



draft Murray Local Environmental Plan 2009

Local Environmental Study



2009

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1. INTRODUCTION

This report identifies parcels of land within the Murray Shire proposed for a change in zoning type in the new Murray Local Environmental Plan (LEP). The parcels of land included in the report are based on the direction taken in the Murray Shire Strategic Land Use Plan (SLUP) completed in 2007.

The purpose of the report is to assess each of these proposed zone type changes for inclusion in the new LEP.

The parcels of land included in the report essentially fall into one of two categories being:

1. land that is vacant or mostly vacant for which the change in zone type will facilitate its development; or
2. land that is already developed or mostly developed for which the change in zone type is simply to reflect the type of land use already established.

Those parcels falling within the first category are subjected to a Local Environmental Study (LES) to assess the environmental impacts of future development. Those parcels within the second category generally require less analysis as the land is already developed (i.e. any impacts have already occurred).

Where in the new LEP the zoning type proposed is simply a translation from that in the existing LEP (e.g. from 1(a) General Rural to RU1 Primary Production) or represents back zoning, no assessment is necessary. Land falling within this category is not included in the report.

The parcels of land included in the report and the change in zone type are identified in Figure 1 and 2 and summarised in Table 1 and 2.

Table 1: Land considered for change in land use in Moama

AREA NO.	LOCATION	PROPOSED LAND USE CHANGE
1.	Corner Cobb Highway & Martin Road, Moama	Part rural to commercial/industrial (site already part developed)
2.	Perricoota Road & Merool Lane, Moama	Part rural to residential/tourist (site already part developed)
3.	Rich River Golf Club, Twenty Four Lane, Moama	None (site already developed)
4.	Perricoota Road & Cobb Highway, Moama	Rural to residential
5.	Corner Sunrise Avenue & Twenty Four Lane, Moama	None (site already developed)
6.	Lot 2 DP856889, Tataila Lane, Moama	No longer proposed for rezoning in new LEP
7.	Cobb Highway, Moama	Rural to rural residential
8.	Lots 232 & 233 DP751152 and part Lots 5 DP 255139 & 1 DP104705, Kiely Road, Moama	Rural to residential
9.	Moama Recreation Reserve, Perricoota Road, Moama	None (site already in use)
10.	Corner Perricoota Road & Cobb Highway, Moama	Rural to commercial
11.	2040 Perricoota Road, Moama	No longer proposed for rezoning in new LEP
12.	South of Boundary Road, Moama	No longer proposed for rezoning in new LEP
13.	Winnal Street & Murray Street, Moama	Rural residential to residential
14.	'Kooyong Park', Old Deniliquin Road, Moama	No longer proposed for rezoning in new LEP
15.	Lot 24 DP668368 & Lot 24 DP668369, corner of Tataila and Twenty Four Lanes, Moama	No longer proposed for rezoning in new LEP
16.	Moama Anglican Grammar School, Kirchhofer Street, Moama	None (site already developed)
17.	Sports Club, Perricoota Road, Moama	None (site already developed)
18.	Moama Cemetery, Perricoota Road, Moama	None (site already in use)

Table 2: Land considered for change in land use in Mathoura

NO.	LOCATION	PROPOSED LAND USE CHANGE
19.	South Mathoura, Cobb Highway, Mathoura	Rural to rural residential
20.	Forest Street, Mathoura	Rural to residential
21.	Lawrence Street, Mathoura	Rural to rural residential
22.	North Mathoura, Moama Street & Cobb Highway, Mathoura	Rural to rural residential

Table 3: Land considered for change in land use in other areas

NO.	LOCATION	PROPOSED LAND USE CHANGE
23.	Deep Creek, Perricoota Road, Perricoota	Part rural to tourist/residential (site already part developed)
24.	Cummeragunja Aboriginal Settlement, Barmah	None (site already developed)

Figure 1: Sites in Moama proposed for change in land use and/or zoning type

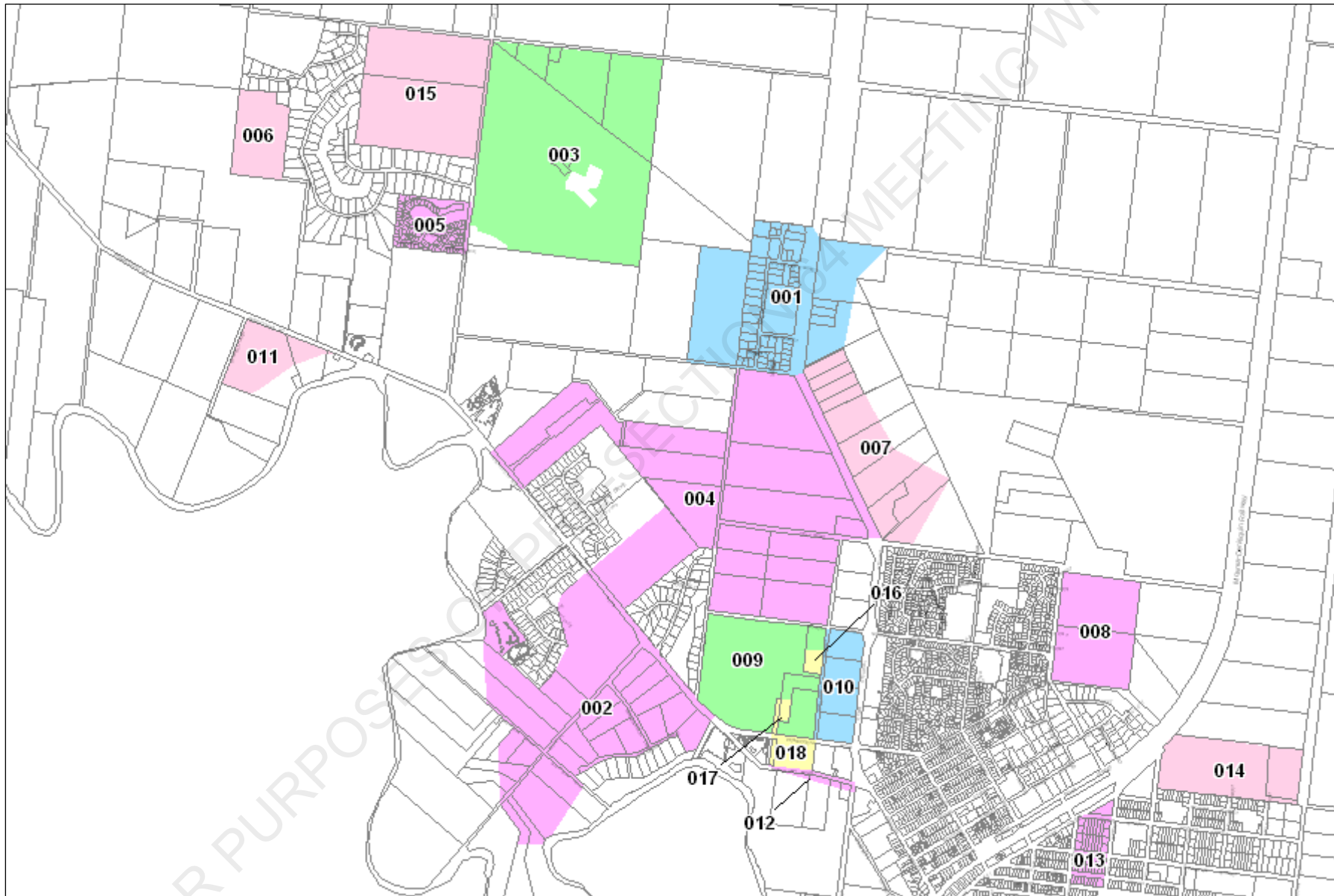
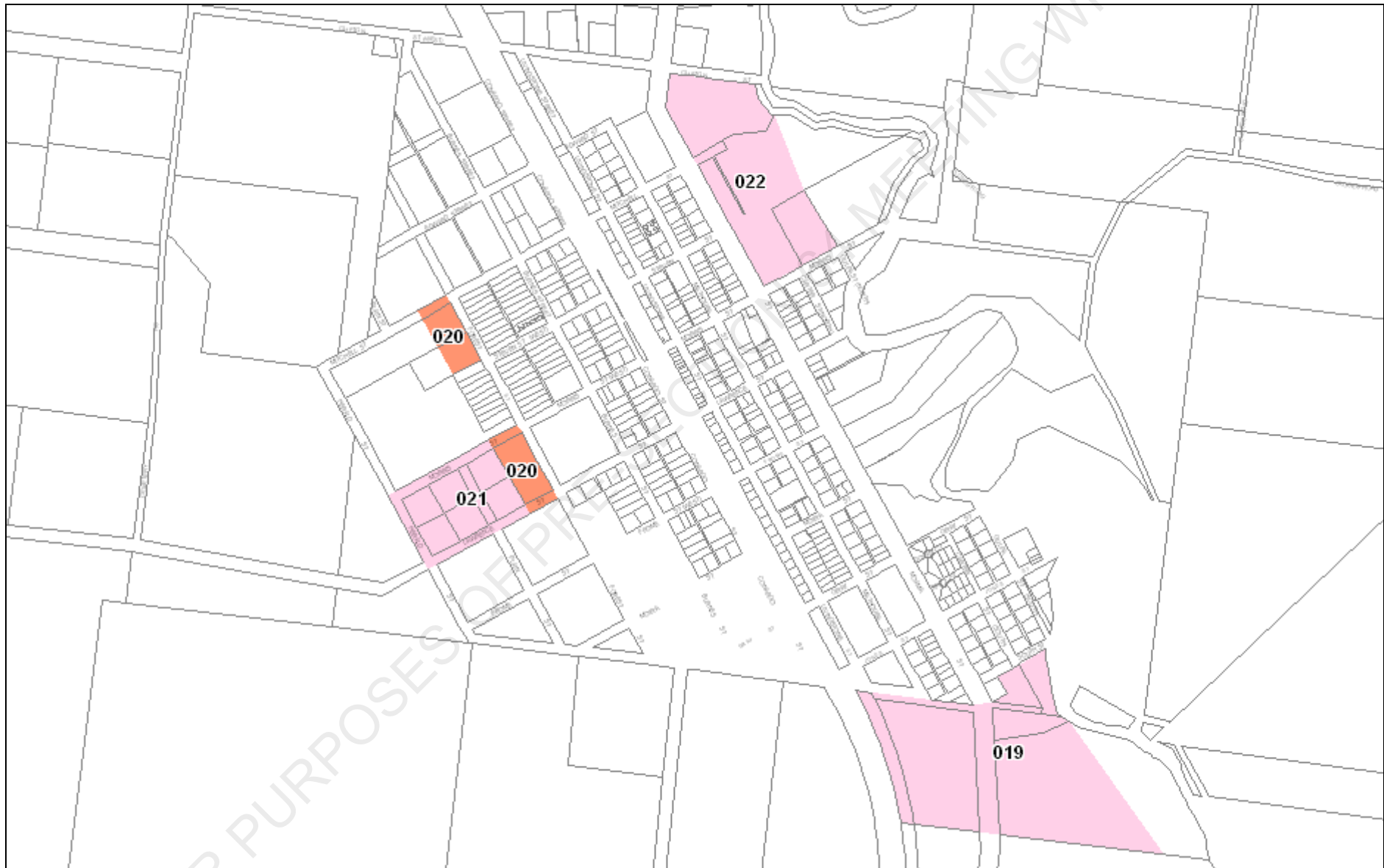


Figure 2: Sites in Mathoura proposed for change in land use and/or zoning type



2. MATTERS FOR CONSIDERATION

In considering the proposed changes to zoning types of the various parcels of land in the Shire, there are a number of statutory provisions that also need to be addressed.

2.1. MINISTERIAL DIRECTIONS

Section 117 of the EP&A Act allows the Minister for Planning to give directions to Councils regarding the principles, aims, objectives or policies to be achieved or given effect to in the preparation of draft LEPs. A draft LEP needs to be consistent with the requirements of the Direction but can be inconsistent if justified using the criteria stipulated such as a Local Environmental Study or the proposal is of "minor significance".

An overview of all Directions and their application to the new Shire-wide LEP is undertaken in Table 4. Not all Directions are relevant to the Shire or what is proposed by the draft LEP and these are shown faded in the table. Where all or part of the draft LEP is inconsistent with a particular Direction these are highlighted. Overall the draft LEP is generally consistent with the Directions and where there is an inconsistency, the departure is considered. Where an inconsistency needs to be addressed by a government agency this will be undertaken as part of the S62 referral of the draft LEP.

2.2. LOCAL ENVIRONMENTAL STUDY

Section 57(1) of the *Environmental Planning and Assessment Act 1979* ("the EP&A Act") requires the preparation of a Local Environmental Study (LES) where a Council decides to prepare a draft LEP.

There is no standard format or content for an LES and indeed if the proposed LEP is considered to have minimal environmental impact, the Director-General may waive the requirement for an LES.

In accordance with Section 54 of the EP&A Act Council notified the Department of Planning (DoP) in December 2007 that it was intending to prepare a draft LEP. Section 57(2) of the EP&A Act obliges a Council to undertake the LES in accordance with any specifications notified by the Director-General. Section 57(3) also allows Council to set its own specifications for an LES. In addition, Section 62 requires a Council to consult with government agencies, adjoining Councils and other relevant persons in preparing an LES.

DoP responded to the notice advising that:

"The Council may now continue with the preparation of the draft LEP. As Indicated by Council, a local environmental study (LES) will need to be prepared in respect of the draft LEP in accordance with sections 57 and 61 of the EP&A Act. I note that Council intends to prepare a LES only for sites which will require a change to the current zoning."

Council has prepared a Strategic Land Use Plan (SLUP) as a precursor to the draft LEP. The purpose of the SLUP is to provide direction for the future development of the Shire over

the next 20 to 30 years having taken into account the past, present and future planning matters. The recommendations made in the SLUP form the basis of the draft LEP.

Each of the areas identified within the SLUP and included in the draft LEP is addressed in this report. The level of investigation required in these site specific assessments needs to be sufficient for Council and DoP to be reasonably confident that the recommendations in the SLUP can be carried through to the draft LEP.

2.3. STATE ENVIRONMENTAL PLANNING POLICIES

There are a two State Environmental Planning Policies (SEPP's) applicable to all or parts of the draft LEP.

SEPP55 Remediation of Land

SEPP55 requires Council to “*consider*” whether land proposed in an LEP for residential use is potentially contaminated. A “*preliminary investigation*” under the *Contaminated Lands Planning Guideline* is only required if there is either “*no knowledge*” of the history of the land or it is known the land was previously used for an activity listed below.

- acid/alkali plant and formulation
- agricultural/horticultural activities
- airports
- asbestos production and disposal
- chemicals manufacture and formulation
- defence works

- drum re-conditioning works
- dry cleaning establishments
- electrical manufacturing (transformers)
- electroplating and heat treatment premises
- engine works
- explosives industry
- gas works
- iron and steel works
- landfill sites
- metal treatment
- mining and extractive industries
- oil production and storage
- paint formulation and manufacture
- pesticide manufacture and formulation
- power stations
- railway yards
- scrap yards
- service stations
- sheep and cattle dips
- smelting and refining
- tanning and associated trades
- waste storage and treatment
- wood preservation

Further investigation will be required of any land proposed for up-zoning that was previously or currently used for viticulture.

DECC's Contaminated Land Public Record does not record any sites within the Murray Shire.

SEPP Rural Lands 2008

Whilst the Rural Planning Principles expressed in this SEPP do not specifically account for the legitimate consumption of rural land by growing urban centres, the zoning changes proposed can be considered consistent on the basis they will *"contribute to the social and economic welfare of rural communities"* through the subsequent development of land for urban purposes.

It is worth noting that no rural small holdings or hobby farm type zones are proposed in the draft LEP.

2.4. REGIONAL ENVIRONMENTAL PLANS

Murray Regional Environmental Plan No 2 – Riverine Land ("the REP") is applicable to the site. The aims of the REP are to conserve and enhance the riverine environment of the River Murray for all users. This environment includes all waterways, river beds and banks, associated tributaries, wetlands and water bodies.

The objectives of the REP are:

- (a) to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray, and

- (b) to establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray, and
- (c) to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.

The REP requires at clause 4 for Council to consider the objectives and planning principles expressed in it when preparing an LEP. The specific principles in the REP applicable to the proposal include access, bank disturbance, flooding, land degradation, landscape, river related uses and water quality.

These objectives and planning principles have been considered in the preparation of the draft LEP and demonstrated by the application of the environmentally sensitive lands overlay and specific provisions relating to development along the river.

Table 4: Ministerial Directions and their application to the draft LEP

NO.	TITLE	APPLICABLE TO MURRAY SHIRE?	RELEVANT TO DRAFT LEP?	CONSISTENCY
1.1	Business and Industrial Zones	Yes, this direction applies to all councils.	Yes because land proposed for Light Industrial/Highway Business Zone is intended for business and industrial development.	Consistent with the Direction because the draft LEP does not reduce the area of land available for business and industrial development, will be of minor significance (in the context of the overall LEP), will encourage employment growth in suitable locations and protect employment land in business and industrial zones.
1.2	Rural Zones	Yes, this direction applies to all councils.	Yes, because the draft LEP proposes changes to the existing Rural Zone.	Inconsistent because the Direction prohibits rezoning from rural to urban. Much of the rural zoned land proposed for up-zoning is already being used for non-agricultural activities. Whilst the change in zone will result in a loss of a small amount of agricultural land use it is the result of the planned urban expansion of Moama rather than an isolated or ad hoc occurrence within a rural area. The inconsistency is justified that the rezoning is supported by a Strategic Land Use Plan prepared by Council, a Local Environmental Study (see below) and is of minor significance having regard for existing development.
1.3	Mining, Petroleum Production and Extractive Industries	Yes, this direction applies to all councils.	No, because the Mining SEPP effectively overrides any restrictive provisions within the draft LEP and therefore this Direction is not applicable.	-
1.4	Oyster Aquaculture	No	No	-
1.5	Rural Lands	Yes because Murray Shire is not included in the list of excluded LGA's.	Yes because the draft LEP affects land within an existing rural zone.	Consistent because that land proposed to be up-zoned from rural is required for urban purposes. Whilst the Rural Planning Principles expressed in the <i>SEPP (Rural Lands) 2008</i> do not specifically account for the legitimate consumption of rural land by growing urban centres, the changes can be considered consistent on the basis they "contribute to the social and economic welfare of rural communities."
2.1	Environmental Protection Zones	Yes, this direction applies to all councils.	Yes, because it applies to all draft LEP's.	Consistent with the Direction. The draft LEP contains provisions that protect environmentally sensitive land. None of the areas proposed for up-zoning are within an area identified for environmental protection purposes in the existing LEP.
2.2	Coastal Protection	No	-	-
2.3	Heritage Conservation	Yes, this direction applies to all councils.	Yes, because it applies to all draft LEP's.	Consistent with the Direction because the draft LEP includes provisions that facilitate the conservation of heritage and archaeological items and places.
2.4	Recreation Vehicles Areas	Yes, this direction applies to all councils.	Yes, because it applies to all draft LEP's.	Consistent because the draft LEP does not propose an environmental protection zone, involve a beach and the relevant guidelines have been considered.

NO.	TITLE	APPLICABLE TO MURRAY SHIRE?	RELEVANT TO DRAFT LEP?	CONSISTENCY
3.1	Residential Zones	Yes, this direction applies to all councils.	Yes, because the draft LEP affects land proposed for residential development.	Consistent with the Direction in the sense that the draft LEP provides for a range of residential development.
3.2	Caravan Parks and Manufacture Home Estates	Yes, this direction applies to all councils.	Yes, because it applies to all draft LEP's.	Consistent because the draft LEP retains provisions for caravan parks and accounts for unsuitable land for Manufactured Home Estates.
3.3	Home Occupations	Yes, this direction applies to all councils.	Yes, because it applies to all draft LEP's.	Consistent because the draft LEP does not affect provisions allowing for home occupations within dwelling houses.
3.4	Integrated Land Use and Transport	Yes, this direction applies to all councils.	Yes, because it applies when Council prepares a draft LEP that creates, alters or removes a zone or a provision relating to urban land, including land zoned for residential, business, industrial, or tourist purposes.	Consistent because the draft LEP has regard for the two DUAP references in the Direction. The Shire has excellent transport links, including a state highway and freight railway line. The Cobb Highway and Perricoota Road function as arterial roads and are well positioned to provide for the future growth of Moama.
3.5	Development Near Licensed Aerodromes	Yes, this direction applies to all councils.	No because there is no licensed aerodrome in the Shire.	-
4.1	Acid Sulphate Soils	No, there is no land in the Shire shown on the Acid Sulphate Soils Planning Maps.	No	-
4.2	Mine Subsidence and Unstable Land	No, there is no land in the Shire within a Mine Subsistence District or that is unstable.	No	-
4.3	Flood Prone Land	Yes, because it applies to all Councils with flood prone land.	Yes, because parts of the draft LEP affect flood prone land.	None of the land proposed for up-zoning in the draft LEP is flood prone. Land known to be flood prone will be identified as such in the draft LEP. Consequently the draft LEP is consistent with the Direction.
4.4	Planning for Bushfire Protection	Yes, because it applies to all Councils for which a bushfire prone land map has been prepared.	Yes, because the draft LEP includes land that is mapped as bushfire prone.	Some areas, either wholly or in part, are located within fire Buffer Zones, and Vegetation Category 1 and 2 according to the Bushfire Prone Land Map for Murray Shire. Many of these areas appear to be incorrectly mapped based on site inspection and aerial photography. The draft LEP does not propose to introduce the specific provisions required by this Direction and therefore it is technically inconsistent. This inconsistency can be waived by the RFS and will be sought as part of the S62 referral of the draft LEP.

NO.	TITLE	APPLICABLE TO MURRAY SHIRE?	RELEVANT TO DRAFT LEP?	CONSISTENCY
5.1	Implementation of Regional Strategies	No because there is no regional strategy applicable to the Shire.	No	-
5.2	Sydney Drinking Water Catchments	No because it applies to land not within Murray Shire.	No	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No because it applies to land not within Murray Shire.	No	-
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No because it applies to land not within Murray Shire.	No	-
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No because it applies to land not within Murray Shire.	No	-
5.6	Sydney to Canberra Corridor	No because it applies to land not within Murray Shire.	No	-
5.7	Central Coast	No because it applies to land not within Murray Shire.	No	-
5.8	Second Sydney Airport: Badgerys Creek	No because it applies to land not within Murray Shire.	No	-
6.1	Approval and Referral Requirements	Yes, this direction applies to all councils.	Yes, because it applies to all draft LEP's.	Consistent because the draft LEP does propose any referral or concurrence requirements.

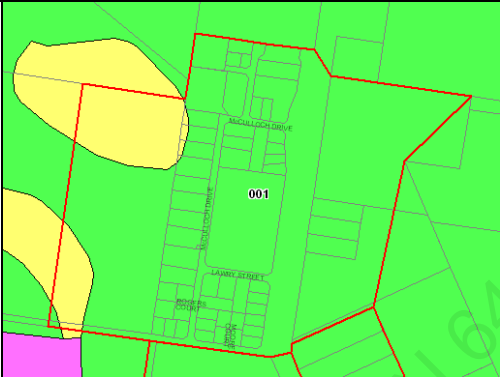
NO.	TITLE	APPLICABLE TO MURRAY SHIRE?	RELEVANT TO DRAFT LEP?	CONSISTENCY
6.2	Reserving Land for Public Purposes	Yes, this direction applies to all councils.	Yes, because it applies to all draft LEP's.	Inconsistent because the draft LEP proposes to increase the area of <u>zoned</u> open space and the approval of the Director-General has not yet been obtained. It is noted the draft LEP is not increasing the <u>area</u> of open space, it is simply acknowledging the Moama Recreation Reserve and Rich River Golf Club that are currently zoned rural. This inconsistency will be resolved by DoP prior to the formal exhibition of the draft LEP under S65 of the EP&A Act.
6.3	Site Specific Provisions	Yes, this direction applies to all councils.	No because the draft LEP does not provide for any site specific development.	-

MOAMA SITE 1**Map reference number**.....1**Subject land:** Cobb Highway & Martin Road, Moama.**Proposed change in land use:** Part rural to commercial/industrial (site already part developed)**Description:** Existing and developing industrial precinct on the Cobb Highway north of Moama.**Change instigated by:** Council.**Local Environmental Study**..... Yes**Recommendation:** Support for zoning change.**Local Environmental Study:**

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	None	Recommended for highway business/industrial development in 2007 Strategic Land Use Plan. Area reflects existing light industrial/highway precinct north of Moama. The loss of land available to agriculture is insignificant. Subject land already of industrial/highway business characteristics. Low level of amenity and suited to industrial/business land use. Excellent transport links.

Environmental matters	Basis of assessment	Potential impact	Comment
Biodiversity	Flora and fauna assessment, DECC referral DECC Biodiversity certification mapping	Negligible	 The Cobb Highway road reserve has been identified by DECC as part of a "high conservation area". The habitat significance is based on roadside remnants. Being within the road reserve this vegetation is not threatened by up-zoning to allow for industrial and highway related commercial activities. The balance of the site has already been developed or is predominantly cleared farmland with few isolated paddock trees.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	The land does not contain any wetlands or watercourses.
Flooding	Sinclair Knight Merz 1999, Moama Floodplain Management Study	None	The land is not subject to flooding according to the 1 in 100 year flood data. Some of the site is within the PMF.

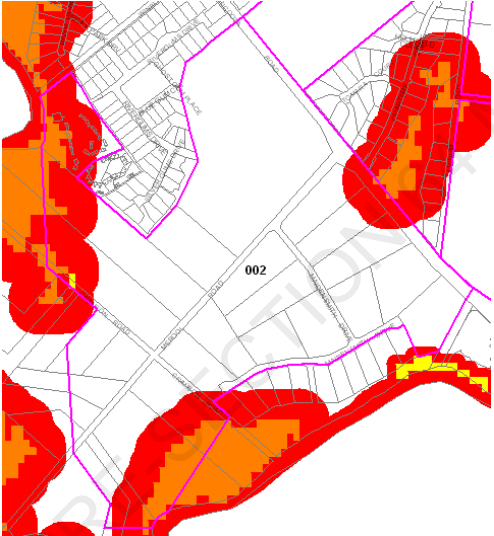
Environmental matters	Basis of assessment	Potential impact	Comment
Bushfire	Councils Bush Fire Prone Land Map	Negligible	 The portion of the land to the east of the Cobb Highway is located within Vegetation Category 2 whilst a western portion is located within Vegetation Category 1. Both of these areas have buffers at the perimeter. Overall, the land already has adequate provision for access by fire fighting vehicles, via the Cobb Highway to the north and south and Martin Road to the west. Both roads are bitumen sealed (Martin Road just at the Cobb Highway end) and are able to accommodate heavy vehicles. The land is predominantly cleared which suggests the lack of materials to fuel a fire, and has already been developed and connected to Council's town water supply which could be accessed for fire fighting purposes.
Heritage	NSW Heritage Office Murray LEP Heritage Schedule	Negligible	There are no state or local heritage items listed on or near the subject land.
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	Negligible	The AHIMS register does not record any archaeological objects or places on or near the subject land. Survey by the Cummeragunja Local Aboriginal Land Council revealed no Aboriginal Cultural Heritage remnants on site.

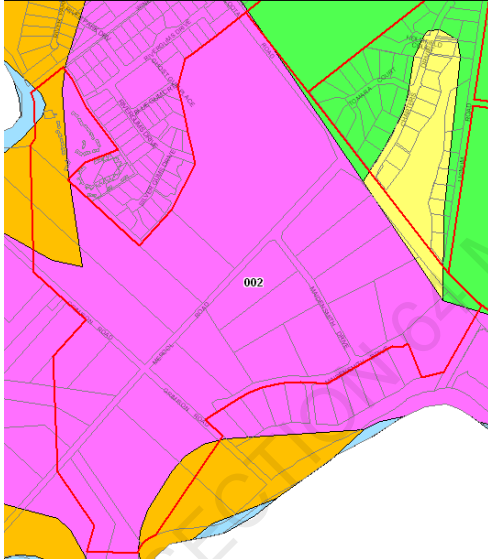
Environmental matters	Basis of assessment	Potential impact	Comment
Land capability	View, review DWE mapping	None	 Land appears suitable for light industrial/highway business. The location of the land in close proximity to Cobb Highway makes this an ideal location. A portion of the land is already developed for this purpose, including one larger industry (Byfords). No visible constraints. There are no known potentially contaminated land issues. No sites recorded on EPA register. Class II - (green) Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land". Class IV - (yellow) Soil conservation practices such as pasture improvement, stock control, application of fertiliser and minimal cultivation for the establishment or re-establishment of permanent pasture. Land not suitable for cultivation on a regular basis owing to limitations of slope gradient, soil erosion, shallowness or rockiness, climate, or a combination of these factors. Comprises the better classes of grazing land of the State and can be cultivated for an occasional crop, particularly a fodder crop or for pasture renewal. Not suited to the range of agricultural uses listed for Classes I to III. If used for "hobby farms" adequate provision should be made for water supply, effluent disposal, and selection of safe building sites and access roads.
Infrastructure	Council's GIS and advice from officers	None	Land is already serviced with reticulated water and sewer. Electricity, gas and telecommunications are all accessible. Cobb Highway and Martin Road (in part) are already bitumen sealed. Drainage is generally uncontrolled and will be addressed as development proceeds.
Social	Anticipated	None	Potential positive impact through providing greater number of employment opportunities and therefore population growth. A growing population leads to a greater choice of goods and services to the community. Rezoning will not create a discordant element to the area.
Economic	Anticipated	None	Benefits to local economy through investment in Moama and additional employment opportunities.

MOAMA SITE 2**Map reference number:**2**Subject land:**Perricoota Road & Merool Lane, Moama.**Proposed change in land use:**Part rural to residential/tourist (site already part developed)**Description:**.....Large portion of rural and low density residential land on western fringe of Moama Township. Land currently features a range of land uses including rural living, rural, viticulture, entertainment, recreation and tourist accommodation.**Change instigated by:**Council and some land owners**Local Environmental Study**.....Yes**Recommendation:**Support for zoning change.**Local Environmental Study:**

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	Negligible	Recommended for residential/tourist development and urban consolidation in 2007 Strategic Land Use Plan. Area is now contiguous with the Moama township. Represents a logical extension of the urban area. Loss of land available to agriculture is insignificant. Development controls required to ensure integration of land use with surrounding areas. Proposes increasing residential density in Maiden Smith Drive rural living area with provision of services. Previously constrained by proposed approach to second river crossing but this route has now been abandoned.

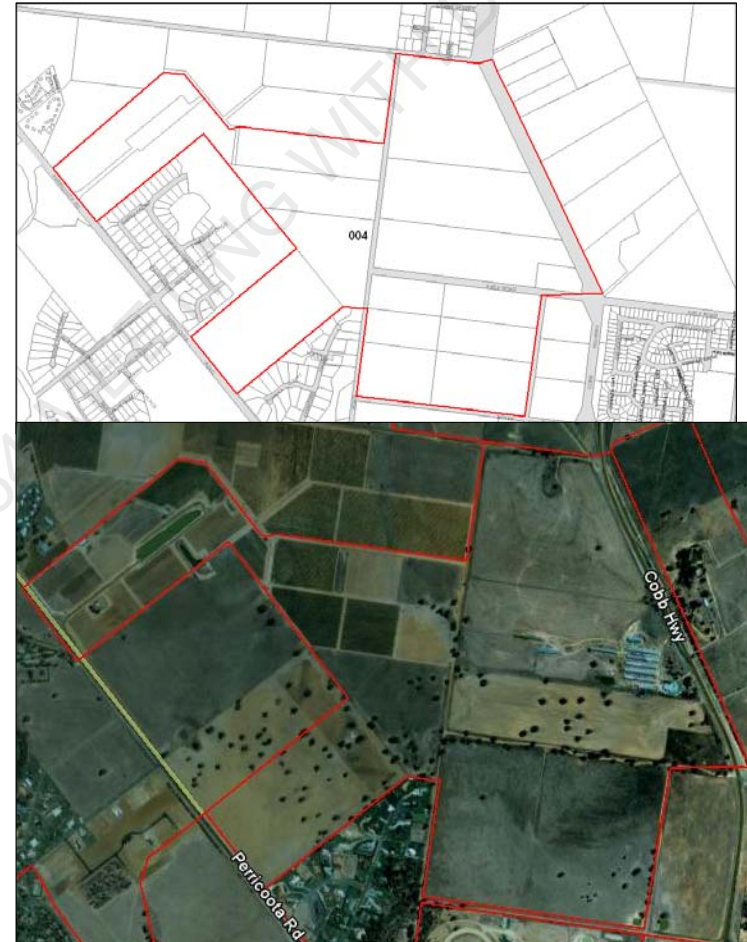
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Biodiversity	Flora and fauna assessment DECC NPWS Atlas of NSW Wildlife DECC Biodiversity Certification mapping	Negligible	 According to the DECC NPWS Atlas of NSW Wildlife, the threatened Grey-crowned Babbler has been recorded approximately 500 metres southwest of the subject land near the Murray River. This area is not proposed for up-zoning or development because it is on the flood plain. The southern portion of this area is mapped by DECC as having High Conservation Value. This area is not proposed for up-zoning or development because it is on the flood plain.
Water	DECC GIS data (wetlands and vulnerable riparian)	Yes	 The land contains a small area of land identified as floodplain wetland.

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Flooding	Sinclair Knight Merz 1999, Moama Floodplain Management Study	None	The majority of this area is flood free according to the 1 in 100 year flood data. Some of the fringe areas are within the flood plain but these will not be zoned to R1. The entire site is within the PMF.
Bushfire	Councils Bush Fire Prone Land Map	Negligible	 The southeast portion and southwest portion of land is located within Vegetation Category 2 with a fire buffer surrounding these areas. Land already has adequate provision for access for fire fighting vehicles, which can access the site via the sealed Perricoota Road which runs along the northeast boundary of the subject land. The subject land is predominantly cleared and developed which suggests the lack of materials to fuel a fire, and is connected to Council's local water supply which could be used for fire fighting purposes.
Heritage	NSW Heritage Office Murray LEP Heritage Schedule	No	There are no state or local heritage items listed on or near the subject land.
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	The DECC register reveals four Aboriginal archaeological sites at the end of Merool Lane and another in the vicinity of River Park Drive in the northern part of this area. All of these sites are within the floodplain and are not intended for intensification of land use part of the draft LEP. There are no recorded archaeological sites above the floodplain which represents the majority of this area. The site survey undertaken the Cummeragunja Local Aboriginal Land Council revealed no Aboriginal cultural heritage remnants on site.

Environmental matters	Basis of assessment	Potential impact	Comment
Land capability	View, DWE mapping	No	 Land suitable for intensification of development with no visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - (green) Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land". Class IV - (yellow) Soil conservation practices such as pasture improvement, stock control, application of fertiliser and minimal cultivation for the establishment or re-establishment of permanent pasture. Land not suitable for cultivation on a regular basis owing to limitations of slope gradient, soil erosion, shallowness or rockiness, climate, or a combination of these factors. Comprises the better classes of grazing land of the State and can be cultivated for an occasional crop, particularly a fodder crop or for pasture renewal. Not suited to the range of agricultural uses listed for Classes I to III. If used for "hobby farms" adequate provision should be made for water supply, effluent disposal, and selection of safe building sites and access roads. Class VI - (orange) Soil conservation practices including limitation of stock, broadcasting of seed and fertiliser, prevention of fire and destruction of vermin. May include some isolated structural works. Productivity will vary due to the soil depth and the soil fertility. Comprises the less productive grazing lands. If used for "hobby farms" adequate provision should be made for water supply, effluent disposal, and selection of safe building sites and access roads. Note: purple is Flood Irrigated lands
Infrastructure	Council's GIS and advice from officers	No	Most of the land is already serviced with reticulated water and sewer. Land in the Maiden Smith Drive area is not provided with reticulated water or sewerage. It is preferable that these services be provided to remove the environmental risk and lots re-subdivided to make more efficient use of what has now become urban land. Perricoota Road is an arterial road constructed to that standard and in excellent condition. Collector roads in Merool Lane and Winbi Avenue are also in excellent condition and being on a straight alignment are capable of safely accommodating much higher traffic numbers.

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Social	Anticipated	No	Potential positive impact through additional housing, tourism and population in Moama.
Economic	Anticipated	No	Potential positive impact through investment in Moama and additional local expenditure.

MOAMA SITE 3**Map reference number:**3**Subject land:**Rich River Golf Club, corner Tataila & Twenty-four Lanes, Moama**Proposed change in land use:**None (site already developed)**Description:**Established 36-hole golf course and club facilities, including accommodation, tennis and bowls. Includes two small areas recently rezoned to allow for residential development associated with the golf course.**Change instigated by:**Council**Local Environment Study:**No. Proposed zone will reflect existing use as golf course.**Recommendation:**Support for zoning change.

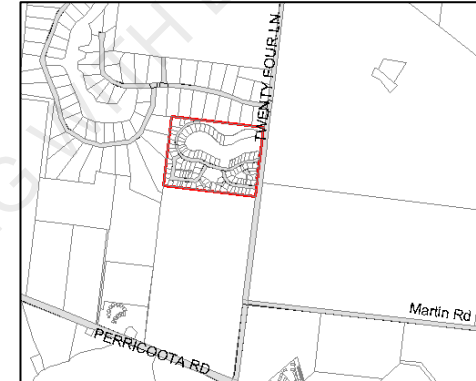
MOAMA SITE 4**Map reference number:**4**Subject land:**Perricoota Road & Cobb Highway, Moama**Proposed change in land use:**.....Rural to residential**Description:**.....Mostly rural land (including some viticulture) on a number of large lots between Perricoota Road and the Cobb Highway. Also smaller parcel on eastern side of highway.**Change instigated by:**Council. Land on eastern side of Cobb Highway instigated by proposal for higher density residential development.**Local Environmental Study**.....Yes**Recommendation:**Support for zoning change.

Local Environmental Study:

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	None	Recommended for residential development in 2007 Strategic Land Use Plan. Largely undeveloped rural land incorporating a number of larger lots. Land already surrounded by residential development to the southwest and south. Land is contiguous and consistent with the urban area of Moama. The loss of land available to agriculture is insignificant. Excellent infill development opportunity within context of existing township. Represents a logical extension of the urban area. Southern part of this area previously constrained by the route for the approach to the new Murray River crossing at the end of Merool Lane. This bridge site has since been abandoned and hence the land in terms of its context in the future growth of Moama is more obvious (i.e. residential use). Development controls need to be applied to the fringes of this area to avoid a 'clash' where lower residential densities adjoin. The DCP is the appropriate mechanism to achieve this.
Biodiversity	Flora and fauna assessment DECC Biodiversity Certification mapping	Negligible	A small portion of the land in the southern part has been identified by DECC as having High Conservation Value. This area can be afforded protection via an environmentally sensitive land overlay. The rest of the site has been predominantly cleared.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	The land does not contain any wetlands or watercourses.
Flooding	Sinclair Knight Merz 1999, Moama Floodplain Management Study	None	The subject land is not affected by the 1 in 100 year flood. Some of the site is within the PMF. Drainage has been addressed via a Master Plan undertaken for the eastern portion of this land.

Environmental matters	Basis of assessment	Potential impact	Comment
Bushfire	Councils Bush Fire Prone Land Map	None	 With the exception of the minor intrusion of the Buffer Zone into this area from Martins Road in the northeast and Boyes Road in the south, the land is not rated as a bushfire risk.
Heritage	NSW Heritage Office	Yes	There are no listed heritage items within this area. Council has commenced a heritage study.
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	Minimal	One Aboriginal place or object is recorded for the site on DECC's register. This site will be acknowledged in an overlay and afforded protection by a clause in the LEP. Site survey by the Cummeragunja Local Aboriginal Land Council revealed no Aboriginal Cultural Heritage remnants on site.
Land capability	View, review DWE mapping	None	 No visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - (green) Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land". Note: purple is Flood Irrigated lands

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Infrastructure	Council's GIS and advice from officers	None	Neighboring land already serviced. All services available. Cobb Highway to the east and Perricoota Road to the southwest are arterial roads in excellent condition.
Social	Anticipated	None	Potential positive impact through additional housing and population in Moama.
Economic	Anticipated	None	Potential positive impact through investment in Moama and additional local expenditure.

MOAMA SITE 5**Map reference number:**5**Subject land:**Kilkerrin Lakes Estate Twenty-four Lane, Moama**Proposed change in land use:**None (site already developed)**Description:**Fully developed residential estate opposite the Rich River Golf Club.**Change instigated by:**Council**Local Environmental Study:**No. Proposed zone will reflect existing use.**Recommendation:**Support for zoning change.

MOAMA SITE 6

Map reference number:6

Subject land:Lot 1 DP856889, Tataila Lane, Moama

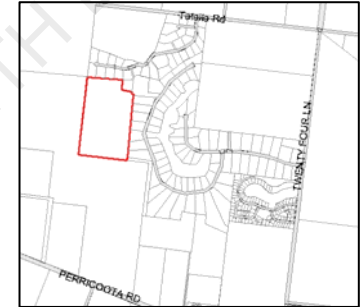
Proposed change in land use:.....Rural to Large Lot Residential

Description:.....Vacant parcel of land adjoining existing low density residential development.

Change instigated by:Council

Local Environmental Study.....Yes

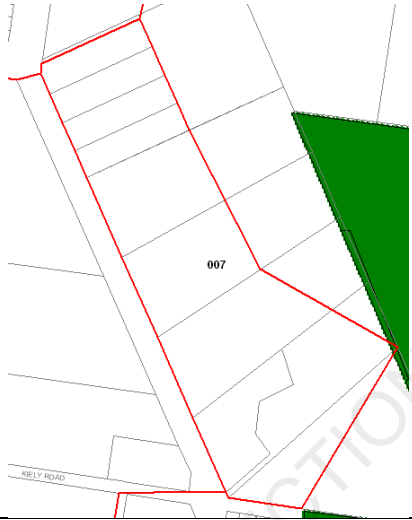
Recommendation:Defer rezoning



Site No Longer
Proposed for Rezoning

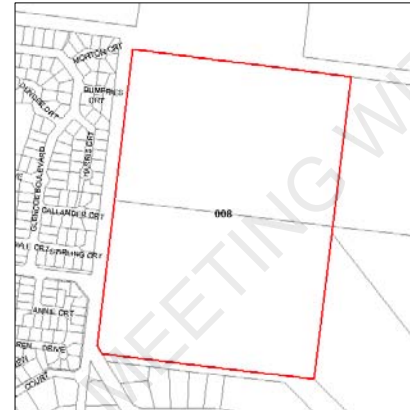
MOAMA SITE 7**Map reference number:** 7**Subject land:** Lots 1,2,3,4 DP1078430, Lots 1, 2, 3 DP255139, & part Lot 2 DP867402 & Lot 5 DP255139, Cobb Highway, Moama**Proposed change in land use:**..... Rural to rural residential**Description:**..... Vacant land to the immediate north of Moama between the Cobb Highway and floodplain.**Change instigated by:** Council.**Local Environmental Study**..... Yes**Recommendation:** Support for zoning change.**Local Environmental Study:**

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	None	Recommended for low density residential development in 2007 Strategic Land Use Plan. Vacant land to the immediate north of Moama. Land is in close proximity to township centre and suited for urban expansion. Low density development provides an appropriate transition from urban development to the floodplain.

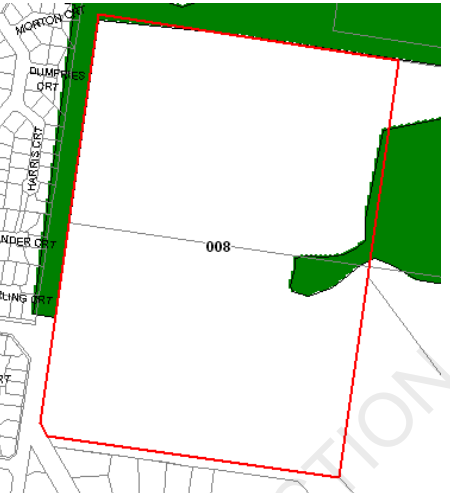
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Biodiversity	Flora and fauna assessment DECC Biodiversity Certification mapping DECC NPWS Atlas of NSW Wildlife	Negligible	 The most eastern point of the subject land is identified by DECC as land that has been identified as viable ECC. DECC has recommended that these selected sites be given environmental zoning. This site only covers a small portion of the subject land and can be easily accommodated in the zoning. A majority of the land is cleared with few scattered paddock trees which would be more suited for low density residential. According to DECC Atlas of NSW Wildlife, the threatened Brown Treecreeper has been recorded on the land. Land is not within a High Conservation Area identified by DECC.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	The land does not contain any wetlands or watercourses.
Flooding	Sinclair Knight Merz 1999, Moama Floodplain Management Study	No	The subject is on the edge of the floodplain but is not flood prone according to the 1 in 100 year flood data. Most of the site is within the PMF.

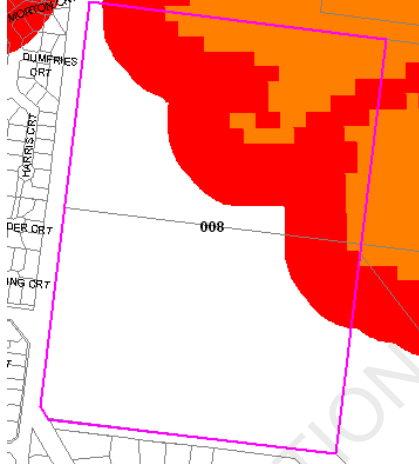
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Bushfire	Councils Bush Fire Prone Land Map	Negligible	 The majority of this land is not rated as a fire risk. There are two small pockets of land within Vegetation Category 2 in the southern part. The low density of development intended for this land by the R5 zone provides scope for buffers to be provided to any potential fire risk. The subject land already has adequate provision for access for fire fighting vehicles, which can access the site via Cobb Highway to the west. The subject land is predominantly cleared which suggests the lack of materials to fuel a fire. Neighboring land to the east on the floodplain consists of dense vegetation and is rated as a fire risk.
Heritage	NSW Heritage Office Murray LEP Schedule of heritage items	No	There are no state or local heritage items listed on or near the subject land.
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	There are no Aboriginal objects or Aboriginal places recorded in this area (DECC's register). Site survey by the Cummeragunja Local Aboriginal Land Council did not reveal any Aboriginal Cultural Heritage remnants on site.

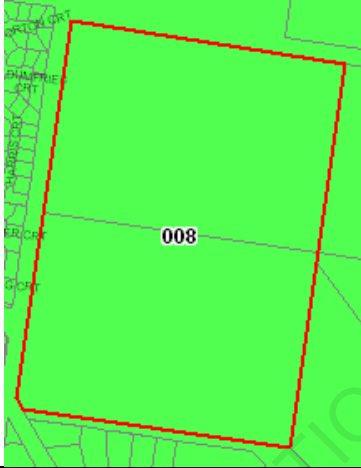
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Land capability	View, review DWE mapping	No	 Land suitable for low density residential. No visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land".
Infrastructure	Council's GIS and advice from officers	Negligible	Services available from Cobb Highway. Access road (Cobb Highway) is sealed.
Social	Anticipated	No	Positive impact through additional housing and population in Moama.
Economic	Anticipated	No	Potential positive impact through investment in Moama and additional local expenditure.

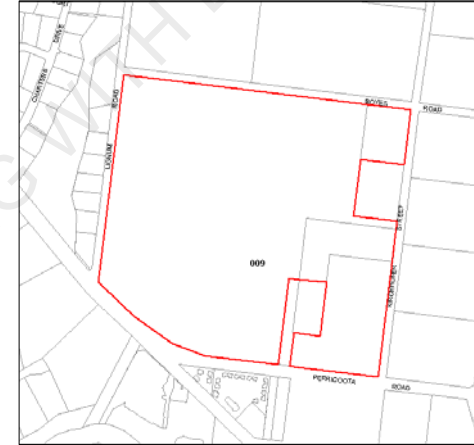
MOAMA SITE 8**Map reference number:**8**Subject land:** Lots 232 & 233 DP751152, Kiely Road, Moama**Proposed change in land use:** Rural to residential**Description:** Large parcel of vacant land adjoining that is now protected by the town flood levee and consequently able to be developed.**Change instigated by:** Council.**Local Environmental Study** Yes**Recommendation:** Support for zoning change.**Local Environmental Study:**

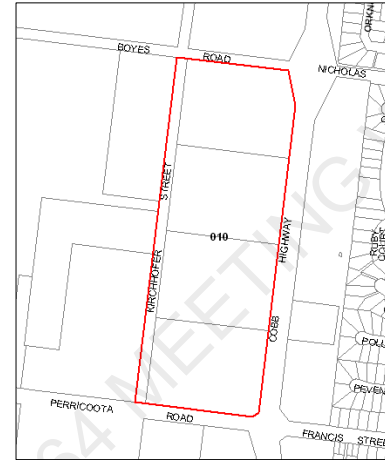
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	Negligible	Recommended for residential development in 2007 Strategic Land Use Plan. Recent construction of a flood levee along the eastern boundary designates the land as flood free. Land adjoins existing urban residential to the west and existing industrial to the south. In a rural context, the land is isolated being located between the existing urban fringe and the Moama flood levee and of little agricultural value.

Environmental matters	Basis of assessment	Potential impact	Comment
Biodiversity	Flora and fauna assessment DECC Biodiversity Certification mapping I	Negligible	 Vegetation in the southwest corner and along the northern boundary of the subject land has been identified by DECC as viable ECC. DECC has recommended that this site should be given environmental zoning and the LEP would need local clauses that prevent clearance. Ideally public land supporting ECC would be zoned E2, while private land would be zoned E3. Clearance of ECCs is prohibited in this instance. The rest of the site has been cleared with isolated paddock trees and dirt tracks traversing the site. Land is not within a High Conservation Area identified by DECC.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	The land does not contain any wetlands or watercourses.
Flooding	Sinclair Knight Merz 1999, Moama Floodplain Management Study	No	The land is subject to flooding according to the 1 in 100 year flood data. Land is protected by the Moama flood levee and therefore not flood prone. All of the site is within the PMF.

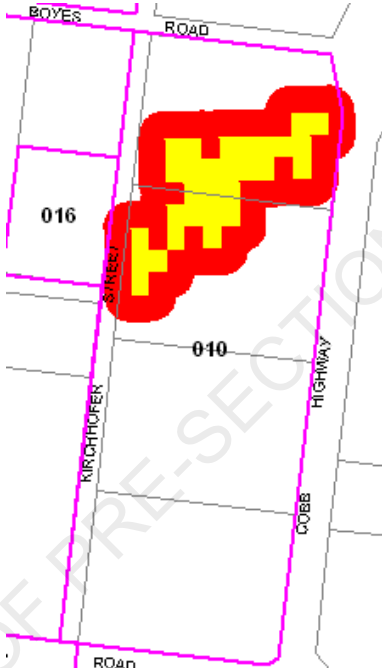
Environmental matters	Basis of assessment	Potential impact	Comment
Bushfire	Councils Bush Fire Prone Land Map Aerial photography View	Negligible	 Based on aerial photography the fire risk mapping for this land appears to be inaccurate. The northeast corner is mapped as Vegetation Category 1 where there is no vegetation whereas that part of the site that is vegetated in the southwestern corner is not rated as a fire risk. The vegetated land has also been missed in DECC's Biodiversity Certification mapping but would serve as a useful buffer to the industrial land adjoining to the south. Based on a view of this site, the fire risk does not present as a constraint to urban development.
Heritage	NSW Heritage Office Murray LEP Schedule of heritage items	No	There are no state or local heritage items listed on or near the subject land.
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	There are no Aboriginal objects or Aboriginal places recorded in this area (DECC's register). Site survey by the Cummeragunja Local Aboriginal Land Council did not reveal any Aboriginal Cultural Heritage remnants on site.

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Land capability	View, review DWE mapping	No	 Land suitable for residential zoning. No visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land".
Infrastructure	Council's GIS and advice from officers	Negligible	Services available from adjoining developed urban land.
Social	Anticipated	No	Potential positive impact through providing greater number of employment opportunities. Rezoning will not create a discordant element to the area.
Economic	Anticipated	No	Potential positive impact through investment in Moama and additional employment opportunities.

MOAMA SITE 9**Map reference number:**9**Subject land:**Perricoota Road, Moama.**Proposed change in land use:**.....None (site already in use)**Description:**.....Moama Recreation Reserve**Change instigated by:**Council**Local Environmental Study:**No. Proposed zone will reflect existing land use.**Recommendation:**Support for zoning change.

MOAMA SITE 10**Map reference number:**10**Subject land:**Corner Perricoota Road & Cobb Highway,
Moama.**Proposed change in land use:**.....Rural to commercial**Description:**.....Part with motel opposite the new supermarket
development. Balance of land vacant.**Change instigated by:**Land owner.**Local Environmental Study**..... Yes**Recommendation:**Support for zoning change.**Local Environmental Study:**

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	No	Recommended for commercial development in 2007 Strategic Land Use Plan. Land is contiguous and consistent with the commercial area of Moama. The loss of land available to agriculture is insignificant. Land is in close proximity to Moama CBD.
Biodiversity	Flora and fauna assessment DECC Biodiversity Certification mapping	No	Land has not been identified as viable EEC by DECC. Land already developed. Land is not within a High Conservation Area identified by DECC.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	The land does not contain any wetlands or watercourses.

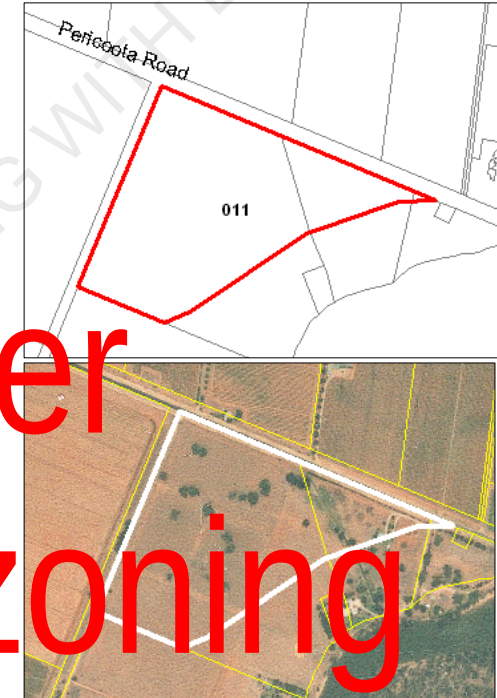
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Flooding	Sinclair Knight Merz 1999, Moama Floodplain Management Study	No	The land is not subject to flooding according to the 1 in 100 year flood data. The site is not within the PMF.
Bushfire	Councils Bush Fire Prone Land Map Aerial photography	No	 A small portion of land in the northern part of this site is identified as Vegetation Category 2 on Councils Bush Fire Prone Land Map. This is not supported by aerial photography for the site and a viewing both of which confirm there is no vegetation present. Consequently the conclusion reached is that fire risk does not present as a constraint to the future development of this land for urban purposes.
Heritage	NSW Heritage Office Murray LEP Schedule of heritage items	No	There are no state or local heritage items listed on or near the subject land.

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	There are no Aboriginal objects or Aboriginal places recorded in this area (DECC's register). Site survey by the Cummeragunja Local Aboriginal Land Council did not reveal any Aboriginal Cultural Heritage remnants on site.
Land capability	View, review DWE mapping	No	 Land suitable for commercial zoning. No visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land".
Infrastructure	Council's GIS and advice from officers	No	Services available from Cobb Highway. Excellent road access from Cobb Highway.
Social	Anticipated	No	Potential positive impact through providing greater number of employment opportunities. Rezoning will not create a discordant element to the area.
Economic	Anticipated	No	Potential positive impact through investment in Moama and additional employment opportunities.

MOAMA SITE 11**Map reference number:**11**Subject land:**2040 Perricoota Road, Moama**Proposed change in land use:**.....Rural to Large Lot Residential**Description:**.....Undeveloped flood free rural land on the Murray River west of the Moama township**Change instigated by:**Land owner to accommodate development proposal for retirement village and tourist development.**Local Environmental Study**.....Yes. See separate LES prepared by Resolve Planning.**Recommendation:**Defer rezoning.

Site No Longer

Proposed for Rezoning



MOAMA SITE 12

Map reference number:12

Subject land:Boundary Road, Moama

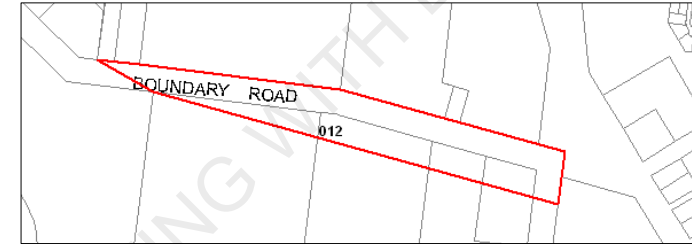
Proposed change in land use:.....Rural to Residential

Description:.....Narrow strip of land between Boundary Road and floodplain.

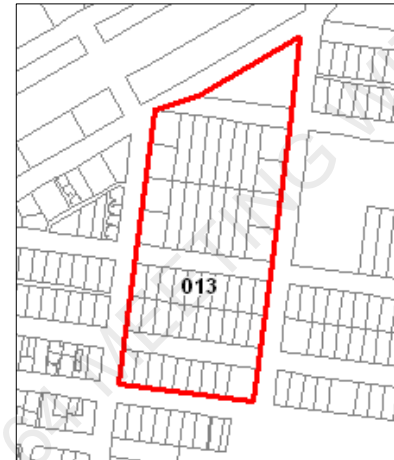
Change instigated by:Land owners.

Local Environmental Study.....e

Recommendation:Defer rezoning.



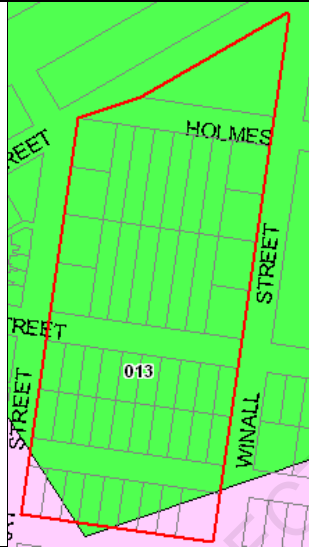
Site No Longer
Proposed for Rezoning

MOAMA SITE 13**Map reference number:**13**Subject land:**Winnal & Murray Streets, Moama**Proposed change in land use:**Rural residential to residential**Description:**Area of 'old' Moama that is now protected by the town flood levee and consequently able to be developed. Land is held in numerous small titles.**Change instigated by:**Land owner.**Local Environmental Study**Yes**Recommendation:**Support for zoning change**Local Environmental Study:**

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	No	Recommended for residential development in 2007 Strategic Land Use Plan. A majority of the land is already developed to residential. Land is held in numerous small titles. Land already surrounded by residential development to the north, south and west. Land is contiguous and consistent with the urban area of Moama. The loss of land available to agriculture is insignificant.

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Biodiversity	Flora and fauna assessment DECC Biodiversity Certification mapping	Negligible	 Northern extremity of this land identified by DECC as being of High Conservation Value. Single record of a "significant species" recorded at southern extremity adjacent to the river.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	The land does not contain any wetlands or watercourses.
Flooding	Sinclair Knight Merz 1999, Moama Floodplain Management Study	No	Land now protected by Moama flood levee and therefore no longer a flood risk. Site within PMF.

Environmental matters	Basis of assessment	Potential impact	Comment
Bushfire	Councils Bush Fire Prone Land Map	Yes	 The northern corner of this land is within Vegetation Category 2 and therefore rated as a fire risk. The eastern boundary is also affected by the buffer to land adjoining which is mapped as Vegetation Category 1.
Heritage	NSW Heritage Office Murray LEP Schedule of heritage items	No	There are no state or local heritage items listed on or near the subject land.
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	There are no Aboriginal objects or Aboriginal places recorded in this area (DECC's register). Site survey by the Cummeragunja Local Aboriginal Land Council did not reveal any Aboriginal Cultural Heritage remnants on site.

Environmental matters	Basis of assessment	Potential impact	Comment
Land capability	View, review DWE mapping	No	 Land is suitable for residential zoning. No visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - (green) Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land". Note; pink is urban
Infrastructure	Council's GIS and advice from officers	No	All services can be provided from adjoining urban land.
Social	Anticipated	No	Potential positive impact through additional housing and population in Moama.
Economic	Anticipated	No	Potential positive impact through investment in Moama and additional local expenditure.

MOAMA SITE 14

Map reference number:14

Subject land: 'Kooyong Park', Old Deniliquin Road, Moama

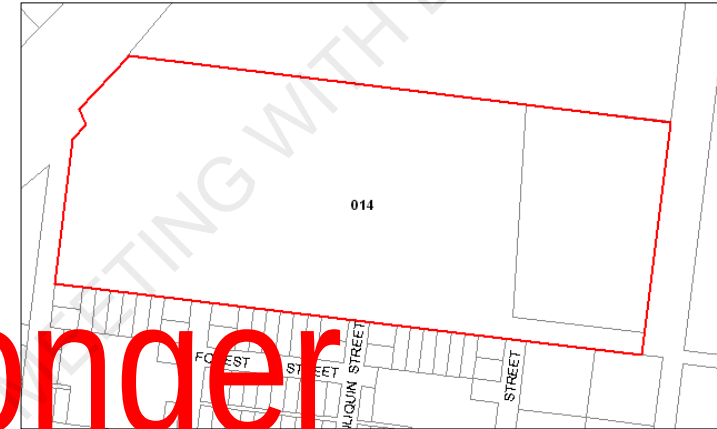
Proposed change in land use: Rural to Large Lot Residential

Description: Rural land on floodplain adjoining eastern side of Moama urban area

Change instigated by: Land owner

Local Environmental Study: Yes. See separate LES prepared by Coomes Consulting

Recommendation: Defer rezoning.



**Site No Longer
Proposed for Rezoning**

MOAMA SITE 15

Map reference number:15

Subject land: Lot 24 DP668368 & Lot 24 DP668369, corner of Tataila and Twenty Four Lanes, Moama

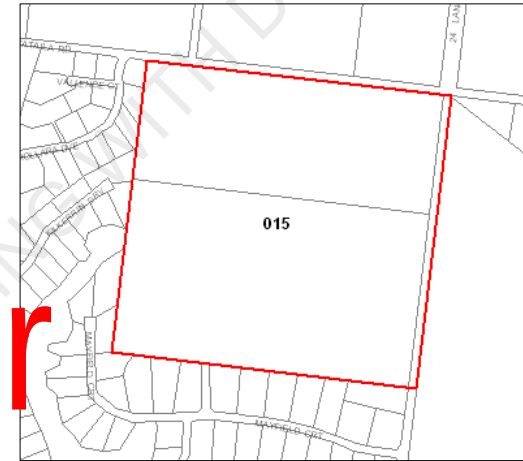
Proposed change in land use: Rural to Large Lot Residential

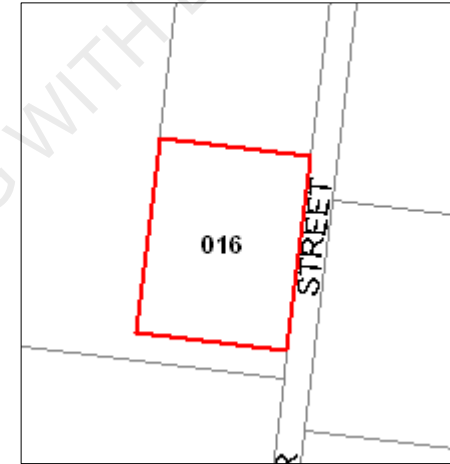
Description: Rural land opposite Rich River Golf Club.

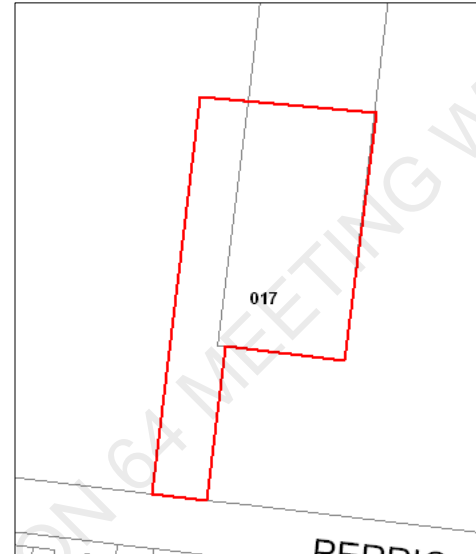
Change instigated by: Land owner

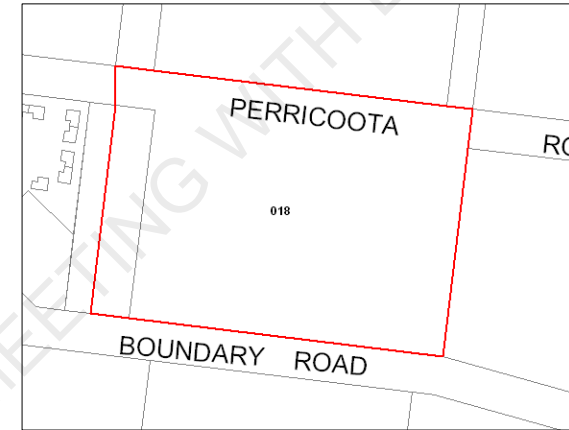
Local Environmental Study: Yes. See separate LES prepared by Advanced Environmental Systems Pty Ltd.

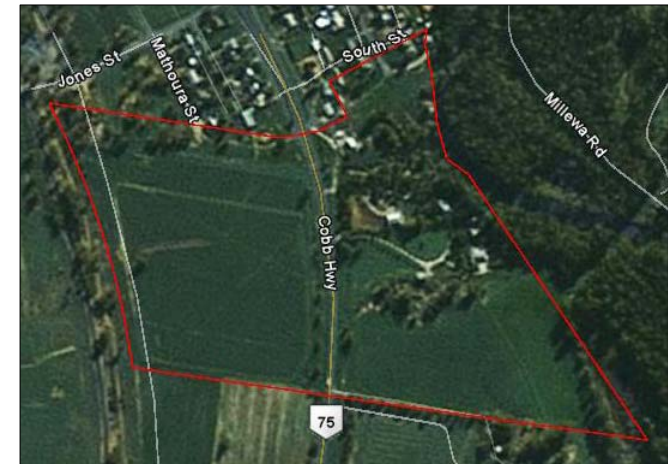
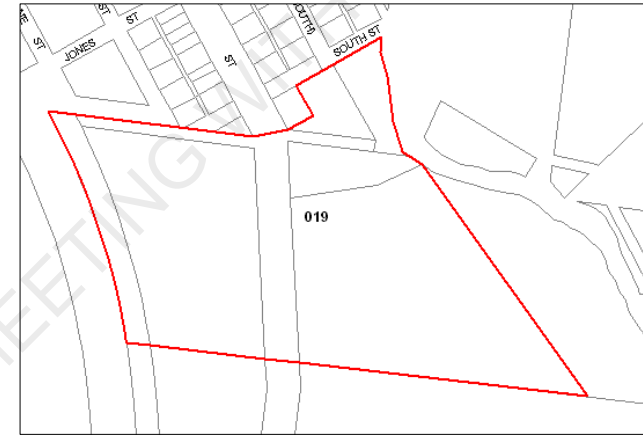
Recommendation: For rezoning



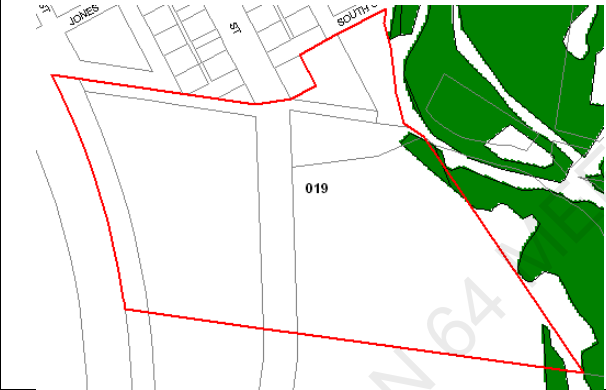
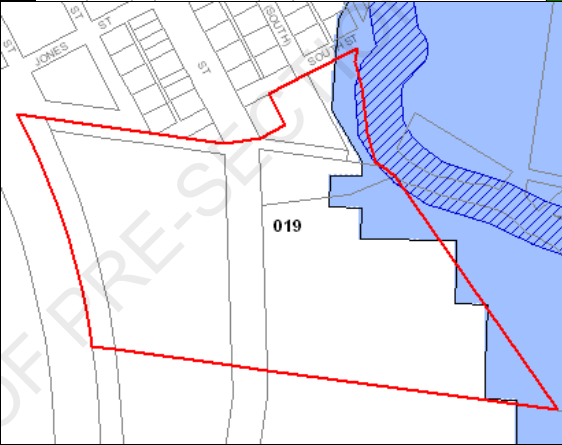
MOAMA SITE 16**Map reference number:**16**Subject land:**Kirchhofer Street, Moama.**Proposed change in land use:**.....None (site already developed)**Description:**.....Moama Anglican Grammar School**Change instigated by:**Council**Local Environmental Study:**No. Proposed zone will reflect existing land use.**Recommendation:**Support for zoning change.

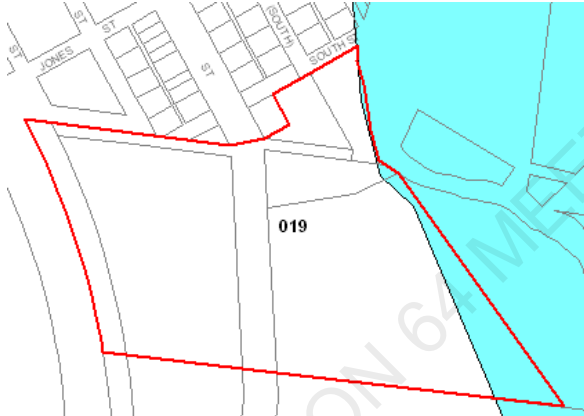
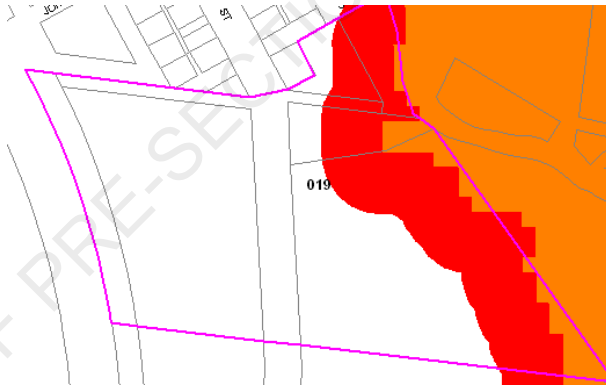
MOAMA SITE 17**Map reference number:**17**Subject land:**Perricoota Road, Moama.**Proposed change in land use:**.....None (site already developed)**Description:**.....Moama Sports Club**Change instigated by:**Council**Local Environmental Study:**No. Proposed zone will reflect existing land use.**Recommendation:**Support for zoning change.

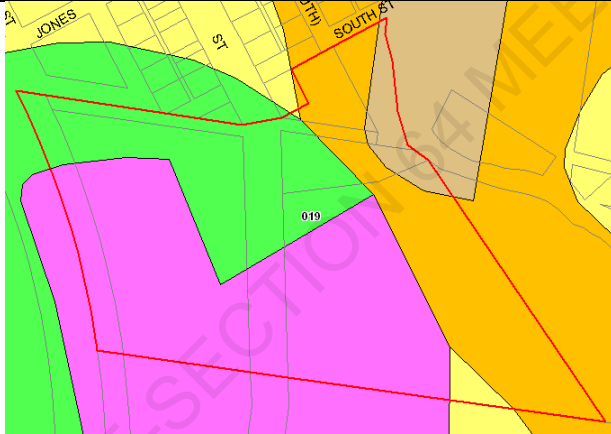
MOAMA SITE 18**Map reference number:**18**Subject land:**Perricoota Road, Moama.**Proposed change in land use:**.....None (site already in use)**Description:**.....Moama Cemetery**Change instigated by:**Council**Local Environmental Study:**No. Proposed zone will reflect existing land use.**Recommendation:**Support for zoning change.

MATHOURA SITE 19**Map reference number:**19**Subject land:**Cobb Highway, south of Mathoura.**Proposed change in land use:**.....Rural to rural residential**Description:**.....Large area of land astride the Cobb Highway and extending to the Gulpa Creek at the southern entrance to Mathoura.**Change instigated by:**Land owner.**Local Environmental Study**..... Yes**Recommendation:**Support for zoning change**Local Environmental Study:**

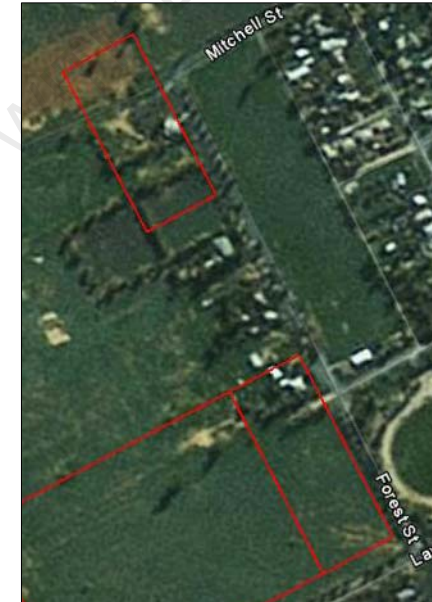
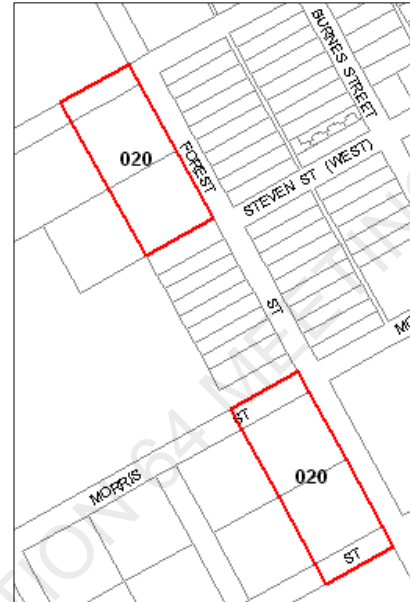
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	No	Recommended for low density residential development in 2007 Strategic Land Use Plan. Land on the fringe of the township and suited for low density residential development.

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Biodiversity	Flora and fauna assessment DECC referral Australian Heritage Database	Negligible	 There are no significant species recorded within this land according to the DECC NPWS Atlas of NSW Wildlife. The threatened Brown Treecreeper and Australian Bittern have been recorded approximately 200 metres west of the land and the threatened Floating Swamp Wallaby-grass has been recorded approximately 300 metres to the east. A portion of land in the northeast corner has been identified by DECC as floodplain wetland.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	 The land contains a small section of land identified as floodplain wetland and a small section falls within the 40m riparian buffer.

Environmental matters	Basis of assessment	Potential impact	Comment
Flooding	DNR mapping (Tuppal Bullatale Floodways)	Yes	 Some land is subject to inundation.
Bushfire	Councils Bush Fire Prone Land Map	Negligible	 The eastern portion of the land is located within a fire buffer area with Vegetation Category 1 associated with the Gulpa Creek. Overall, the land already has good provision for fire fighting vehicle access from the Cobb Highway. This highway is bitumen sealed and is able to accommodate heavy vehicles. The subject land is predominantly cleared which suggests the lack of materials to fuel a fire, and the subject land has already been developed (i.e. isolated dwellings) and is connected to Council's local water supply which could be used for fire fighting purposes. The low density of development envisaged by the R5 zone will allow for consideration to be given to buffers.
Heritage	NSW Heritage Office Murray LEP Schedule of heritage items	No	There are no state or local heritage items listed on or near the subject land.

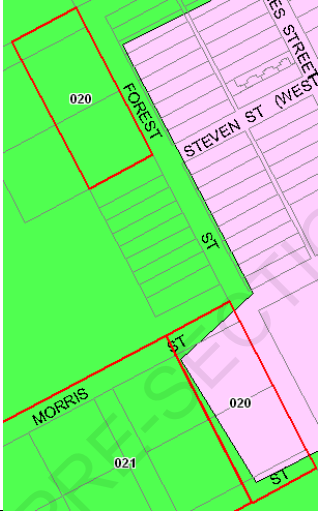
Environmental matters	Basis of assessment	Potential impact	Comment
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	There are no Aboriginal objects or Aboriginal places recorded in this area (DECC's register). Site survey by the Cummeragunja Local Aboriginal Land Council did not reveal any Aboriginal Cultural Heritage remnants on site.
Land capability	View, review DWE mapping	Negligible	 No visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - (green) Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land". Class IV - (yellow) Soil conservation practices such as pasture improvement, stock control, application of fertiliser and minimal cultivation for the establishment or re-establishment of permanent pasture. Land not suitable for cultivation on a regular basis owing to limitations of slope gradient, soil erosion, shallowness or rockiness, climate, or a combination of these factors. Comprises the better classes of grazing land of the State and can be cultivated for an occasional crop, particularly a fodder crop or for pasture renewal. Not suited to the range of agricultural uses listed for Classes I to III. If used for "hobby farms" adequate provision should be made for water supply, effluent disposal, and selection of safe building sites and access roads. Class VI - (orange) Soil conservation practices including limitation of stock, broadcasting of seed and fertiliser, prevention of fire and destruction of vermin. May include some isolated structural works. Productivity will vary due to the soil depth and the soil fertility. Comprises the less productive grazing lands. If used for "hobby farms" adequate provision should be made for water supply, effluent disposal, and selection of safe building sites and access roads. Note: purple is flood irrigated land, tan is state forest. State forest mapping is known to be inaccurate in this instance.

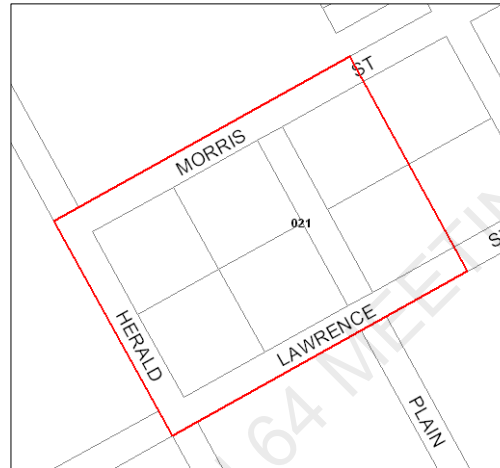
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Infrastructure	Council's GIS and advice from officers	Negligible	Filtered water available from Moama Street. Sewer would need to be extended. Potential access problems from Cobb Highway depending on RTA's position.
Social	Anticipated	No	Potential positive impact through additional housing and population in Mathoura.
Economic	Anticipated	No	Potential positive impact through investment in Mathoura and additional local expenditure.

MATHOURA SITE 20**Map reference number:**20**Subject land:**Forest Street, Mathoura.**Proposed change in land use:**.....Rural to residential**Description:**.....Area of vacant land on the western fringe of Mathoura.**Change instigated by:**Land owners.**Local Environmental Study:**Yes**Recommendation:**Support for zoning change**Local Environmental Study:**

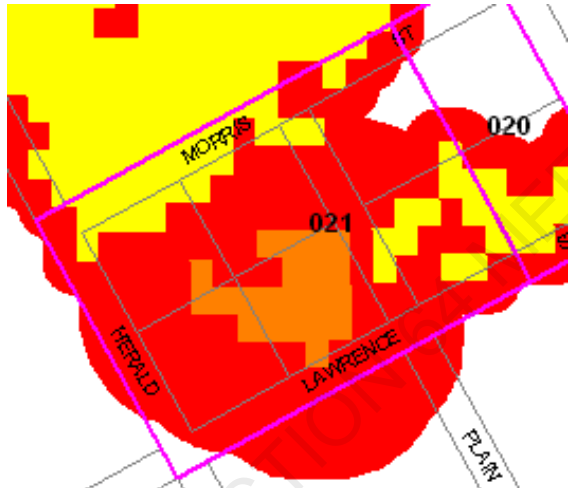
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	No	Recommended for low density and conventional residential development in 2007 Strategic Land Use Plan. Land on the fringe of the township and therefore suited for low density residential/residential. Development controls required to ensure integration of land use with surrounding area. Represents a logical extension of the urban area.
Biodiversity	Flora and fauna assessment DECC advice	No	Land has been significantly cleared of vegetation and represents a compromised natural environment.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	The land does not contain any wetlands or watercourses.

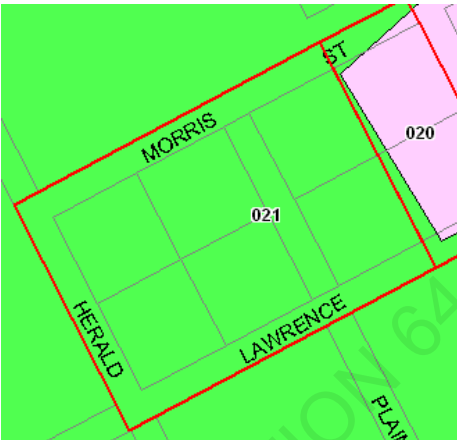
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Flooding	DNR mapping (Tuppal Bullatale Floodways)	No	Land is not subject to inundation.
Bushfire	Councils Bush Fire Prone Land Map	Yes	 A majority of the land is subject to Vegetation Category 1 and 2. Both of these are surrounded by fire buffers. This risk assessment is not supported by aerial photography for the site and a viewing both of which confirm there is very little vegetation present. Consequently the conclusion reached is that fire risk does not present as a constraint to the future development of this land for urban purposes.
Heritage	NSW Heritage Office Murray LEP Schedule of heritage items	No	There are no state or local heritage items listed on or near the subject land.

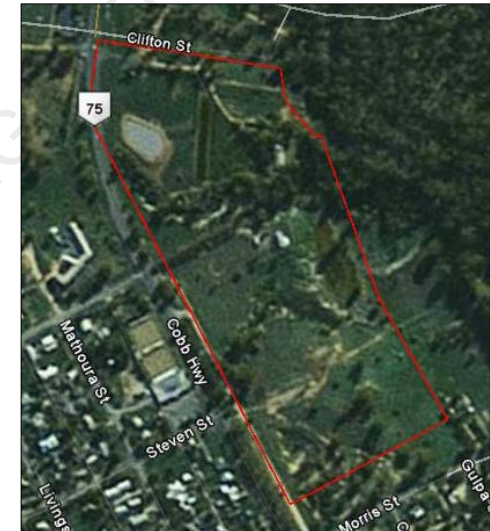
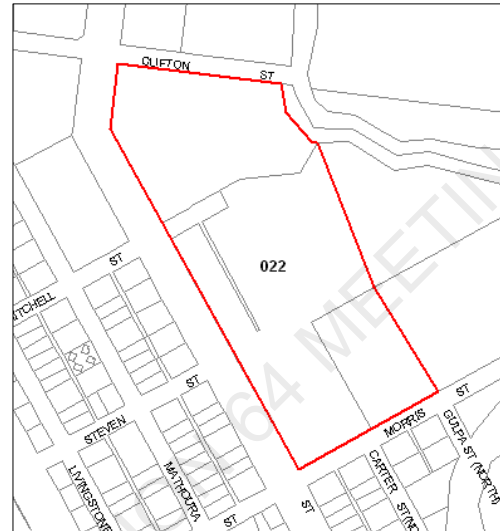
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	There are no Aboriginal objects or Aboriginal places recorded in this area (DECC's register). Site survey by the Cummeragunja Local Aboriginal Land Council did not reveal any Aboriginal Cultural Heritage remnants on site.
Land capability	View, review DWE mapping	No	 Land is suitable for residential and low density residential zoning. No visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - (green) Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land". Note; pink is urban
Infrastructure	Council's GIS and advice from officers	No	Subject land surrounded by bitumen sealed road. Raw water available to proposed R5 zoned land from Lawrence Street. Filtered water accessible to both parcels from adjoining roads. Sewer not immediately available to either parcel.
Social	Anticipated	No	Potential positive impact through additional housing and population in Mathoura.
Economic	Anticipated	No	Potential positive impact through investment in Mathoura and additional local expenditure.

MATHOURA SITE 21**Map reference number:**21**Subject land:**Lawrence Street, Mathoura.**Proposed change in land use:**.....Rural to rural residential**Description:**.....Area of vacant land on the western fringe of Mathoura.**Change instigated by:** Council**Local Environmental Study**..... Yes**Recommendation:**Support for zoning change.**Local Environmental Study:**

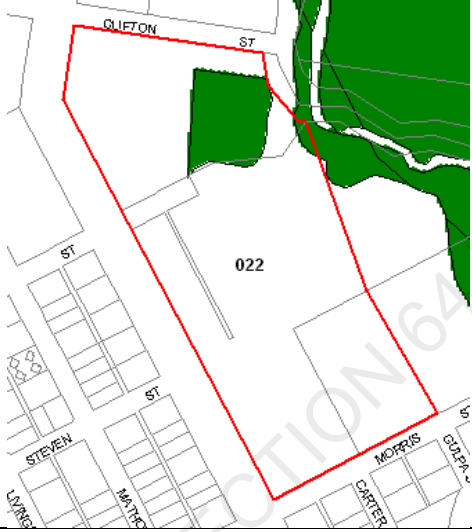
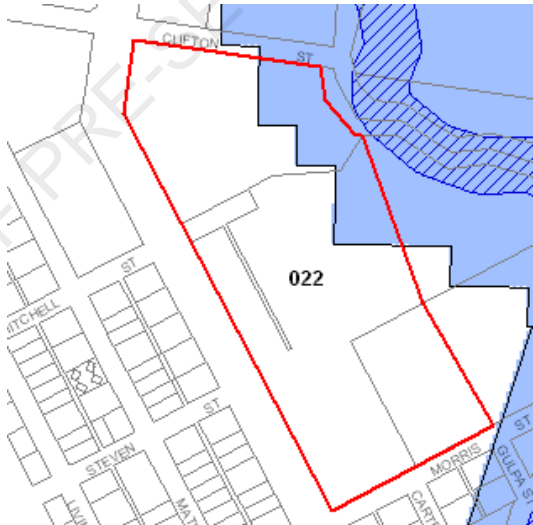
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	No	Recommended for low density and conventional residential development in 2007 Strategic Land Use Plan. Land on the fringe of the township and therefore suited for low density residential/residential. Development controls required to ensure integration of land use with surrounding area. Represents a logical extension of the urban area.
Biodiversity	Flora and fauna assessment DECC advice	No	Land has been significantly cleared of vegetation and represents a compromised natural environment.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	The land does not contain any wetlands or watercourses.
Flooding	DNR mapping (Tuppal Bullatale Floodways)	No	Land is not subject to inundation.

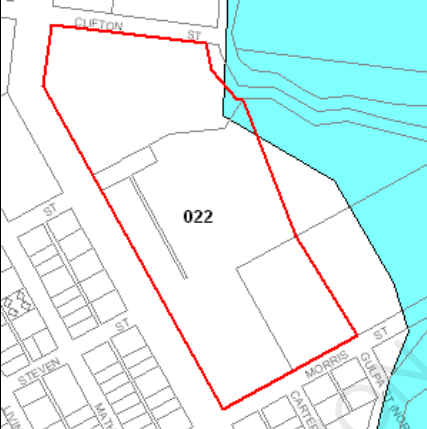
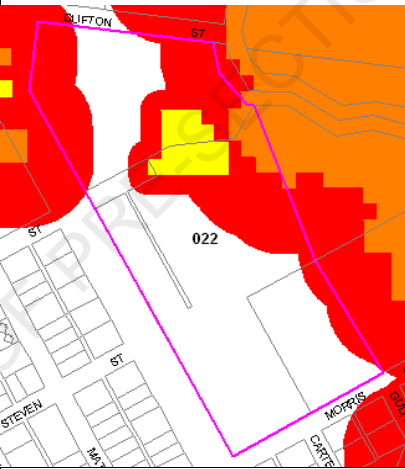
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Bushfire	Councils Bush Fire Prone Land Map	Yes	 A majority of the land is subject to Vegetation Category 1 and 2. Both of these are surrounded by fire buffers. This risk assessment is not supported by aerial photography for the site and a viewing both of which confirm there is very little vegetation present. Consequently the conclusion reached is that fire risk does not present as a constraint to the future development of this land for urban purposes.
Heritage	NSW Heritage Office Murray LEP Schedule of heritage items	No	There are no state or local heritage items listed on or near the subject land.
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	There are no Aboriginal objects or Aboriginal places recorded in this area (DECC's register). Site survey by the Cummeragunja Local Aboriginal Land Council did not reveal any Aboriginal Cultural Heritage remnants on site.

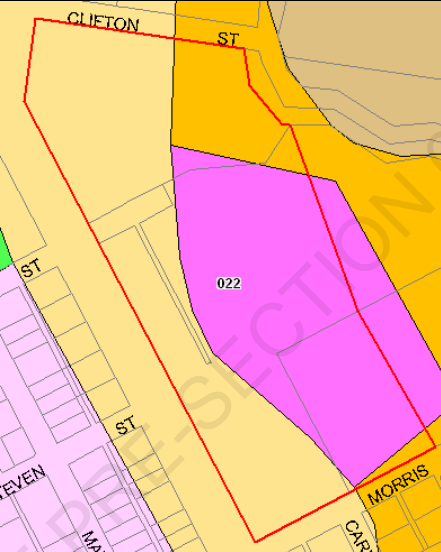
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Land capability	View, review DWE mapping	No	 Land is suitable for residential and low density residential zoning. No visible constraints. DECC's contaminated sites register does not show anything for this land. Class II - Soil conservation practices such as strip cropping, conservation tillage and adequate crop rotation. Usually gently sloping land suitable for a wide variety of agricultural uses. Has a high potential for production of crops on fertile soils similar to Class I, but increasing limitations to production due to site conditions. Includes "prime agricultural land".
Infrastructure	Council's GIS and advice from officers	No	Subject land surrounded by bitumen sealed road. Raw water available to proposed R5 zoned land from Lawrence Street. Filtered water accessible to both parcels from adjoining roads. Sewer not immediately available to either parcel.
Social	Anticipated	No	Potential positive impact through additional housing and population in Mathoura.
Economic	Anticipated	No	Potential positive impact through investment in Mathoura and additional local expenditure.

MATHOURA SITE 22**Map reference number:**22**Subject land:** Moama Street & Cobb Highway, Mathoura.**Proposed change in land use:**..... Rural to rural residential**Description:**..... Large parcel of rural land on the eastern fringe of Mathoura close to the Gulpa Creek.**Change instigated by:** Land owner**Local Environmental Study**..... Yes**Recommendation:** Support for zoning change**Local Environmental Study:**

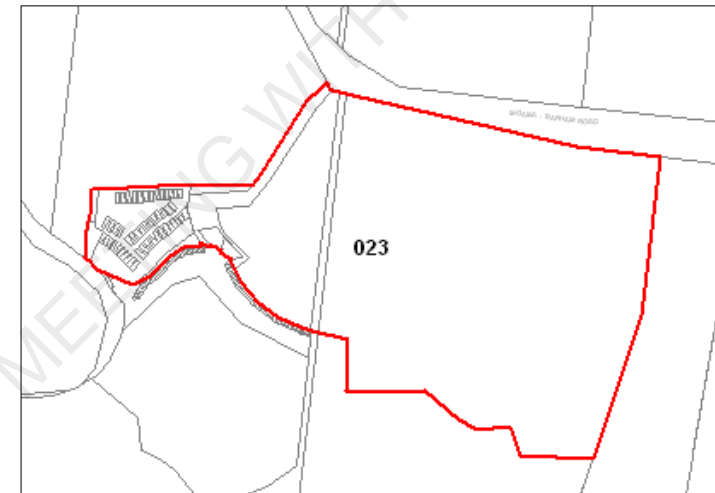
<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Context	Murray Shire Strategic Land Use Plan 2007 View	No	Recommended low density residential development in 2007 Strategic Land Use Plan. Land is on the fringe of the township and therefore suited for low density residential. Development controls required to ensure integration of land use with surrounding area.

Environmental matters	Basis of assessment	Potential impact	Comment
Biodiversity	Flora and fauna assessment DECC referral DECC NPWS Atlas of NSW Wildlife Australian Heritage Database	Negligible	 There are no significant species recorded within this land according to the DECC NPWS Atlas of NSW Wildlife. The threatened Swift Parrot has been recorded approximately 150 metres west of the area near the Murray River. A portion of land in the northeast corner has been identified by DECC as floodplain wetland.
Water	DECC GIS data (wetlands and vulnerable riparian)	None	 The land contains a section of land identified as floodplain wetland.

Environmental matters	Basis of assessment	Potential impact	Comment
Flooding	DNR mapping (Tuppall Bullatale Floodways)	Yes	 Some land is subject to inundation.
Bushfire	Councils Bush Fire Prone Land Map	Negligible	 The northern portion of the subject is subject to Vegetation Category 1, which is surrounded by a fire buffer area. Overall, the subject land already has adequate provision for access for fire fighting vehicles, which can access the site via Cobb Highway to the west. Cobb Highway is bitumen sealed and is able to accommodate heavy vehicles. The subject land is predominantly cleared which suggests the lack of materials to fuel a fire. The low density of development envisaged by the R5 zone will allow for consideration to be given to buffers.
Heritage	NSW Heritage Office Murray LEP Schedule of heritage items	No	There are no state or local heritage items listed on or near the subject land.

Environmental matters	Basis of assessment	Potential impact	Comment
Archaeology	DECC Aboriginal Heritage Information Management System (AHIMS) Site survey by LALC	None	There are no Aboriginal objects or Aboriginal places recorded in this area (DECC's register). Site survey by the Cummeragunja Local Aboriginal Land Council did not reveal any Aboriginal Cultural Heritage remnants on site.
Land capability	View, review DWE mapping	Negligible	 Land is suitable for low density residential zoning. No visible constraints. DECC's contaminated sites register does not show anything for this land. Class V - (pale orange) Structural soil conservation works such as absorption banks, diversion banks and contour ripping, together with the practices as in Class IV. Land not suitable for cultivation on a regular basis owing to considerable limitations of slope gradient, soil erosion, shallowness or rockiness, climate, or a combination of these factors. Soil erosion problems are often severe. Production is generally lower than for grazing lands in Class IV. Can be cultivated for an occasional crop, particularly a fodder crop or for pasture renewal. Not suited to the range of agricultural uses listed for Classes I to III. If used for "hobby farms" adequate provision should be made for water supply, effluent disposal, and selection of safe building sites and access roads. Class VI - (orange) Soil conservation practices including limitation of stock, broadcasting of seed and fertiliser, prevention of fire and destruction of vermin. May include some isolated structural works. Productivity will vary due to the soil depth and the soil fertility. Comprises the less productive grazing lands. If used for "hobby farms" adequate provision should be made for water supply, effluent disposal, and selection of safe building sites and access roads. Note: purple is flood irrigated land
Infrastructure	Council's GIS and advice from officers	Negligible	Raw and filtered water in proximity to southern end of land. Sewer in Morris Street at southern end.
Social	Anticipated	No	Potential positive impact through additional housing and population in Mathoura.

<i>Environmental matters</i>	<i>Basis of assessment</i>	<i>Potential impact</i>	<i>Comment</i>
Economic	Anticipated	No	Potential positive impact through investment in Mathoura and additional local expenditure.

DEEP CREEK SITE 23**Map reference number:**23**Subject land:**Deep Creek**Proposed change in land use:**Part rural to tourist/residential (site already part developed)**Description:**Developing area surrounding a houseboat marina within a lagoon off the Murray River. Centre is provided with well developed infrastructure and facilities such as a store. Owners seeking to expand and transform the centre into a new village.**Change instigated by:**Land owners**Local Environmental Study:**Yes. See separate LES prepared by Coomes Consulting.**Recommendation:**Continue to support.

CUMMERAGUNJA SITE 24**Map reference number:**24**Subject land:**Lots 38, 43, 44, 112 in DP 751140**Proposed change in land use:**.....None (site already developed)**Description:**.....Cummeragunja Aboriginal Settlement**Change instigated by:**Council**Local Environmental Study:**No. Proposed zone reflects existing land use.**Recommendation:**Support for zoning change.