

22 April 2025

TfNSW reference: STH24/00625
Your reference: PP-2023-2003 (Ref-3085)

Placemaking Officer
Murray River Council
By Email: mmackenzie@murrayriver.nsw.gov.au
CC: admin@murrayriver.nsw.gov.au

Attention: Mitchell Mackenzie

PP-2023-2003 (Ref-3085) – Perricoota Road & Beer Road Planning Proposal – LOTS 2 & 3 DP1213161 & LOT 15 DP1273625 – MOAMA

Transport for NSW (TfNSW) is responding to PP-2023-2003 referred on 30 August 2024. The Planning Proposal (PP) seeks to rezone land to facilitate residential development.

TfNSW has reviewed the information and has no objections to the Planning Proposal on the basis that traffic implications to the surrounding road network due to future residential development is appropriately assessed and mitigated. Comments on the Planning Proposal are set out in Attachment 1.

If you have any questions, please contact case officer Cam O’Kane on 0417 508 107 or email development.south@transport.nsw.gov.au.

Yours faithfully

A handwritten signature in grey ink, appearing to read "Elira Reynolds".

Elira Reynolds
Acting Team Leader, Development Services South

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PP-2023-2003 (Ref-3085) – Perricoota Road & Beer Road Planning Proposal – LOTS 2 & 3 DP1213161 & LOT 15 DP1273625 – MOAMA

Context

TfNSW notes:

- The subject site is located to the north-west of Moama central business district with frontage and access to the local road network. Whilst the subject site is remote from the classified road network, it relies on access via the Cobb Highway to the nearby business districts of Echuca and Moama;
- As part of Gateway Determination documentation, Council is required to consult with TfNSW under section 3.34(2)(d) of the *Environmental Planning and Assessment Act 1979* (the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act;
- This Planning Proposal seeks to amend the Murray Local Environmental Plan (LEP) 2011 as shown in **Attachment 2** (being an extract of the existing and proposed Land Zoning and Minimum Lot Size Maps) and as summarised below:
 - Amend the Land Zoning Map as it relates to Lots 2 and 3 in DP1213161 and Lots 15 in DP1273625, from RU1 Primary Production Small Lots to R1 General Residential zone;
 - Amend the Minimum Lot Size Map as it relates to Lots 2 and 3 in DP1213161 and Lots 15 in DP1273625, from a minimum lot size of 120 hectares to a minimum lot size of 500m².
- The Planning Proposal is supported by a Traffic Impact Assessment (TIA) prepared by Trafficworks Pty Ltd dated April 2025. The TIA states that subsequent development will generate approximately 1,900 daily movements, with approximately 210 movements in the morning & afternoon peak hours;
- The planning proposal is consistent with both the *Murray River Council Local Strategic Planning Statement* and *Local Housing Strategy*;
- TfNSW notes that most of the traffic generated as a result of development applications lodged subsequent to this proposal will utilise the intersection of Martin Road (Beer Road) with the Cobb Highway, which is a classified “state” road. This intersection is currently being upgraded to provide for both Channelised Left & Right Turn Treatments (CHR & CHL). This intersection will need to be continually monitored and addressed when considering future development applications given the multiple recent development applications for residential subdivisions in the near vicinity of subject site.

TfNSW Comments

To ensure safety and efficiency of the road network including the Cobb Highway, and to ensure that any necessary upgrades to the network occur at the appropriate time relative to proposed development, TfNSW wishes to advise Council of the following particulars:

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1. It is appropriate for Council to require a Traffic Impact Assessment Report (TIA) to support future development applications for the site, especially for large residential subdivisions. Should a TIA recommend mitigation measures (e.g. such as an upgrade of an intersection with the Cobb Highway), TfNSW will require that a strategic design be prepared for the works to demonstrate compliance with the relevant Austroads Guide to Road Design: *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections* documentation for a road train route. TfNSW requirements for preparing a strategic design can be found at [Strategic design requirements for DAs - February 2022 \(nsw.gov.au\)](https://www.transport.nsw.gov.au/strategic-design-requirements-for-das).

An extract of the existing and proposed *Land Zoning and Minimum Lot Size Maps* are contained within Figures below.



Figure 4 – Existing Land Zoning Map



Figure 5 – Proposed Land Zoning Map

23152 Amendment to Murray Local Environment Plan 2011



Figure 6 – Existing Minimum Lot Size Map

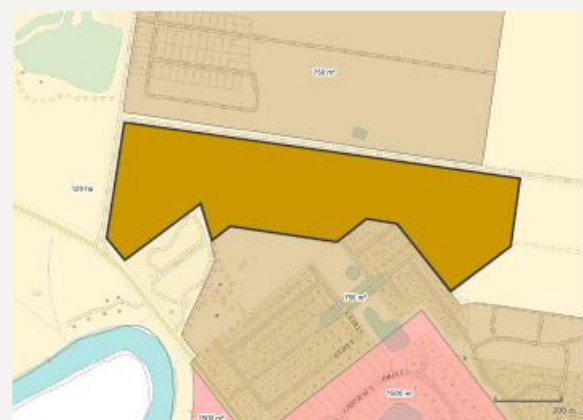


Figure 7 – Proposed Minimum Lot Size Map