

**MINUTES OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING  
OF MURRAY SHIRE COUNCIL  
HELD IN THE MEETING ROOM, MOAMA BRANCH OFFICE  
ON TUESDAY 3 AUGUST 2010**

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- CLAUSE 1.    PROPOSED WORKS TOUR**

3. The existing buildings on proposed Lot 4&6 are required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with non-corrosive metal screen. Where applicable, this includes any sub floor areas, openable windows, doors, vents, weepholes and eaves. This is to be completed prior to the release of the subdivision certificate.
4. A construction certificate is required to be submitted to, and approved by Council prior to any works taking place on the property.
5. Power being provided to each lot being created.
6. The developer complying with Council's policy for Subdivision Development Requirements in conjunction with the requirements of Council's Engineering Department.
7. A new or upgraded vehicle access is to be provided to each lot created and constructed to the satisfaction of Council's Director of Engineering Services. An application to construct a new access is required to be approved by Council's Engineering Department prior to construction.
8. At the issue of the subdivision certificate and in perpetuity, the land surrounding the existing dwelling(s) on proposed Lot 4&6, to a distance of 20metres, shall be maintained as an inner proportion area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
9. NSW Rural Fire Service's approval is for subdivision of the land only. Any further development application for class 1,2 & 3 structure as identified in the 'Building Code of Australia' must be subject to separate application under 79BA of the EP&A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.

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**FOR:** Councillors Caldwell, Dockrey, Hosking, Murphy,  
Pocklington, Sharp, Shiells and Weyrich

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**AGAINST:** Nil

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**CLAUSE 4. ILLEGAL TWO STOREY STRUCTURE**  
**LOT 7, DP 252159**  
**GOLDSBROUGH ROAD, MOAMA**  
**OWNER: VAN DER ZYPP**

Information noted.

**CLAUSE 5. DRAFT LOCAL ENVIRONMENTAL PLAN – KOORYONG PARK**

*GJ Murdoch declared an interest in this matter, as the property in question is adjacent to his property, took no part in discussion, tabled a written notice to the Mayor and left the meeting.*

**PD116 RESOLVED (Crs Caldwell/Dockrey) that:**

1. Council undertake consultation with the applicant to establish a brief for an independent consultant.
2. Council engage an independent qualified Planning Consultant to undertake a review of all applicable documentation and provide a report on such back to Council for consideration.
3. The Department of Planning be notified of Council's determination.
4. Council support the Murray Local Environmental Plan (LEP) as a priority and if supported, any site specific Local Environmental Study (LES) be considered as a spot rezone.

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**FOR:** Councillors Caldwell, Dockrey, Hosking, Murphy,  
Pocklington, Sharp, Shiells and Weyrich

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**AGAINST:** Nil

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**CLAUSE 6. DEVELOPMENT APPLICATION (228/10)**  
**EXTENSION OF EXISTING GARAGE AND VERANDAH**  
**LOT 74, DP 1064636**  
**3 SILVER GUM PLACE, MOAMA**  
**OWNER:- HOWARD RAYMOND AND LEANNE JOY NURSE**  
**APPLICANT:- HOWARD NURSE**

**PD117 RESOLVED (Crs Dockrey/Caldwell)** that Council approve the application, subject to condition, due to:

1. The proposed garage extension will follow an existing building line.
2. The proposed garage extension will continue existing construction and, therefore, have minimal visual impact.
3. There being no submissions.

Prior to Commencement of Works

1. Before commencing any work onsite, a sign is to be erected containing details of the builder's name, telephone number, name of the site supervisor, NSW licence number, and house and/or lot number of the property. The sign is also to state "Unauthorised Entry is Prohibited". Also to be displayed is details of the 'Principal Certifying Authority' (PCA), including the name of the PCA, address and telephone number. This sign is to be located in a prominent position along the front boundary of the property and maintained at all times for the duration of construction.
2. Appropriate erosion and sedimentation control measures are to be installed and maintained on site for the duration of construction works.

General

3. The development is to be carried out in accordance with the plans (project № 271-01-10 dated May 2010; drawing № 28043-6 dated 24.05.10) submitted to and stamped by Council as part of the application. Any amendments to these plans will require the approval of Council.

**Cr Shiells:**

- Referred to an issue with the location of the proposed wall at the Moama and Echuca Community Botanic Gardens.

*It was agreed that the matter should be referred to the Moama Botanic Gardens Project Management Team for consideration*

**Cr Caldwell:**

- Raised traffic safety with line marking of Martin Road, Centre Road and Perricoota Road intersections with the Cobb Highway.
- Referred to Bunnaloo line marking for safety.

*Director of Engineering Services to investigate*

**Cr Weyrich:**

- Requested a Picnic Point Management Committee Meeting.

*Director of Environmental Services to arrange*

**DEPUTATIONS**

At this stage of the meeting, being 2:30pm, representatives of the Campaspe Primary Care Partnership made a deputation to Council regarding the General Manager's Report, Clause 2 – National Health Reform.

At this stage of the meeting, being 3:00pm, a Citizenship Ceremony was held for Denise Inwood as per General Manager's Report, Clause 3.

At the conclusion of the ceremony, afternoon tea was held for all those present.

At this stage of the meeting, being 3:30pm, Matthew O'Farrell made a deputation to Council regarding the Director of Environmental Services Report, Clause 5 – Draft Local Environmental Plan – Kooyong Park.

***THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 4:00PM***

***THESE MINUTES ARE SIGNED AS A TRUE RECORD OF THE MEETING HELD ON  
3 AUGUST 2010 IN ACCORDANCE WITH A RESOLUTION OF COUNCIL ON  
17 AUGUST 2010.***

*Brian Sharp*

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**MAYOR**