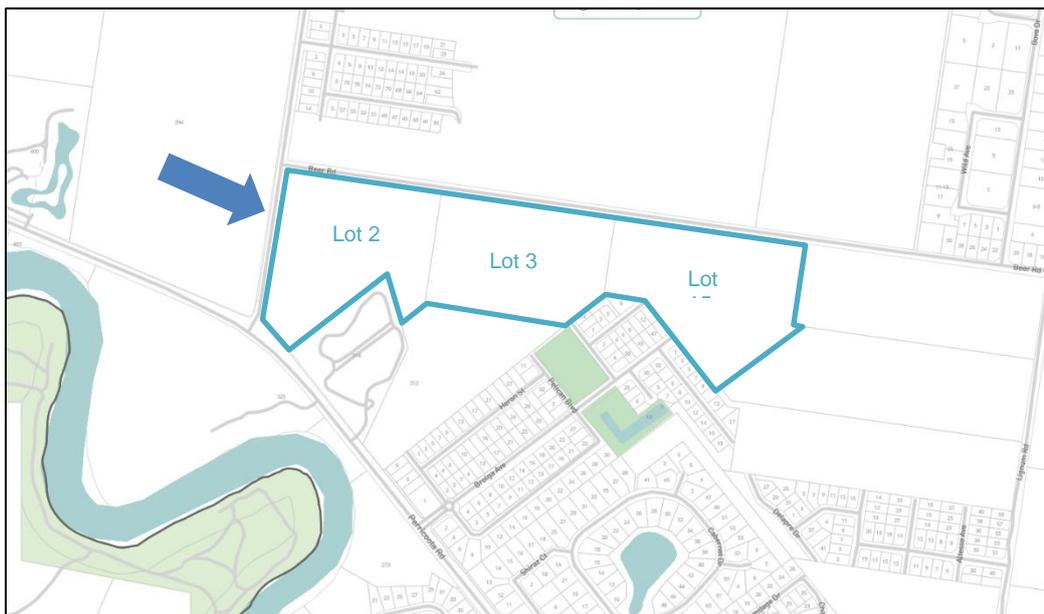
Table 5: Summary of SIDRA outputs - Beer Road / Cobb Highway upgraded intersection

		Movements	Cobb Highway / Beer Road					
			DOS		95% Queue (m)		Average Delay (sec)	
			AM	PM	AM	PM	AM	PM
A4	Upgraded intersection layout	Cobb Highway (south approach)	0.218	0.608	12.6	55.0	7.5	7.5
		Cobb Highway (north approach)	0.658	0.259	56.5	13.9	13.6	9.0
		Beer Road (west approach)	0.324	0.208	15.3	9.1	13.9	17.1

**Subject Site**

**SITE CHARACTERISTICS**

Lots 2 and 3 in DP1213161 and Lot 15 in DP1273625 are the sites in this matter and can be located along Perricoota Road and Beer Road, Moama NSW 2731. In total, the three (3) lots have 32.50 hectares of combined land area. The landform form is varied, sloping west and the highest points can be located within the middle portion for Lot 2 and east and west side property boundaries for Lot 3. Further, the lots have road frontages to Perricoota Road and Beer Road. Onside access can be facilitated via Twenty-Four Lane and Beer Road. Council’s main infrastructure is able to be extended to service the site including water and sewer. **Figure 1** provides a view of the subject site.



See original report.

**CONCLUSION**

The Proposal aligns with existing strategic outcomes of the Murray Shire Strategic Land Use Plan, the Murray River Council Local Housing Strategy and in consistent with all overarching local and regional strategic plans, guidelines, and assessment criteria. It is considered that the TfNSW matters and concerns raised can be effectively managed under the delegation of the General Manager to allow for the Planning Proposal to progress without additional time constraints.

**ATTACHMENTS**

**Nil**