

# LOCAL STRATEGIC PLANNING STATEMENT

2020 - 2040



murray river  
council



# Acknowledgement of Country

We acknowledge and respect the traditional custodians of the lands where we stand today,  
We acknowledge Elders past and present,  
The pioneers whose toil inspires us still;  
And those who gave their lives, that we may now,  
On this proud past, a vibrant future build.

# Mayor’s Foreword



Murray River Council’s Local Strategic Planning Statement establishes a 20-year vision for land use planning and growth in our LGA. It documents community priorities and aspirations for our area along with actions to enhance its character, preserve its natural attributes and improve our quality of life.

Through the development of this document, Council has recognised that a well-considered and consistent approach to planning is required to ensure that future changes are provided for and managed in a sustainable manner. And as a Council comprising a range of diverse communities, this document also takes into account, and embraces, the differences across the Council footprint.

This Statement has provided an opportunity to think carefully about where we want to be in the longer term and make the preparations in our planning processes to help us get there, whether it be land use planning, industrial development, healthcare, education or tourism initiatives. As a community, our challenge is to actively address changing demographics and population needs to ensure there are no impediments to improving our amenity and viability well into the future.

The planning decisions we make now will play a critical role in influencing the character and identity of our area for the next generation and beyond. Murray River Council is a great place to live, with a passionate community poised for a bright future.

A handwritten signature in black ink that reads "Chris Bilkey". The signature is fluid and cursive.

**Chris Bilkey**  
Mayor, Murray River Council

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# Abbreviations

Abbreviation	Definition
CBD	central business district
CSP	Community Strategic Plan
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
IP&R	Integrated Planning & Reporting Framework
LEP	Local Environmental Plan
LGA	local government area
LSPS	Local Strategic Planning Statement
MRC	Murray River Council
TSR	travelling stock routes

A photograph of a family walking away from the camera on a wooden boardwalk. In the foreground, a man in a green shirt and a woman in a white top are walking, with two young children between them. The boardwalk is lined with a wooden railing on the left, and large, mature trees are in the background. The scene is bright and sunny.

# INTRODUCTION



About this plan

The Murray River Council's *Local Strategic Planning Statement 2020–2040* — referred to as ‘the statement’ — sets out the 20-year vision for land use planning in Murray River Council. It outlines how we will manage growth and change to maintain the high levels of environmental amenity, liveability and landscape quality that characterise our area. The statement identifies the special characteristics that contribute to Murray River Council’s local identity, and it recognises the shared community values we want to maintain and enhance.

This statement sets three themes and nine associated planning priorities to achieve Council’s vision for the area, together with actions and how we will monitor and report on their implementation.

The statement is consistent with the NSW Government’s strategies and plans for land use planning in the Riverina Murray — *the Riverina Murray Regional Plan 2036*<sup>i</sup> and the *Murray Regional Economic Development Strategy 2018–2022*<sup>ii</sup> – and it is aligned with the *Murray River Council Community Strategic Plan 2018–2028*<sup>iii</sup>.

Statistics in this statement are (unless otherwise identified) based on 2016 Australian Bureau of Statistics Census data<sup>iv</sup> and on the REMPLAN Murray River Council Community Profile<sup>v</sup> and Economy Profile<sup>vi</sup>.

Policy context

In March 2018, amendments to the *Environmental Planning and Assessment Act 1979* — the EP&A Act — introduced a new requirement for all NSW councils to prepare a Local Strategic Planning Statement (LSPS).

This statement has been prepared in accordance with Section 3.9 of the EP&A Act, which requires an LSPS to include:

- the basis for strategic planning in the area, having regard to economic, social and environmental matters
- planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under Section 402 of the Local Government Act 1993
- actions required to achieve the planning priorities
- how Council will monitor and report on delivery of the actions.

The planning priorities and actions in this statement will influence Council’s detailed planning controls and design guidance and will direct future changes to Council’s Local Environmental Plan (LEP), Development Control Plan (DCP) and other plans that guide development in Murray River Council.

Figure 1 shows diagrammatically how local strategic planning statements shift the NSW planning system into a strategic-led planning framework by providing a clear line-of-sight between key strategic priorities at the regional or district scale and finer-grain planning at the local, centre and neighbourhood scales.

Figure 1: Local strategic planning statement in the planning framework



Source: Department of Planning and Environment, 2018, *Local Strategic Planning Statements: Guideline for Councils*<sup>viii</sup>

Consultation

Murray River Council developed this statement together with our community. Building on what we learnt from the engagement process in 2017–18 to develop the *Murray River Council Community Strategic Plan 2018-2028*<sup>iii</sup> and the *Murray River Local Profile*<sup>vii</sup>, Council began early community engagement through targeted workshops with MRC councillors, residents, businesses and community groups in the latter part of 2019.

We intended to hold similar, ‘hands-on’ workshops with the general community as part of the statement consultation process, however public health orders to reduce the spread of COVID-19 after March 2020 prevented that style of engagement. As a result, Council used its *Your Say Murray River* online engagement platform to consult with our community. Through the platform, people could provide feedback using the following tools:

- *Share your ideas*, an interactive map which allowed people to put a pin anywhere on a map of our LGA and make a comment and/or upload an image. There were three types of pins they could use: *My big idea*, *What I like / would like to keep* and *What I would like to change*

- *Make a submission*, to make comments or upload a written submission and supporting documents/images
- *Ask us a question*, a tool to upload questions to Council: the questions and Council’s responses were then published on the platform.

What we heard

Council received a fantastic response from the community, which included:

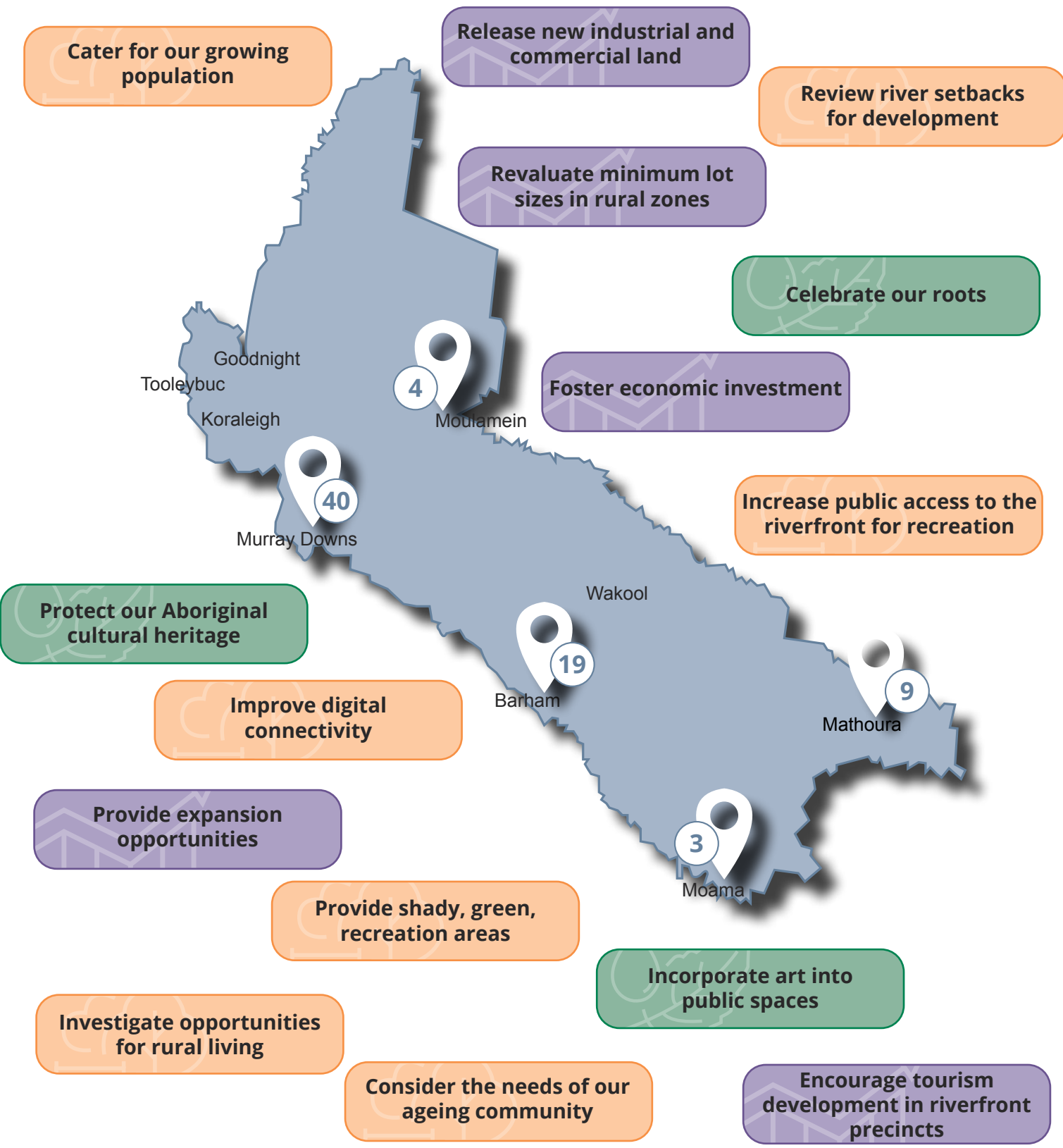
- 453 visits in total to the platform
- 20 submissions through the *Make a submission* tool and directly by email
- 75 map pins dropped by 20 contributors
- one question from the community through the *Ask us a question* tool.

Page 10 provides a snapshot of some of the key issues raised from across the Council area.



# What we heard

Graphic 1: Key issues raised from across the Council area.





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## Monitoring and reporting

This statement describes the long-term land use strategy for the Murray River Council LGA to 2040. It is intended to be a living document, and Council will revise it as needed to ensure it remains responsive, relevant and local. In particular, the intention is to update it after the various actions are completed. Revisions to the statement might also be needed if there are significant changes in the LGA (such as the emergence of new industries, major population changes or greater investment in infrastructure and services).

Council will monitor and report annually about the progress of the statement's priorities, actions and outcomes. Feedback to the reporting will inform revisions to the statement, to make sure local planning policy is effective and responsive, and that it delivers on local community aspirations. Council will comprehensively review the statement in 2026, if not earlier.

Council will regularly seek feedback from the community. It will identify and act on opportunities to improve the statement, so it continues to address our community's needs for the future of our local area.

To achieve the objectives of the *Riverina Murray Regional Plan 2036*<sup>i</sup> and the *Murray Regional Economic Development Strategy 2018-2022*<sup>ii</sup>, we must collaborate with our Victorian neighbours to support our community with services, job opportunities, housing and investment. This statement recognises that strategic decisions about infrastructure, servicing and liveability impact our community and neighbouring LGAs. Our valued cross-boundary partnerships will help deliver Murray River Council's vision by streamlining access to government funding, attracting investment and drawing on a broader range of expertise.

Council will monitor, review and report on the implementation of this statement through the Integrated Planning & Reporting (IP&R) framework, in line with the Local Government Act 1993.

## Funding and investment

The strategies and studies this statement requires will primarily be funded in Council's future four-year delivery programs and annual operational plans. We will also seek funding through government grants and other state agency funding opportunities.





Murray River Council priorities

The *Riverina Murray Regional Plan 2036*<sup>6</sup> and the *Murray Regional Economic Development Strategy 2018-2022*<sup>7</sup> set directions and goals for our region. Table 1 shows the synergies between the directions and strategies in those documents and the priorities set out in this statement.

Table 1: Murray River Council priorities, regional directions and strategies

This statement	Theme 1: A robust, growing and innovative economy	Theme 2: Liveable, connected communities with social capital	Theme 3: Environment, heritage and climate change
	Priority 1 Grow, strengthen and sustain agriculture	Priority 4 Housing growth, supply and density	Priority 7 Identify and protect environmental values
	Priority 2 Grow and strengthen tourism	Priority 5 Recreation and open space	Priority 8 Celebrate culture and heritage
	Priority 3 Create an 'open for business' identity	Priority 6 Servicing and utility infrastructure	Priority 9 Climate change and natural hazards
Murray Regional Economic Development Strategy 2018-202	Strategy 1: Enhance market access and competitiveness for the Agriculture and Food Product Manufacturing sectors through strong transport infrastructure	Strategy 3: Continue to develop and grow the Tourism sector to diversify the Region's economy	Strategy 3: Continue to develop and grow the Tourism sector to diversify the Region's economy
	Strategy 2: Sustain and enhance utilities such as water, energy and telecommunications to strengthen the Agriculture and Food Product Manufacturing sectors	Strategy 4: Boost and sustain the supply of skilled workers for the core industries of Agriculture, Manufacturing and Tourism with regional skills development and attraction programs	
	Strategy 3: Continue to develop and grow the Tourism sector to diversify the Region's economy		
	Strategy 4: Boost and sustain the supply of skilled workers for the core industries of Agriculture, Manufacturing and Tourism with regional skills development and attraction programs		

Riverina Murray Regional Plan 2036

Theme 1: A robust, growing and innovative economy	Theme 2: Liveable, connected communities with social capital	Theme 3: Environment, heritage and climate change
Direction 1: Protect the region's diverse and productive agricultural land	Direction 4: Promote business activities in industrial and commercial areas	Direction 13: Manage and conserve water resources for the environment
Direction 2: Promote and grow the agribusiness sector	Direction 5: Support the growth of the health and aged care sectors	Direction 14: Manage land uses along key river corridors
Direction 3: Expand advanced and value-added manufacturing	Direction 7: Promote tourism opportunities	Direction 15: Protect and manage the region's many environmental assets
Direction 4: Promote business activities in industrial and commercial areas	Direction 14: Manage land uses along key river corridors	Direction 16: Increase resilience to natural hazards and climate change
Direction 5: Support the growth of the health and aged care sectors	Direction 16: Increase resilience to natural hazards and climate change	Direction 22: Promote the growth of regional cities and local centres
Direction 7: Promote tourism opportunities	Direction 22: Promote the growth of regional cities and local centres	Direction 27: Manage rural residential development
Direction 10: Sustainably manage water resources for economic opportunities	Direction 23: Build resilience in towns and villages	Direction 29: Protect the region's Aboriginal and historic heritage
Direction 16: Increase resilience to natural hazards and climate change	Direction 24: Create a connected and competitive environment for cross-border communities	
Direction 18: Enhance road and rail freight links	Direction 25: Build housing capacity to meet demand	
Direction 21: Align and protect utility infrastructure investment	Direction 26: Provide greater housing choice	
Direction 22: Promote the growth of regional cities and local centres	Direction 27: Manage rural residential development	
Direction 23: Build resilience in towns and villages	Direction 27.3 Manage land use conflict that can result from cumulative impacts of successive development decisions.	
Direction 24: Create a connected and competitive environment for cross-border communities	Direction 28: Deliver healthy built environments and improved urban design	
Direction 27: Manage rural residential development		
Direction 27.3 Manage land use conflict that can result from cumulative impacts of successive development decisions.		





CONTEXT



# Our place in the Riverina Murray Region

Our LGA covers 11,865 km<sup>2</sup>. We are located in the south-west of the Riverina Murray Region on the NSW–Victoria border, 800 km south-west of Sydney and 205 km north of Melbourne. Map 1 shows the Riverina Murray Region, one of NSW’s nine regions.

In 2018, the area’s population was 12,118 people, most of whom lived in Moama, Barham and Mathoura. Many of our settlements are cross-border, neighbouring communities, separated only by the Murray River. These townships operate together, with services, commerce, infrastructure and employment provided on either side of the river utilised by people regardless of the state in which they reside. For example, Moama and its Victorian neighbour Echuca service a single community of over 20,000 people. The same can be said for Swan Hill and Murray Downs, Barham and Koondrook, and Tooleybuc and Piangil. Although statistics represent each state separately, these are all larger, cross-border communities.

Our LGA is known for its agriculture and food sector. Settlements along our river systems have rich alluvial soils and many irrigation opportunities. While our economy has long been based on agriculture, it has other established and growing industries. Moama is a popular tourist destination, and the Moama–Echuca area welcomes the largest percentage — 26% — of total domestic overnight visitors of all the Murray Region. These visitors generate \$432 million a year for the region, second only to the revenue generated by Albury–Wodonga<sup>ix</sup>.

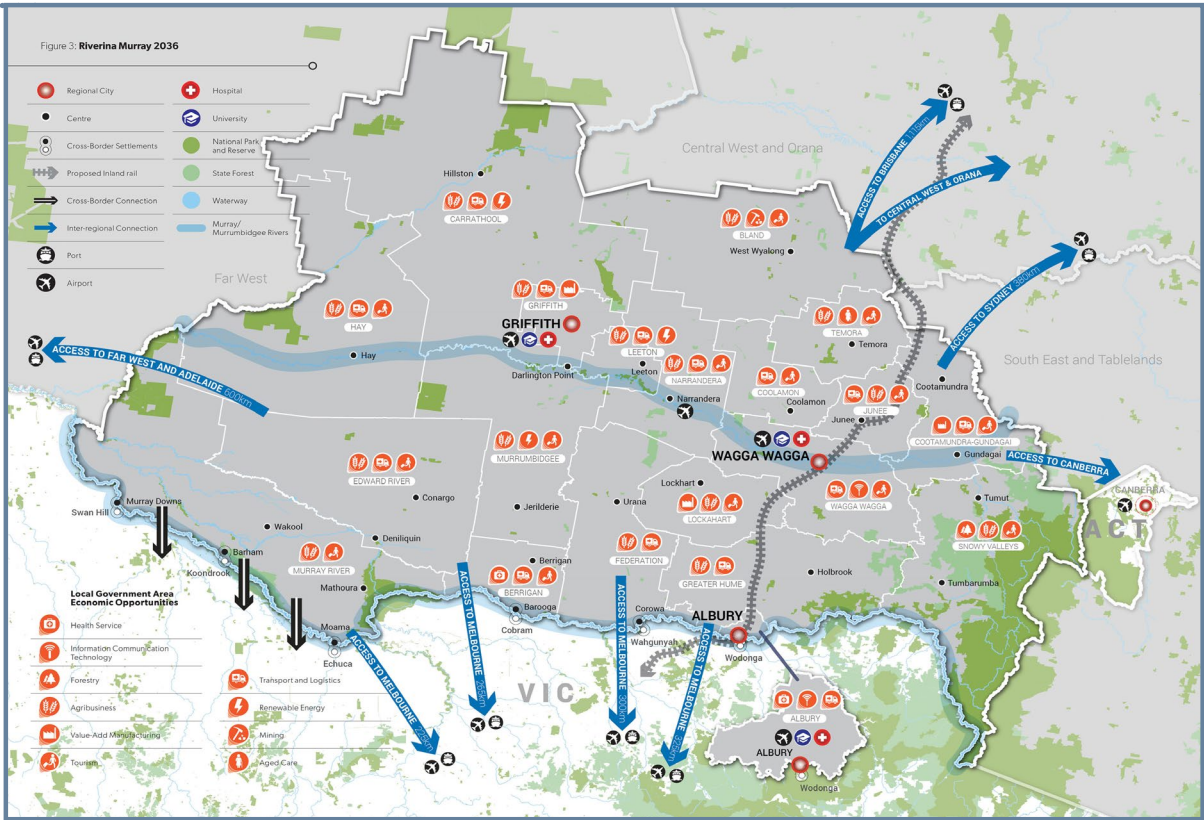
Other important industries are construction, manufacturing, health and community services, land care and catchment management, professional services, small service industries and retail trade. This diversification continues to create local and regional business and job opportunities.

Our location on the Cobb Highway connects us to Melbourne’s ports and airports, and the road and rail networks throughout the country. Moama, Barham, Murray Downs (via Swan Hill) and Tooleybuc (via Piangil) are serviced by VLine trains and/or coaches to Melbourne and many other regional centres.

The NSW Department of Planning, Industry & Environment forecast in 2016 that our LGA’s population would increase to 12,100 people by 2026<sup>x</sup>. However, by 2018 our population had already exceeded this projection. Murray River Council is a popular tree-change location. New residents are attracted by the lifestyle opportunities our setting provides. We are also a popular retirement destination, with 25% of our population aged 65 and over in 2016.

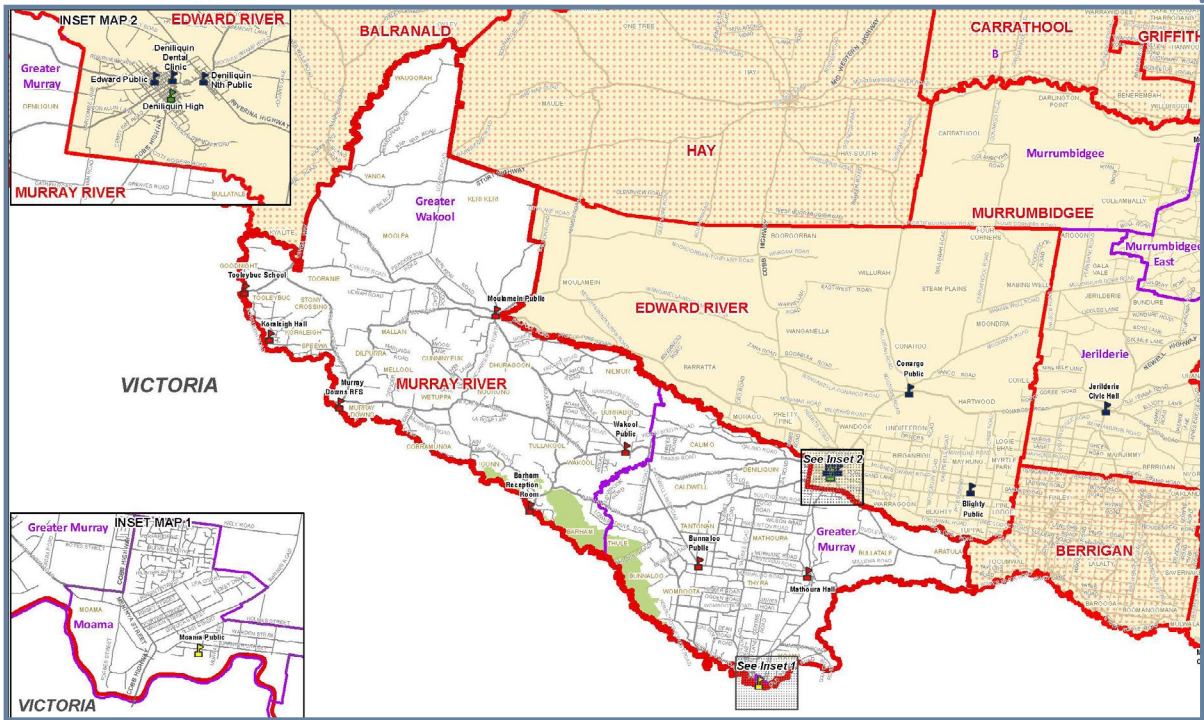
Map 2 shows the Murray River Council area.

Map 1: Riverina Murray Region



Source: Riverina Murray Regional Plan 2036

Map 2: Murray River Council



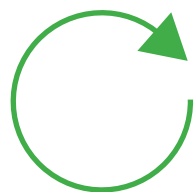


# Our community

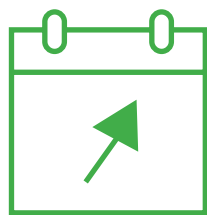
## The fast facts



**12,118**  
 People in Murray  
 River Council



**49 years**  
 Median Age



**60-69 years**  
 Largest age bracket



**4,467**  
 Occupied private  
 dwellings



**44.5%**  
 Percentage of dwellings  
 owned outright



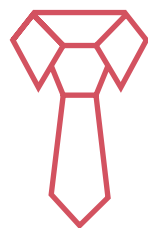
**2.3 people**  
 Average household size



**\$300**  
 Median weekly  
 rental price



**52%**  
 Percentage of population  
 couples without  
 children



**59.4%**  
 Workforce employed  
 full time

Table 2 shows Murray River Council's 33 settlements and their 2016 populations. 55% of residents are married couples, 52% are married couples without children, and 34% of families have one or two children.

Table 2: Settlements and 2016 population

Settlement	Population	Settlement	Population
Barham	1,516	Mathoura	940
Bullatale	39	Mellool	46
Bunnaloo	102	Moama	6,165
Burraboi	65	Moulamein	438
Caldwell	31	Murray Downs	271
Calimo	70	Niemur	33
Cobramunga	30	Noorong	14
Cunninyeuk	33	Speewa	96
Deniliquin-West	207	Stoney Crossing	14
Dhuragoon	25	Tantonan	25
Dilpurra	25	Thule	35
Gonn	43	Tooleybuc	276
Goodnight	97	Tullakool	72
Koraleigh	354	Wakool	301
Kyalite – East	63	Waugorah	311
Mallan	52	Womboota	107
		Yanga	31

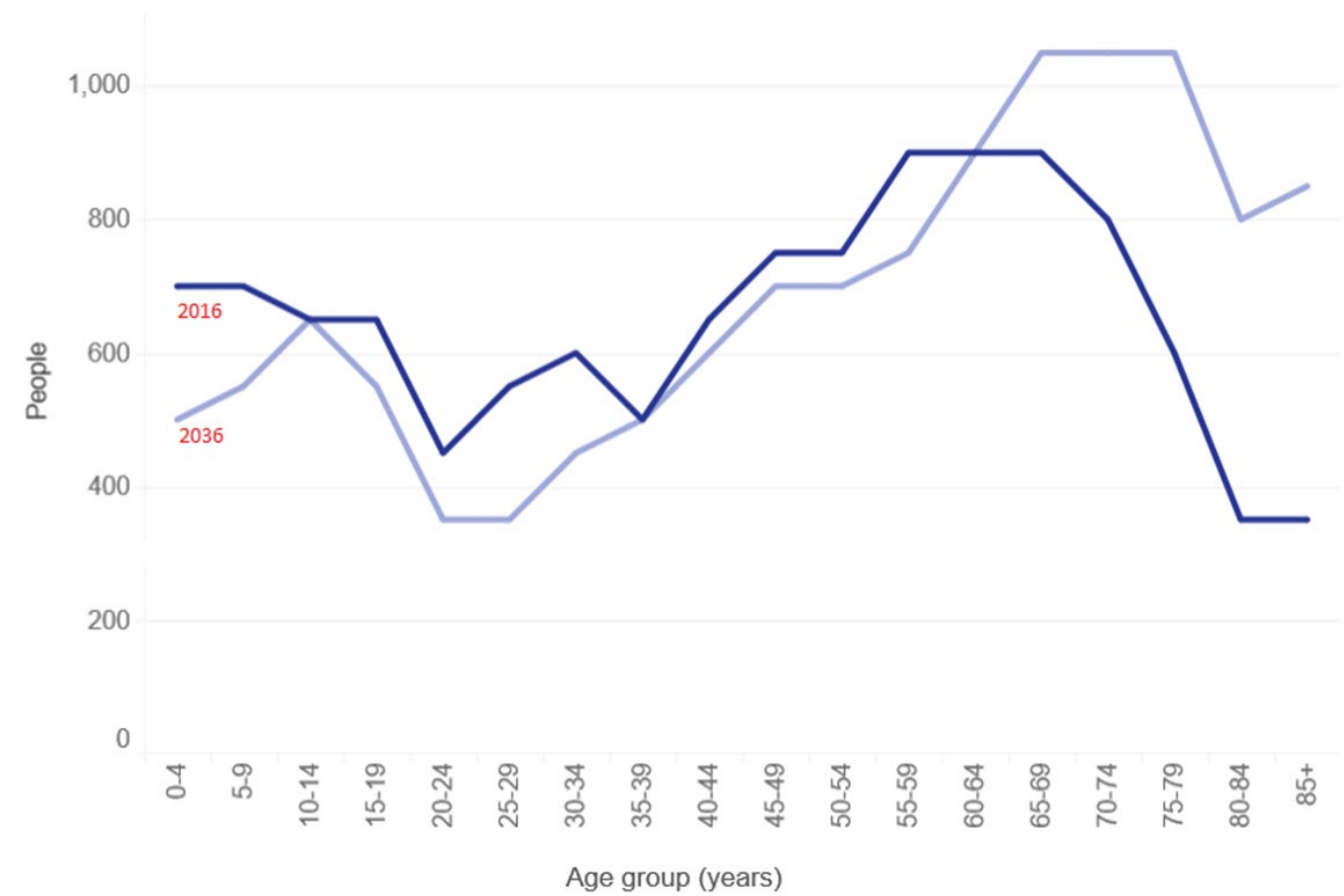
Source: REMPLAN Community Profile-Murray River Council



Figure 2 shows Murray River Council's age profile in 2016 and its projected profile in 2036. It shows we are largely an aging population. Our median age is 49, and our largest demographic — over 16% — is people aged 60–69 years old. The population profile will continue to age by 2036, which will make healthcare, community services and housing variety in our area increasingly important.

Murray River Council continues to steadily increase its stock of residential housing, which is mostly — 82.7% — occupied, private dwellings. Of these, 44.5% are owned outright, 28% are mortgaged and 22.2% are rented.

Figure 2: Age profile, 2016 and 2036



Source: Demography and Housing Dashboard (Department of Planning, Industry and Environment)<sup>xi</sup>





About our settlements

MOAMA

Moama is changing. With the planned completion of the new Echuca–Moama Bridge in 2021 and the expansion of residential areas to the west of the original town, Moama’s central business district (CBD) is shifting to capitalise on retail and business opportunities. This re-visioning of the CBD will create its own services and business hub to complement that of Echuca, while also providing services and businesses not previously delivered in Moama.

Moama’s main street extends from the current Echuca–Moama Bridge directly north along the Cobb Highway (Meninya Street). The street has a mix of tourism businesses, service stations, restaurants and small-scale retail developments. The development of a commercial core has been somewhat sporadic and opportunistic, which has resulted in a fragmented commercial area. There is potential to create a commercial hub within Meninya Street, with a section sensitively redesigned to attract investment in a restaurant precinct, a retail village or both.

The new bridge will see the main street change from a retail/service pass-through precinct to a more upmarket entertainment precinct with restaurants and bars that will be a popular destination for visitors. The vision for this precinct is for a purposeful, well-designed streetscape. This area will acknowledge Moama’s rich history, with a balance of sensitively designed and modernised shop fronts, while providing a quality on-street dining experience. The precinct will:

- be a destination in its own right, putting Moama on the map for visitors
- promote more retail trading beyond and outside the peak summer periods
- provide long-lasting, flow-on economic benefits to our sporting clubs, accommodation providers and retailers
- give the community a sense of place and pride in Moama.

Commercial businesses will be attracted to and accommodated on fit-for-purpose land along the Cobb Highway, with opportunities to provide a point of difference to Echuca’s offerings. This area will accommodate a modest retail/commercial hub or piazza for chain retailers, fast food outlets and trade services. A focus will also be on establishing and providing education and professional health services that will complement existing schools, central to Moama.

We will need to review our airport, rail and road transport facilities and services, to determine how they can best respond to increasing freight and passenger demand, and to identify opportunities for improvement and expansion.

Moama’s residential areas have diverse types of housing. Housing in the area north-east of the town is mostly small, residential lots, with larger lots to the west and north-west along Perricoota Road. Moama’s older residential areas — east of Meninya Street and south towards Chanter Street within the flood levee — have largely been redeveloped and now accommodate the bulk of Moama’s high-density housing on lots smaller than 450 m<sup>2</sup>.

Residential expansion will continue to the west and north-west of the Perricoota Road area, and new areas for residential land will be assessed for their suitability considering hazards, environmental issues and servicing capacity. Any expansion will be balanced with the need to protect high-value agriculture land and the environmental values of the adjacent river area, utilising environmental buffers and zoning of land at the interface of the land uses.

Moama’s older industrial area is located off Nicholas Drive, and it is home to manufacturing, engineering, vehicle servicing and agribusiness enterprises. The area also accommodates warehouses, storage sheds and a large sustainable timber company that specialises in furniture, flooring and timber building products.

This industrial area cannot be expanded given it is surrounded by residential development. In light of this, Council released land in the early 2000s to the west of the Cobb Highway — about 3 km north of Moama’s CBD — for the Moama Business Park, which now accommodates industrial, light industrial and business enterprises. This land is now also close to capacity, and Council is currently considering options for further business-park-style facilities. Moama’s heavy industry is accommodated solely on Hillside Road, adjoining Council’s sewer ponds.

Industry in Moama will continue to expand, and enterprises will ideally be located close to existing industrial areas, to share infrastructure. Council intends to devote considerable effort to attracting industry to our area, actively promoting our point of difference to make the area more economically viable and to attract investment into our LGA.

Moama’s location on the banks of the Murray River makes it a major tourist attraction. Tourist and visitor accommodation in Moama includes holiday resorts, holiday villas, apartments, motor inns, motels, caravan parks and camping grounds. To capitalise on our environmental setting, investment in sensitively designed ecotourism facilities could also be accommodated on suitable pieces of environmentally zoned land, but only when protection of environmental integrity can be managed and maintained.

BARHAM

Barham is the second-largest settlement in the Murray River Council, and it provides social and community connectivity to the western part of the LGA. The town offers a variety of small retail premises and supporting community services (such as schools).

The central part of Barham boasts public open space parkland with views of the historic old port area, which once serviced an extensive forest timber industry: the river red gum was put to

many uses including to build paddle steamers. The major industries in and around Barham are agriculture including dairy, horticulture, and forestry.

Koondrook is the supporting Victorian township, and it is separated from Barham by the Murray River. The Koondrook Barham Redgum Statue River Walk started in November 2002, with the carving of Alexander ‘Sandy’ Arbuthnot, a local sawmill founder. Carvings along the walk depict wildlife and people significant to the area. The walk is a work in progress with the addition of new sculptures each year. Kevin Guilders, a world-renowned chainsaw carver from Melbourne, has carved most of the sculptures along the walk from red gum.

Barham’s retail sector is stable and self-supporting, and it has a healthy mix of retail outlets and service providers. Industrial land in Barham is in short supply, and there is an opportunity to enhance supporting agricultural practices. Council will investigate releasing land for suitable commercial/industrial purposes, to spur growth. Incentives may be required to attract industrial uses to Barham, which in turn could help provide opportunities for residents.

Barham has underutilised public open space and parkland in the town centre. We will investigate a sensitive redesign of this site to attract investment into (for instance) a restaurant café development. The area has several floodways, and the interlinking of waterways and river corridors that is unique to this area offer opportunities for on-water tourism experiences. Eco-tourist destination trips by boat through Barham’s natural and culturally significant areas should be investigated.

Demand for residential land is sporadic, and there is a desire to develop river-frontage lots. Consideration of the town’s strategic expansion would include looking at aged care housing estates and ensuring future subdivisions are fully utilised and sold before further ribbon development east and west of the current town.



VILLAGES AND HAMLETS

The Murray River Council has many small settlements — villages and hamlets — including Mathoura, Moulamien, Koraleigh, Wakool, Deniliquin-West, Tooleybuc, Murray Downs, Bunnaloo, Goodnight and Womboota, to name a few. Murray Downs and Tooleybuc have small town centres, with potential for growth based on factors explained below. Most settlements have strong, historical ties to the agriculture and/or timber industries, and they continue to be major contributors to the success of our farming sector. Our smaller settlements rely largely on the services provided by larger, neighbouring settlements, and maintaining connections with some of the more-isolated communities is an ongoing challenge.

Population growth and consolidation in the villages and hamlets are stable, but some could potentially decline over time as the population ages, jobs become less available and climate change reduces the viability of some agriculture. Council will be actively identifying which services can be supported in the smaller settlements, to promote growth by appropriate land use planning, where possible.

Council will also investigate options to encourage lifestyle living in the smaller settlements that takes advantage of the riverine systems, while being mindful of the need to limit ribbon development and to protect land with high environmental values. It will do so by replacing the current planning instruments with a new LEP and a new DCP.

These investigations will be evidence-based and provide direction about the expansion of housing, industry, community infrastructure and levels of service. Council will balance the different interests of the community to attract the desired investments to these villages and hamlets. For example, we will protect high-value agricultural lands while considering alternative uses for marginalised farm land.

MURRAY DOWNS

Murray Downs is located on the banks of the Murray River adjacent to Swan Hill. Murray Downs’ main attraction is the Murray Downs Golf and Country Club, which provides tourist accommodation, a restaurant and sporting facilities. Other developments in the area are a Dorper stud, grain silos, a transport business and marine activities close to the river frontage. The Murray Downs community is strongly connected with that of Swan Hill, which provides higher-order goods, essential services and employment opportunities.

As noted previously, many of our settlements are the NSW component of cross-border communities, separated only by the Murray River.

Table 3 and Table 4 show — for Murray River Council and the Riverina Murray Region respectively — the populations and proportions of the cross-border communities of the main settlements.

In particular, Table 3 highlights the difference between the Murray Downs population and their Victorian neighbours, Swan Hill. Murray Downs comprises only 2% of the cross-border community: a significant contrast to the population patterns of other twin-town settlements throughout the region.

Table 3: Murray River Council settlements and proportion of cross-border communities

State	Settlement	Population	Total	NSW proportion
NSW	Moama	6,162	20,205	30% Moama
VIC	Echuca	14,043		
NSW	Barham	1,518	2,509	61% Barham
VIC	Koondrook	991		
NSW	Murray Downs	265	11,170	2% Murray Downs
VIC	Swan Hill	10,905		
NSW	Tooleybuc	227	486	47% Tooleybuc
VIC	Piangil	259		

Table 4: Riverina Murray Region settlements and proportion of cross-border communities

State	Settlement	Population	Total	NSW proportion
NSW	Barooga	1,817	7,831	23% Barooga
VIC	Cobram	6,014		
NSW	Corowa	5,482	6,580	83% Corowa
VIC	Wahgunyah	1,098		
NSW	Albury (LGA)	51,076	90,427	56% Albury LGA
VIC	Wodonga (LGA)	39,351		

The expansion of Murray Downs to a proportion similar to that of other cross-border communities has been limited in part by inadequate bridge infrastructure: this community has only a single-lane lift bridge. This has constrained the movement of regional and interstate freight, as well as residential and industrial investment.

Murray Downs has significant potential to develop river-lifestyle properties and larger-lot residential housing. There are also opportunities for more industrial uses, community sporting facilities and neighbourhood shops. As a result of the *Murray*

*River Crossings Investment Priority Assessment*<sup>xii</sup> — a joint project of VicRoads and NSW Roads and Maritime Services — the Swan Hill Bridge is due to be upgraded in the coming years as the first priority for investment. The bridge upgrade will improve safety, convenience and connectivity, and it is expected to increase Murray Downs’ development potential.





## TOOLEYBUC

Tooleybuc is located at the western edge of Murray River Council on the east bank of the Murray River. The 2016 census recorded a population of 276 people. The town was originally part of a pastoral run taken up by Augustus Morris in the 1840s, and it became significant for sheep grazing from the 1860s. The land is generally semi-arid or arid and characterised by saltbush plain. Subdivision before World War 1 led to the development of intensive agricultural pursuits: fruit-growing on fertile parts of the floodplain are the main industry.

Tooleybuc's services include three motels, a hotel, a general store, a newsagency and a service station. The settlement has a combined primary and secondary school and community health care facilities. The Tooleybuc Bridge over the Murray River was built in 1925 as an alternative to the ferry for the area's fruit-growers to cross the river. The bridge's design is timber truss and steel lift span, and it is of state heritage significance. A new, high-level bridge downstream of the existing bridge has been identified as part of the NSW Government's Bridges for the Bush initiative, which aims to improve the freight productivity of regional areas. This new bridge will be a positive outcome for Tooleybuc by:

- allowing higher-mass-limit vehicles — trucks with heavier loads — to cross the river
- providing a more-efficient road for heavy vehicle traffic, while still providing a direct connection to Tooleybuc
- providing a more-attractive Tooleybuc town centre by removing heavy vehicle traffic: this will promote the river frontage and encourage tourists to stop.

Large almond plantations are being developed around Tooleybuc and Goodnight. *The Tooleybuc Sustainable Growth Master Plan<sup>xiii</sup>* forecasts an additional 10,000 ha — the low-growth scenario — to 30,000 ha — the high-growth scenario — of almonds will be planted by 2030. The land's suitability for growing pistachio nuts is also being investigated.

This transition towards horticulture is likely to create jobs and more spending in the community. A strategic, focused supply of land, housing and associated services will be required to support the rapid growth of this industry and its workforce. Council will monitor this growing industry so it is ready to facilitate investment, identify appropriate areas for expansion and communicate to all that Murray River Council is 'open for business'.

## Town Maps

To visually communicate our aspirations for growth and change, Council plans to prepare town maps for a number of our settlements. The maps will indicate possible future land uses including where growth could be accommodated. Formal town maps will be completed as part of future strategies and subsequently used to springboard the detailed investigations required to accurately assess and plan for the future of our settlements.



Our economy and employment

In 2018, Murray River Council supported over 4,466 jobs, and its economic output was \$1.386 billion. Over 97% of our residents are employed, with 25.5% of our workforce aged 45–54 and 21.8% aged 55–64. The agriculture, forestry and fishing industry makes the greatest contribution to our economic output: \$395.7 million (28.55%) of total output. This industry is also the largest employer with 1,138 jobs: 25.48% of total employment in the LGA.

There is strong internal and external demand for the goods and services produced in Murray River Council, with around \$323 million of output sold locally and over \$605 million exported in 2018. The horticultural sector is one that could potentially grow, with the almond and nut industry around Tooleybuc (explained above) forecast to expand greatly in the coming decade.

Construction is our second-largest industry, with strong demand for residential housing creating a 2018–19 residential approval value of \$36.41 million. This is a substantial increase from 2009–10, when the industry generated \$14.63 million.

Tourism is our third-largest industry, generating approximately \$143 million dollars in 2018–19. It is also our second-largest employer. The priorities explained in Theme 1 have more information about our settlements’ economies.

Economy fast facts



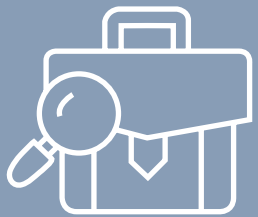
\$1.4 billion

Economic output  
(0.12% of \$1.2T for NSW)



4,466

Jobs in  
Murray River Council



2.9%

Unemployment rate



45-54 years

Largest workforce  
demographic



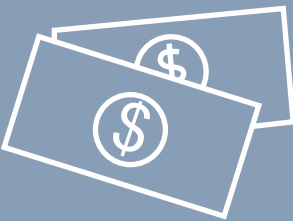
Top 3  
industries:

Agriculture, forestry & fishing  
Manufacturing  
Tourism



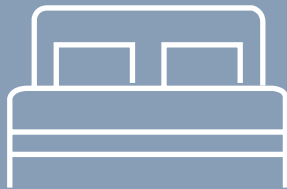
1,510,800

International and  
domestic visitors to our  
region (2018/19)



\$143 million

Spent by visitors on tourism  
(2018/19)



2.2 million

Nights visitors stayed in our  
LGA (2018/19)



\$681.5million

Gross regional product (2018)



Our environment and resource lands

FAST FACTS:

8  
threatened terrestrial  
ecological communities

1  
threatened aquatic  
ecological community

38  
threatened bird species

6  
threatened mammal species

2  
threatened frog species

13  
threatened plant species

27  
nationally and internationally  
protected migratory bird species

70%  
Percentage of land used for farming

11%  
Percentage of land used for nature  
conservation

NSW Biodiversity Conservation Act 2016,  
Commonwealth Environment Protection, Biodiversity  
Conservation Act 1999,  
NSW Fisheries Management Act 1994

The Murray River Council is located in the Riverine Plains in the central part of the Murray Basin. It has an array of floodplains, wetlands and freshwater lakes, together with nationally and internationally significant forests and National Parks, including:

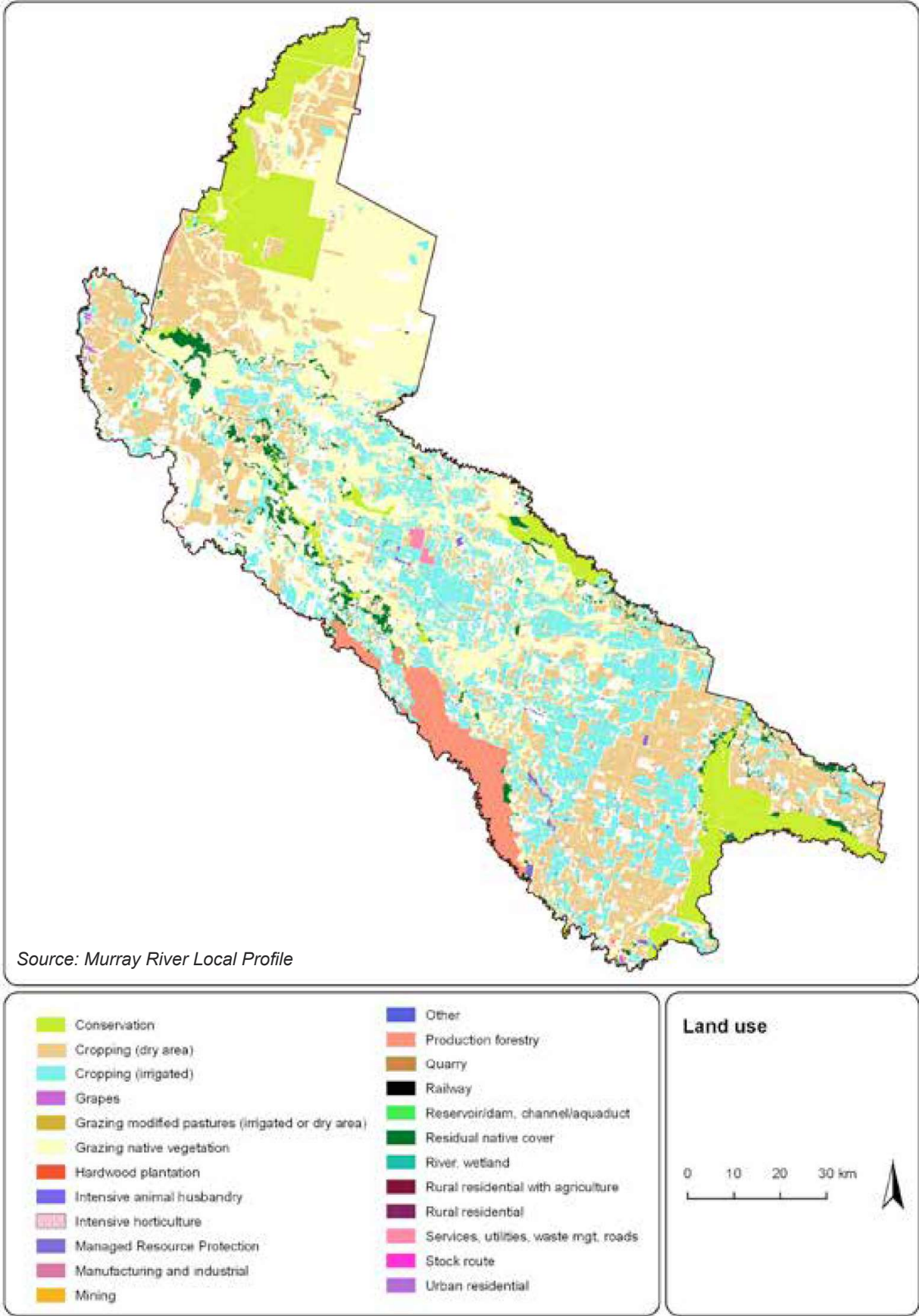
- Murray Valley National Park (incorporating Ramsar-listed wetlands)
- Murray Valley Regional Park
- Perricoota State Forest
- Campbells Island State Forest
- Koondrook State Forest
- Yanga National Park
- Yanga State Conservation Area
- Yanga Nature Reserve.

About 35% of the LGA is mapped as containing vegetation, with some biodiversity communities gazetted as threatened ecological communities protected by state and Commonwealth legislation. The rivers and forests of our area support unique ecosystems, and they attract visitors to our areas for outdoor recreation and for the enjoyment of nature.

Map 3 shows land uses in Murray River Council.

Land in Murray River Council is generally fertile, being periodically inundated with floodwaters from the Murray, Edward and Wakool rivers, and almost half of our LGA is used for cropping of some kind. In some areas, small quantities of mineral resources are extracted for use in the construction industry, roadworks and farming operations.

Map 3: Land uses







**STRATEGIC VISION,  
INTENT & PRIORITIES**



Vision

Most of the Murray River Council area has a rich history of primary production and industries ancillary to agriculture and timber. These industries transported their produce by paddle steamers along the iconic Murray River, which was the region’s main carriageway. Our past and future growth are stories of heavy reliance on and use of the Murray River, with the focus shifting towards its tourism and lifestyle benefits.

Our larger settlements along the Murray River are steadily changing their identities from industry-focused settlements supporting our cross-border neighbours to establishing their own identities. This involves providing a broader range of retail, business, tourist and trade service opportunities, as well as employment and lifestyle choices.

Our growing populations and economies will be supported with appropriate incentives to attract and retain investment where appropriate. We will continue to collaborate with our Victorian and NSW neighbours as we move towards greater self-reliance and work to fill service gaps.

We will create an ‘open-for-business’ culture to actively identify and promote the things that differentiate us from our cross-border neighbours. Our goal is to generate enthusiasm and encourage development in appropriate locations to further kick-start our economy and businesses. We will help bring world-class events to our area to foster a year-round events culture that also provides visitors with a broader range of opportunities to connect to our area, heritage and lifestyle.

We will balance our drive for growth and prosperity with the need to secure high-value agricultural land and to protect culturally and environmentally significant areas for future generations. We will work with neighbouring Victorian and NSW municipalities to identify common challenges and solutions for our broader area (such as water security). We will be ready to facilitate innovative and emerging industries and to capitalise on their investments in jobs, services and housing.

We will embrace and enhance the growth opportunities our area offers, including providing rural living and meeting the needs of our ageing population. All our settlements will see investment in social services appropriate to their demand and level of growth. Our smaller, isolated communities will be supported by transport services and opportunities for technological advances.

Our area has nationally and internationally recognised environmental features and values, which we will continue to protect and promote to increase tourism outside the peak summer months. We will encourage balanced, considered ecotourism opportunities for greater community access to our rivers, forests and wetlands. We will make the tough decisions now to provide a blueprint for our journey and a lasting, positive legacy for future generations.

The strategic intent and priorities in this statement reflect feedback from our community. Further consultation is required with landowners to test the extent of support for proposals in this statement that suggest a change of land use or specific types of development on private land.

Achieving our vision

To achieve the 20-year vision for Murray River Council, we have identified the nine strategic planning priorities explained in the next chapter. As reflected in Table 1, these priorities are consistent with:

- the directions in the *Riverina Murray Regional Plan 2036*<sup>i</sup>
- the strategies in the *Murray Regional Economic Development Strategy 2018–2022*<sup>ii</sup>.

Connecting with our Community Strategic Plan

The *Murray River Council Community Strategic Plan 2018–2028*<sup>iii</sup> is Council’s overarching 10-year plan that sets our strategic objectives, goals, priorities and direction. It is made up of five strategic themes: Built/Physical Environment, Natural Environment, Social Wellbeing, Economic Growth and Leadership and Governance. The CSP has directly shaped this statement. Graphic 2, on page 39, shows the linkages between the two plans.

Our LSPS ultimately facilitates the long-term vision and priorities for land use in our LGA. As part of this, it helps translate the vision and priorities of the CSP into tangible land use planning actions for our LGA.

Actions

Murray River Council’s planning priorities will be delivered through Council’s actions and policy commitments in the coming years to ensure:

- future development is consistent with our planned direction
- planning issues are suitably identified and researched
- strategies and policies are prepared and enacted
- specific projects are implemented
- Council’s plans (such as the LEP and the DCP) are amended as required.

Implementation, monitoring and reporting

Council will monitor and report on the progress of the actions, to ensure the planning priorities are being achieved. This monitoring and reporting will as far as possible align with Council’s other review and reporting processes for strategic and planning documents including our:

- LEP (every five years)
- DCP (every five years)
- CSP (every four years or following an ordinary election of councillors).

This approach is consistent with the Integrated Planning and Reporting (IP&R) framework under the Local Government Act 1993, which recognises that Council plans and policies are interconnected.

This statement will be reviewed at least every seven years, in line with Section 3.9(1) of the EP&A Act.







Graphic 2: Linking this statement with Murray River Council’s Community Strategic Plan







# PLANNING PRIORITIES



# Our Planning Priorities



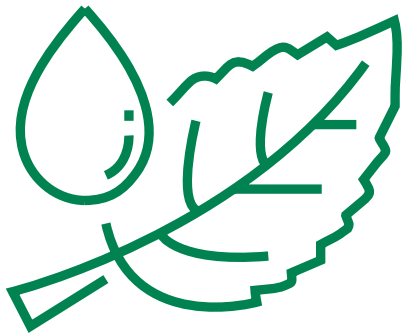
## A robust, growing and innovative economy

- Planning Priority 1**  
Grow, strengthen and sustain agriculture
- Planning Priority 2**  
Grow and strengthen tourism
- Planning Priority 3**  
Create an 'open-for-business' identity



## Liveable communities with social capital

- Planning Priority 4**  
Housing growth, supply and density
- Planning Priority 5**  
Recreation and open space
- Planning Priority 6**  
Servicing and utility infrastructure



## Environment, heritage and climate change

- Planning Priority 7**  
Identify and protect environmental values
- Planning Priority 8**  
Celebrate culture and heritage
- Planning Priority 9**  
Climate change and natural hazards



A ROBUST, GROWING AND INNOVATIVE ECONOMY



Planning Priority 1  
Grow, strengthen and sustain agriculture

Rationale

The agriculture sector is Murray River Council’s leading employer, delivering quality food and fibre to Australian and international markets. As our strongest economic driver, agriculture contributed over \$396 million in 2018 to our local economy. Our quality soils, favourable growing climate and access to irrigation have enabled us to create a diverse agricultural base comprising broad acre cropping, meat, dairy, wool, cotton and horticulture. Agriculture is our main land use, with about 70% — approximately 800,000 ha — of our LGA used for farming.

Map 4 shows the main types of farming in Murray River Council, however this does not reflect the developing horticultural industry in the Tooleybuc region. Production of milk, rice, cotton, grapes, vegetables, fruit and nuts rely on irrigation for success.

There are opportunities as well as challenges for agriculture in Murray River Council. In general, the profitability of broad acre cropping usually increases as farm sizes increase. Agriculture is and will increasingly be affected by climate change and the availability of water, and significant growth is forecast for some emerging industries (such as horticulture and value-adding enterprise). It will be important for Council to understand these trends and changing agricultural practices, so the planning system protects and supports agriculture.

Council is committed to supporting these emerging industries in an innovative, transparent way and in synergy with existing agricultural

enterprises. For example, the growing almond industry around Tooleybuc and its surrounds (including Koraleigh, Goodnight and Kyalite) is forecast to grow by at least 10,000 ha. The industry will generate demand for full-time and seasonal employment, creating a flow-on demand for housing, services and infrastructure. This will be very positive for Tooleybuc’s economy. Council will continue to implement the *Tooleybuc Sustainable Growth Master Plan*<sup>xiii</sup> to facilitate this planned expansion of people and commerce. To help inform the future of agriculture in Murray River Council, we plan to prepare a rural lands study and an associated rural land use and agricultural enterprise master plan. We also plan to develop a council-wide rural living strategy and rural living master plan. The process of developing these plans will provide an opportunity to review the appropriateness of the current minimum lot size provisions for rural-zoned land, and the plans will inform the new Murray River Council LEP.

To support our agricultural industry, we must ensure our freight infrastructure is capable of connecting farms to markets. The Riverina Murray Region road and rail network is used to transport more than 47 million tonnes of freight interstate a year. To ensure the network can efficiently import and export agricultural goods, Council will partner with neighbouring Victorian and NSW local governments to maximise transit efficiency for local, regional and international markets. Road and rail connections to the Port of Melbourne will be improved with major upgrades to bridge infrastructure at Moama, Murray Downs and Tooleybuc.

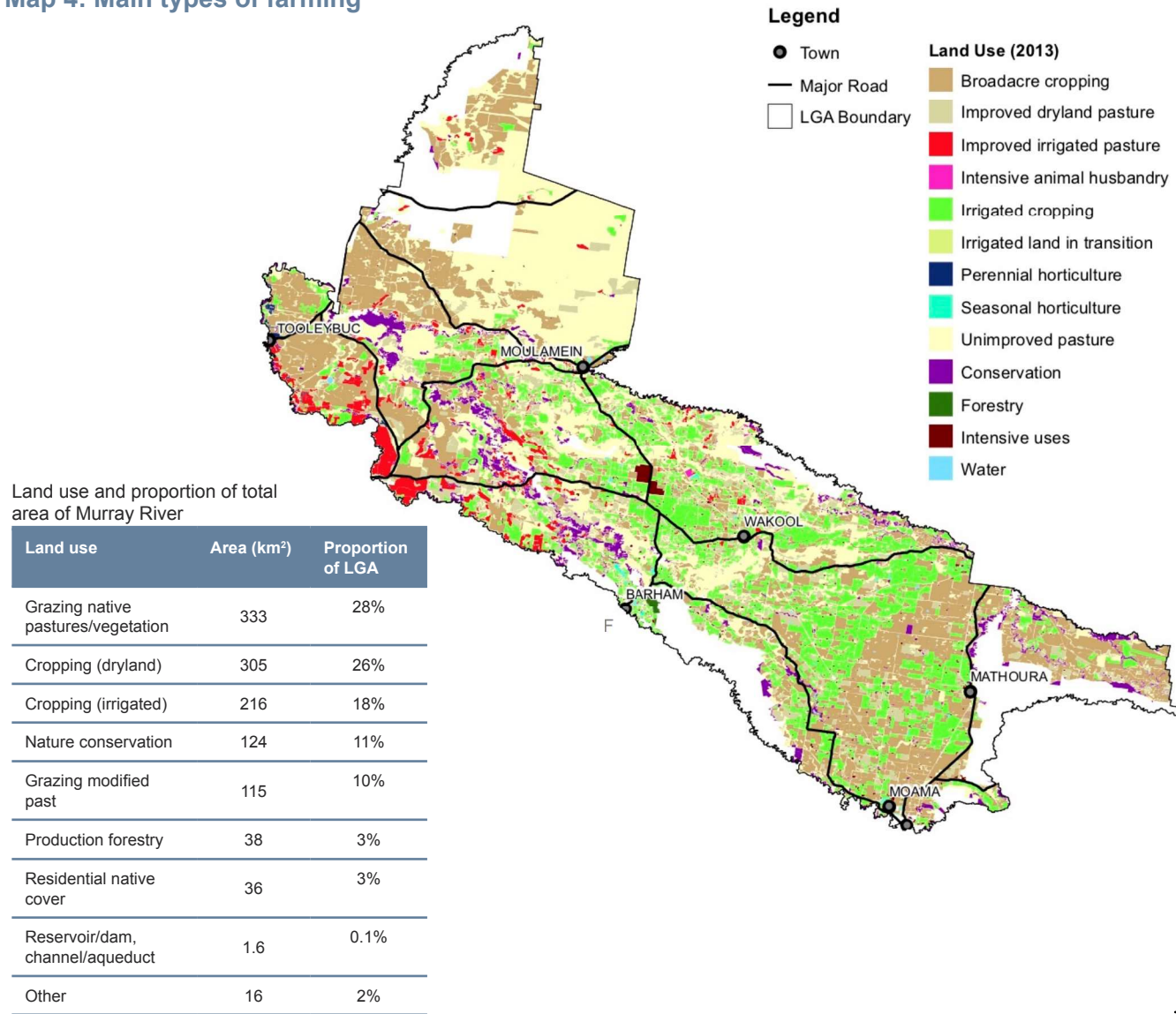
Council will continue to partner with the NSW State Government to deliver urgently needed infrastructure upgrades. Council will also investigate opportunities to improve air freight facilities in our LGA, to better connect us locally, nationally and internationally.

With the agriculture sector challenged to innovate and adapt to there being less available water and a changing climate, there is growing interest in developing a local agriknowledge education and research facility. Research, innovation and development of agribusiness is important for our region, and Council will investigate the viability of developing an agriknowledge education and research facility, potentially in conjunction with a tertiary education provider. Such a facility could not only advance our agricultural sector, but it

could also help attract people and investment to our area.

Council understands the contribution our agricultural lands make to our economy and the need to identify and protect important agricultural lands in Murray River Council. We will manage conflicting land uses that may reduce productivity: for example, interest in developing rural living on agricultural land close to urban centres must be balanced with the impacts on the agricultural sector, which drives the local economy. Council has also had a high level of public interest in developing agricultural land for solar farms, which is explained under Priority 9. It is important to protect the aspects that make our agricultural sector successful, and informed rural land use master planning is needed to ensure the sector is resilient and prosperous.

Map 4: Main types of farming







## Planning Priority 1 Grow, strengthen and sustain agriculture

### Achieving our vision

To achieve this priority, Council will:

- protect our prime productive agricultural land from conflicting land uses which may undermine the viability of the land to support productive agriculture
- promote and grow emerging agricultural activities and enterprises
- encourage agribusiness diversification and value-adding by recognising the range of modern agricultural enterprises and facilitating their growth
- promote research into sustainable, resilient, adaptive and innovative agriculture
- leverage off upcoming infrastructure upgrade projects, which will improve freight connectivity and efficiency
- allow for innovation and the expansion of industries that work in synergy with agriculture
- continue to collaborate with governments at the state and Commonwealth levels about water security issues that affect agriculture in Murray River Council and the Riverina Murray Region.

### Actions

- 1.1** : Review and adopt a new LEP with appropriate clauses, zoning and minimum lot sizes to facilitate the protection and growth of agriculture.
- 1.2** : Complete a rural lands study to inform the future of agriculture in our LGA.
- 1.3** : Create a master plan for rural land use and agricultural enterprise in our LGA to provide long-term protection for our most valuable agricultural land.
- 1.4** : Investigate the viability of an agriknowledge precinct and develop an agriknowledge precinct master plan.
- 1.5** : Develop a council-wide rural living strategy and a rural living master plan to investigate and locate rural living.
- 1.6** : Facilitate the outcomes of the *Tooleybuc Sustainable Growth Master Plan*<sup>xiii</sup>.
- 1.7** : Reflect the outcomes of the rural living strategy and rural living master plan, rural-focused master plans and the agriknowledge precinct master plan (if appropriate) in future land use strategies.







## A ROBUST, GROWING AND INNOVATIVE ECONOMY



### Planning Priority 2 Grow and strengthen tourism

#### Rationale

In 2018, tourism generated close to \$143 million of economic output for our LGA, and it is currently our third-largest economic driver. In 2018, Murray River Council attracted 174,000 domestic overnight visitors, who stayed mostly in tourist resorts, camping grounds and caravan parks for a total of 521,000 nights<sup>xiv</sup>. Couples are the most-common visitor, followed by family groups, then friends and relatives travelling together. Murray River Council offers an idyllic river setting, and visitors are attracted by the diverse recreational opportunities and experiences on offer in our area.

River-and nature-based tourism are our strongest assets. Improving access to our river systems while also enhancing whole-of-river experiences will help draw more visitors to our LGA. Council will investigate opportunities to develop tourism activity precincts along the riverfront, and will redevelop master plans to improve access to and connectivity with our rivers, forests and national parks. In doing this, Council will collaborate with neighbouring Victorian councils and state agencies, Destination NSW and Murray Regional Tourism to develop appropriate master plans. These plans will inform and deliver required land use changes through the Murray River Council LEP.

Food-and event-based tourism attract many visitors to Murray River Council, and our award-winning wineries and local produce provide a springboard for local food and music festivals throughout the year. To grow food, wine and event tourism, Council intends to investigate

opportunities to amend the LEP to facilitate unique and destination dining experiences. In particular, we will seek to facilitate restaurants with riverfront views, food and wine trails, and improve access to our agricultural sector. Council also intends to create a point of difference by filling the current gap in fine-dining experiences in our LGA. The concept will be first tested in Meninya Street, Moama by encouraging a restaurant precinct. Implementation of this concept more widely across the LGA will depend on the outcomes of Meninya Street. Council will also review the LEP and associated zoning to strategically locate and facilitate ecotourism, agritourism and complementary industries (such as eateries, artisan enterprises, accommodation and recreation facilities).

Our sporting and community facilities are some of the best in regional NSW and Victoria. Australian Football League and National Basketball League clubs use Moama's facilities for training and exhibition matches, and our area also hosts national golf, water ski racing and darts tournaments. Other events include professional bull-riding, mountain-biking and sporting clinics. Murray River Council is part of Sports Marketing Australia's Events Placement Program, and we are well-placed to host regional, state and national events, as detailed in the April 2019 *Capacity and Capability Assessment Report*<sup>xv</sup>. To better meet the needs of our community, tourists and visiting professional and amateur sporting teams, we will investigate and plan for the construction of a council-owned multipurpose entertainment facility for the Moama Recreation Reserve. This project

could then be used to test the viability of similar facilities in our larger settlements (such as those with cross-border communities).

In line with the *Riverina Murray Regional Plan 2036*<sup>i</sup> and the *Riverina Murray Destination Management Plan 2018*<sup>xvi</sup>, we aim to foster growth in our tourism sector by enhancing our urban, rural and natural areas to increase opportunities for existing and emerging tourism enterprises. We recognise the links between culture, environment, heritage and tourism, and we aim to promote tourism to capitalise on this relationship. At the same time, we recognise the need to protect our natural settings and culturally sensitive areas, and to manage land use along our river corridors to create a connected, competitive tourism environment.

#### Achieving our vision

To achieve this priority, Council will:

- actively help develop the Murray River Council tourism product
- support tourism developments along our river systems that do not harm their health or amenity
- identify strategic locations for riverfront precincts through appropriate zoning and land uses
- locate groups of private and commercial mooring sites close to towns, villages and tourist destinations to support the local economy
- collaborate with our NSW and Victorian neighbours to develop and deliver mutually beneficial tourism strategies
- better leverage off current events and activities that attract visitors to bordering Victorian settlements (such as Echuca, Swan Hill and Koondrook)
- finalise the Murray River Council events policy and streamline the process to obtain development consent for events in our LGA
- attract arts, cultural, heritage, sporting and entertainment events to our LGA by updating recreation facility master plans, and developing multipurpose entertainment facilities.

#### Actions

- 2.1 : Finalise an economic development and tourism strategy.
- 2.2 : Prepare a riverfront development strategy.
- 2.3 : Prepare an LEP that:
  - facilitates suitable growth opportunities for tourism including ecotourism, agribusiness and complementary industries (such as eateries, artisan enterprises, accommodation, recreation, events and festivals)
  - enables the outcomes of the strategies for economic development and tourism, and riverfront development.
- 2.4 : Investigate and plan for the construction of a council-owned multipurpose entertainment facility at the Moama Recreation Reserve.
- 2.5 : Finalise the draft events policy.
- 2.6 : Prepare a master plan for the redevelopment of Meninya Street (South) which:
  - revitalises the aged streetscape
  - fills the current gap in fine-dining availability in Moama
  - reflects the outcomes of the riverfront development strategy and *Moama Bridge Arts Precinct & Meninya Street Master Plan*<sup>xvii</sup>.



A ROBUST, GROWING AND INNOVATIVE ECONOMY



Planning Priority 3  
Create an ‘open-for-business’ identity

Rationale

Table 5 shows the five largest-employing industries in Murray River Council and the percentage of people they employ. These five industries are closely followed by health care and social assistance (with 6.61% employment contribution) and construction (6.25% employment contribution).

Table 5: Main industries and employment contribution

Industry	Employment contribution
Agriculture, forestry and fishing	25.48%
Accommodation and food services	18.81%
Education and training	7.28%
Retail trade	6.94%
Manufacturing	6.87%

Employment in and around our smaller settlements is almost completely in the agriculture, forestry and fishing industry. Most businesses, employment and commercial opportunities are in Moama and Barham.

Council is well-placed to capitalise on our location and expected population growth to attract investment to our LGA. As Murray River Council continues to grow, it will be important for us to understand business opportunities and the supply of land in our settlements, to create a point of difference to what is already available in our wider region.

Moama

Moama offers medical, retail, professional, industrial, accommodation and hospitality services to the community and is also supported by Echuca’s commercial base. Moama’s main industries in order of their proportion of employment are accommodation and food services (14.73%), health care and social assistance (12.78%), retail trade (10.61%), construction (10.24%), education and training (8.73%), manufacturing (7.67%) and agriculture, forestry and fishing (6.65%).

Council has successfully developed the Moama Business Park on the Cobb Highway, and only a handful of lots remain unsold. We are currently investigating locations to house new business park facilities to attract and cater to incoming commercial/industrial enterprises. It is important for Council to evaluate the best land use fit, based on current demand and emerging enterprises. We anticipate new facilities will cater for our growing industrial and manufacturing sectors including the selling and servicing of agricultural machinery.

Council will also identify a location for heavy industry expansion. Heavy industry is currently located on Hillside Road, with development forecast to soon outgrow this location. The development of a biodigester and ethanol plant in the Ham Road – Centre Road area presents an opportunity for an industrial hub: this site will be adequately serviced and is surrounded by suitable land.

There is also growing interest in solar farms, and we will investigate where this land use could be accommodated including any potential impacts on our rural land.

Council sees merit in investigating the possibility of creating precincts where similar-style businesses could be grouped. For example, a medical precinct would provide support to our ageing population who will increase demand for healthcare and support services. Existing business-zoned land to the north of the Perricoota Road – Cobb Highway intersection that has sat undeveloped since rezoning in 2011 will be investigated to assess its most strategically beneficial use.

The new Moama–Echuca Bridge is expected to change the role and aesthetic of Meninya Street, and the *Moama Bridge Arts Precinct & Meninya Street Master Plan 2019<sup>xviii</sup>* is set to give this area a social and cultural facelift. As explained under Priority 2, Council aims to redevelop a portion of Meninya Street to provide fine-dining experiences. It will also investigate redeveloping the north of Meninya Street to cater to a commercial hub/ piazza, with a master plan to be produced to inform this redevelopment. The master plan process will consider suitable land uses, services (such as car parking) and strategies to attract businesses.

Development in Moama is expected to continue to the north-west: the new bridge alignment is likely to shift the Moama CBD to capitalise on retail and business opportunities the new traffic flow presents. Investigations into commercial development in Moama will include this re-visioning of the CBD, aiming to create a services and business hub that continues to complement Echuca, while also providing services and businesses which are not currently provided within Moama.

Barham

Barham’s town centre has stable retail trade, food and accommodation opportunities, everyday conveniences — banking, newsagency, pharmacy, two supermarkets and service stations — as well as property and professional services.

Barham’s main industries in order of their proportion of employment are agriculture, forestry and fishing (17.39%), accommodation and food services (13.39%), healthcare and social assistance (13.42%), retail trade (10.78%), education and training (8.51%), construction (6.81%) and transport, postal and warehousing (3.40%). There is interest in future development opportunities in Barham and its surrounds related to a micro-abattoir and a cereal-processing facility.

Anecdotal evidence suggests that some commercial/industrial businesses have chosen to locate or relocate to Kerang, Swan Hill and Koondrook (Victoria), attracted by new and well-serviced business land. Council will investigate areas within Barham and surrounds that could be developed to attract business, specifically industry supporting the existing interest in agribusiness and manufacturing.

Council will aim to redevelop or release new commercial/industrial land to create an attractive point of difference to what is already available in Barham and neighbouring Victorian settlements. This will include investigating the viability of a high-quality, landscaped business park precinct in Barham.

As explained in Priority 2, tourism remains a key driver of and influence on the Barham economy, and Council aims to facilitate the growth of industries supporting tourism by leveraging off a whole-of-river experience available in Barham.







## Planning Priority 3 Create an 'open-for-business' identity

### Murray Downs

Murray Downs is largely serviced by the commercial and employment base of Swan Hill, and is currently hampered by inadequate bridge infrastructure that disconnects it from the freight network. Like Barham, anecdotal evidence indicates commercial activity is being diverted from Murray Downs to Swan Hill, based on land availability and transport connectivity.

The new bridge crossing could however expand Murray Downs' industrial and agricultural service sectors. Council will investigate the potential to release new industrial and commercial land to attract investment to the area. There is also the potential for Murray Downs to use its river location to attract residential and tourist development. Council will investigate this as part of its rural lands study, rural living strategy, rural living master plan, economic development and tourism strategy and riverfront development strategy (as explained in priorities 1 and 2).

It is important for Council to promote business opportunities in our LGA to support the growth and diversification of our local economy and ensure our communities have access to a range of jobs and services.

### Achieving our vision

To achieve this priority, Council will:

- investigate the amount of land currently available for commercial/industrial uses: employment lands
- investigate opportunities and incentives to attract investment by reducing contribution fees and rating charges
- revitalise, renew and/or create new employment lands to accommodate demand, and attract growth to our LGA
- plan for the anticipated growth of industries servicing an ageing population, agribusinesses and tourism
- focus Moama's CBD and commercial core towards the north-west, considering the new bridge alignment
- investigate the most beneficial use of existing employment lands to the north of the Perricoota Road –Cobb Highway intersection
- support the development of a commercial hub/piazza in the northern section of Meninya Street
- support the redevelopment or release of land for commercial/industrial use in Barham and Murray Downs, and provide opportunities different to those provided elsewhere
- actively facilitate opportunities to attract new or expanded value-added manufacturing.

### Actions

- 3.1** : Develop an employment lands strategy.
- 3.2** : Develop an LEP which better facilitates business and employment growth opportunities including for the agribusiness, manufacturing, retail, healthcare and support services, retail and hospitality industries and sectors.
- 3.3** : Develop masterplans for the expansion/relocation of heavy industrial uses servicing Moama including investigating the opportunity to create a heavy industry precinct in the Ham Road – Centre Road area.
- 3.4** : Investigate releasing and/or redeveloping commercial/industrial land in Barham and Murray Downs.
- 3.5** : Reflect the outcomes of the employment lands strategy and commercial/industrial expansion masterplans in future land use strategies.





## LIVEABLE COMMUNITIES WITH SOCIAL CAPITAL



### Planning Priority 4 Housing growth, supply and density

#### Rationale

Housing in Murray River Council is mainly separate, private dwellings (87%) with three or more bedrooms (75%) and occupied by an average of 2.3 people. 45% of our housing is owned outright and 28% is mortgaged. The bulk of housing is on average-density lots ranging from 450 m<sup>2</sup> to 1500 m<sup>2</sup>. Our housing is mainly located in Moama (52%), Barham (13.2%), Mathoura (8%) and Moulamein (3.8%), with smaller concentrations (below 3%) in Koraleigh, Tooleybuc, Wakool and Murray Downs.

Murray River Council's population grew by 8.57% between 2008 and 2018, and is forecast to continue to grow. To meet the needs of a growing and ageing population, we need to understand what housing our community needs and to provide a variety of options. Council intends to develop a housing strategy which provides diverse housing choices at varying densities, satisfies demand and suits the needs of a changing population. The strategy will draw on council-wide investigations to determine current patterns of supply and the projected growth of our settlements.

Riverfront housing is a desirable residential choice in Moama, Barham, Mathoura, Moulamein, Murray Downs and Tooleybuc. Council acknowledges the attraction of riverfront housing, but consideration of this land use must be balanced against the environmental, social and economic value of the river systems. Any housing strategy to develop riverfront land will consider the future riverfront development strategy — a Priority 2 action — together with the viability of servicing and providing infrastructure. The riverfront

development strategy will also include an action to review setback requirements to develop riverfront land.

There are opportunities to provide a variety of large-lot and rural-lifestyle housing in our LGA, close to settlements. Typically, residential large-lot sizes range from 4000 m<sup>2</sup> to 8000 m<sup>2</sup>, with rural-zoned lots requiring a minimum of 120 to 500 ha to erect a dwelling, depending on the location. In 2017, Council completed and adopted the *Moama & District Rural Residential Strategy*<sup>xviii</sup> which examined the provision of rural-lifestyle development in the Moama district. The plan provided a framework for the timed release of land north-west of Moama's town centre for rural living — within an area bounded by Tataila Road, Thyra Road, Perricoota Road and Twenty Four Lane — catering for minimum lot sizes ranging from two to five hectares. In line with Priority 1, Council aims to build on the *Moama & District Rural Residential Strategy* to deliver strategically planned rural-lifestyle housing throughout our LGA, to provide a point of difference in the current housing market while protecting productive agricultural land.

Council will also investigate opportunities to provide a greater variety of housing choices and styles, noting that advances in prefabricated, manufactured homes are making them an attractive alternative to traditionally-built houses. Council will consider this housing option as part of developing the new LEP, and we will prepare design guidelines through the DCP to deliver an attractive style of housing while clarifying the preferred size, style and location of these houses within our LGA. Preferred locations for multi-

dwelling-style residential accommodation will also be considered as part of our strategies, whether to serve as an alternate housing product or to service eco-village style farming practices like the Gulpa Creek Community farm near Mathoura.

Murray River Council is projected to follow national population trends, so providing a suitable variety of housing for an aging population will be at the forefront of Council's strategies for housing choice. There is some interest in providing retirement villages and aged-care facilities in Moama, Barham and Mathoura, and we need to consider how and where we will provide such housing to ensure it integrates with existing services and community facilities.

#### Achieving our vision

To achieve this priority, Council will:

- ensure residential housing expands in areas that are:
  - » practicably serviceable by Council's infrastructure and services
  - » not constrained by hazards (such as flooding or bushfire) unless the hazards can be adequately mitigated
  - » not located in areas of important biodiversity or cultural heritage value
  - » not considered to be important productive agricultural land
- ensure there is housing with varying densities, forms and purposes
- respond to demand with a well-planned supply of land

- develop a housing strategy which:
  - » considers, evaluates and incorporates where appropriate the *Moama North West Masterplan*<sup>xix</sup>, the *Moama & District Rural Residential Strategy*<sup>xviii</sup> and the existing strategic land use plans for the former Murray and Wakool shires<sup>xx</sup>
  - » updates available supply and demand data for residential land including that which is being considered for residential rezoning as part of any current planning proposals
  - » includes short, medium and long-term staging with associated triggers for the release of new residential land
  - » prevents unplanned residential development
  - » considers the riverfront development strategy
  - » fills the current gap in the market for rural residential housing.

#### Actions

- 4.1 : Investigate and update current supply and demand data for residential housing in the LGA.
- 4.2 : Develop a housing strategy or strategies.
- 4.3 : Develop an LEP to facilitate manufactured homes as primary residences.
- 4.4 : Develop a DCP to reflect the desired built form in our LGA.
- 4.5 : Reflect the outcomes of the housing strategy in future land use strategies.





## LIVEABLE COMMUNITIES WITH SOCIAL CAPITAL



### Planning Priority 5 Recreation and open space

#### Rationale

As Murray River Council grows and its demographics change, so too will the community's recreational needs. Council strives to provide high-quality public and recreation spaces that deliver social and economic benefits. Community feedback when developing this statement was that these spaces must be usable, accessible and connected to pedestrian and cycle infrastructure. They also should be environmentally sensitive, provide shade for heat relief and sun protection, and consider the needs of all users.

Recreation and open space facilities enhance the uniqueness of our settlements when they respond to their local setting and are different to facilities in adjacent settlements. Well-designed facilities improve our community's health and wellbeing, and also showcase local arts and culture. They provide places to connect with others and build social capital by bringing us together in engaging spaces that evoke a sense of place, identity and community.

Key projects on the horizon for Murray River Council include:

- Moama's Bridge Arts Project
- the redevelopment and upgrading of several of Council's recreation reserves and sporting facilities
- the development of the Moama off-leash area and dog park, as part of the *Moama Recreation Reserve Masterplan*<sup>xxi</sup>
- the redevelopment of the Moama preschool facility in the Moama Recreation Reserve

- the upgrading of the Moulamein preschool facility.

Council will also consider the provision of health and fitness facilities in Moama. We will investigate the feasibility of a 50m swimming pool and gym, a sprinting track and upgraded athletics infrastructure, and a large-scale, multipurpose facility for entertainment and sporting events explained in Priority 2. Council is committed to upgrading community facilities across the LGA and will continue to actively pursue funding opportunities to do so. We will create an LGA-wide development contribution plan to ensure that suitable funds are captured to deliver this outcome.

The Moama–Echuca Bridge will reduce heavy vehicle traffic on Meninya Street, which will provide us with an opportunity to re-imagine the face of Moama's main street. Key to this revitalisation will be the Bridge Arts Project, which will showcase the history of the area, the river environment and the local landscape with designs unique to Moama. The project will be implemented through the *Moama Bridge Arts Precinct & Meninya Street Masterplan*<sup>xvii</sup>. This is a plan to redevelop the precinct into a safe, functional space providing passive and active recreation opportunities with easy, responsible access to nature, cultural venues and services.

The Murray Downs community is very interested in Council providing recreation, sporting, community, and boating facilities for the locality. Council also plans to investigate sporting and recreation facilities for Barham.

These could include mooring facilities to support tourism enterprises in providing a whole-of-river experience. Council will partner with local communities to investigate the viability of such facilities.

Publicly owned and managed water parks — like Hadfield Park in Wallan, Victoria — that can be co-located with Councils' swimming pools to use existing filtration infrastructure are an opportunity to provide sensitively designed water recreation facilities to our communities. Council plans to assess the viability, risk and liability of developing water play park facilities connected to Council's pools.

Council has also been approached about rezoning land to enable a world-class wakeboard facility at Waterfront Moama on Perricoota Road. This privately run facility could attract domestic and international wakeboarding events and provide a standard of facility not currently available in regional NSW.

Passive and active recreation spaces within or easily accessible to subdivisions are major attractions to our residential areas. Council will continue to advocate for the provision of appropriate green space through DCPs and to promote connections between subdivisions and walking/cycling paths. We will also promote the multipurpose use of green space in residential subdivisions for drainage and water-sensitive design (such as the drainage corridor servicing the north-west area of Moama).

#### Achieving our vision

To achieve this priority, Council will:

- provide practical, connected and engaging open space that responds to the changing needs of the community in a manner that reflects the character of its setting
- continue to facilitate the Bridge Arts Project
- continue to facilitate works being undertaken to implement the master plans for Council's recreation reserves
- continue to actively pursue funding to upgrade Council's community recreation facilities
- promote safe, high-quality public spaces that align with Cancer Council NSW's *Guidelines to Shade*<sup>xxii</sup>, the NSW *Better Placed design policy*<sup>xxiii</sup> and the design guide *Draft Urban Design for Regional NSW*<sup>xxiv</sup>.

#### Actions

- 5.1** : Strategically accommodate the Bridge Arts precinct.
- 5.2** : Investigate and assess the viability, risk and liability of developing water play park facilities connected to Council's pools.
- 5.3** : Review and update Council's development contributions plan to provide opportunities to fund community facilities and projects.
- 5.4** : Investigate the provision of recreation and community facilities in Murray Downs and Barham.





## LIVEABLE COMMUNITIES WITH SOCIAL CAPITAL



### Planning Priority 6 Servicing and utility infrastructure

#### Rationale

Well-planned infrastructure and servicing are essential for the functioning and wellbeing of communities, for improving the liveability of urban areas and for the economic viability of our industries. As settlements continue to grow, they need infrastructure in the right place, at the right time, with sufficient capacity.

Understanding the current capacity and planned investments in utility infrastructure for our settlements will enable Council to capitalise on opportunities for economic and housing growth. Council will identify critical infrastructure investments with more-detailed analyses, to ensure growth is aligned with upgrades to town water, wastewater, electricity, waste services and telecommunication infrastructure. Aligning utility infrastructure projects with future growth opportunities and Council's delivery plans<sup>xxv</sup> is a key initiative of this planning priority.

Council is currently conducting a strategic review of all the infrastructure it owns and manages — including water and sewer infrastructure, road infrastructure, recreational assets, open spaces, community facilities and cemeteries — to better understand its current usage and capacity to accommodate growth. The review will inform Council's *Murray River Council Asset Management Policy*<sup>xxvi</sup>, integrated water cycle management plan and other long-term management plans.

In 2019–20, Council budgeted significant funds for investment into Council assets. This included about \$2.78 million for infrastructure works, \$11.34 million for roads, bridges, footpaths, stormwater and traffic infrastructure, \$3.62 million for water supply services and \$0.83 million for wastewater renewal and upgrades. Securing future funding for the ongoing management, upgrading and construction of our infrastructure facilities will be essential to delivering this priority.

The planned housing strategy explained in Priority 4 will be shaped by long-term plans to expand Council's water and sewage infrastructure. These long-term plans will be developed in unison, so they integrate. The identification of potential residential growth areas will prompt investigation of service expansion, and vice versa.

Council is currently reviewing the way it collects, transports, processes, recycles and disposes of household and commercial waste. It will identify appropriate areas for environmentally sensitive, innovative waste management services including current and future sites, taking into consideration current and future commodity markets and demand for waste management and recycling services across the LGA.

The electricity distribution network servicing Murray River Council is owned, maintained and operated by Essential Energy. The network has sufficient capacity to provide electricity to future growth and development areas.

Telecommunications infrastructure is essential for connecting communities for social and economic purposes (such as distance education, training and health services and automated precision agriculture techniques like spraying and irrigation). Council will work with telecommunication providers and other levels of government to identify suitable locations for new infrastructure.

#### Achieving our vision

To achieve this priority, Council will:

- plan to upgrade Council's assets to cater for our growing population
- align residential and commercial growth with water and wastewater capabilities and expansion
- investigate funding opportunities to upgrade existing utility infrastructure to cater for our growing population
- collaborate with telecommunications providers and other levels of government to identify and fill telecommunication gaps in the Murray River Council.

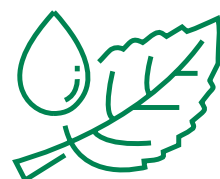
#### Actions

- 6.1** : Complete the strategic review of all the infrastructure Council owns and manages, to understand its current usage and capacity to accommodate growth.
- 6.2** : Complete an integrated water management plan to ensure future water and sewer infrastructure aligns with future growth and reflects the planned housing strategy.
- 6.3** : Complete the upgrades and construction projects in Council's delivery programs and operational plan.
- 6.4** : Review the accessibility and interconnection of pedestrian, cycle and scooter pathways.
- 6.5** : Review infrastructure relating to the provision of public and community-based transport.





## ENVIRONMENT, HERITAGE AND CLIMATE CHANGE



### Planning Priority 7 Identify and protect environmental values

#### Rationale

Murray River Council has extensive environmental assets including riverine systems, national and regional parks, state forests and nationally and internationally significant — Ramsar-listed — wetlands. These environmental assets provide habitat for nationally and internationally protected species and also provide for diverse recreational experiences including camping, bushwalking and nature-based activities. The public and private land of our LGA is also home to aquatic and terrestrial threatened ecological communities.

Our rivers and riverfront lands are attractive drawcards for residential, tourist, economic and recreational development. Access to healthy and functioning river systems is important for social and economic activity. The planned riverfront development strategy will aim to achieve beneficial social and economic outcomes, while protecting our river systems and environmentally important lands.

The baseline data currently used to identify areas of environmental value is outdated and no longer accurately reflects conditions in our LGA. To ensure we can appropriately identify our environmental assets, Council will partner with the NSW Biodiversity Conservation Division and other government agencies to investigate biodiversity in our LGA and produce new biodiversity mapping. This investigation will include a review of ecological communities to define their location, assess their health and evaluate LEP mechanisms to protect the environment.

This investigation will also inform Council's strategies for residential, commercial and economic growth, and new areas for development will only be considered if environmental impacts can be minimised or avoided.

We will also use the review of biodiversity to inform plans for managing and restoring areas of high environmental value. Council is in the process of reviewing current plans of management for Crown lands, and we will also investigate opportunities to use Crown land and travelling stock routes as biodiversity offset areas. Council also aims to encourage conservation on private land by publicising the financial opportunities available to private landholders through offset and stewardship agreements. By collaborating with the state government, local agencies and the community, we can better protect our environment while also delivering beneficial economic outcomes and improving public enjoyment of our natural settings.

#### Achieving our vision

To achieve this priority, Council will:

- review and update its biodiversity mapping
- protect valuable terrestrial and aquatic biodiversity in our LGA from the impacts of development
- protect and enhance biodiversity connectivity on private and Council-managed land
- partner with the NSW Biodiversity Conservation Division and relevant government agencies to update existing biodiversity mapping to accurately reflect areas of environmental value
- ensure that strategies for residential, economic and commercial expansion account for and avoid areas of conservation value
- encourage and communicate financial opportunities available to private landholders through stewardship and offset agreements.

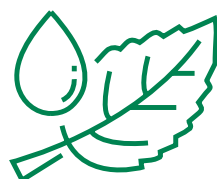
#### Actions

- 7.1** : Prepare the riverfront development strategy.
- 7.2** : Undertake a biodiversity investigation.
- 7.3** : Update Council's LEP biodiversity mapping.
- 7.4** : Develop Council's planning instruments to identify and protect areas of biodiversity value in our LGA.





## ENVIRONMENT, HERITAGE AND CLIMATE CHANGE



### Planning Priority 8 Celebrate culture and heritage

#### Rationale

From the physical and spiritual affinity with Country built over tens of thousands of years by First Nations Peoples to the establishment of our towns following European settlement from the 1800s, we have a rich and important cultural past. Our history strongly influences our local character, and we celebrate and protect it with the ongoing efforts of Council and our communities.

There are approximately 2750 recorded sites of Aboriginal heritage significance in our LGA, mainly cooking mounds, scar trees, middens, artefacts, burial sites and spiritually significant places of the Yorta Yorta, Wamba Wamba and Barapa Barapa people. This includes Algeboia, a protected Aboriginal place in the Murray Valley National Park. Council aims to avoid and minimise impacts to Aboriginal cultural heritage values by better engaging and consulting with Local Aboriginal Land Councils, and by providing stronger protections in our planning documents for Aboriginal objects and places of heritage significance. With the permission of and working with the First Nations Peoples, Council will also investigate mapping and include identified Aboriginal objects and places in our LEP heritage schedule where appropriate.

Murray River Council contains 91 protected heritage items. Eight items are listed on the State Heritage Register, and 77 items are listed in our LEPs. We have two heritage conservation areas and one additional proposed heritage conservation area — Old Moama — which is being finalised as part of a planning proposal. We

aim to better manage and protect heritage with controls in the planned LEP and by continuing to engage a heritage consultant to assess development-related heritage matters. We also aim to restore and reinvigorate Council-owned heritage items by developing management plans that not only conserve them, but investigate opportunities for their adaptive reuse as community and social spaces if appropriate.

Our towns and people have interesting stories, which we hope to celebrate and narrate to locals and visitors. Council aims to continue its efforts to pay homage to our past by incorporating art installations (such as sculptures, murals, memorials and plaques) in public areas and by providing points of community connection with visual and performing arts, music, street art and contemporary heritage interpretation. The Moama Bridge Arts Project explained in priorities 2 and 3, the Barham Redgum Statue River Walk and the proposed Moulamein Heritage Village project will also contribute to our sense of place and connect us with our rich history.

#### Achieving our vision

To achieve this priority, Council will:

- protect heritage assets in Murray River Council from the impacts of development
- celebrate and promote heritage values to locals and visitors
- partner with Local Aboriginal Land Councils and First Nations Peoples to investigate including known Aboriginal objects and sacred places in Council's LEP heritage schedule
- better engage and consult with Local Aboriginal Land Councils and First Nations Peoples about development and strategy
- conserve and invigorate Council-owned heritage assets and consider adaptively reusing them where appropriate
- create opportunities for the community and visitors to connect with Aboriginal cultural heritage values in the landscape, developed in partnership with the local First Nations people.

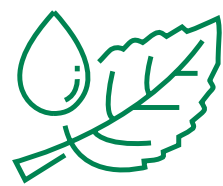
#### Actions

- 8.1** : Review existing management and conservation plans for Council's heritage assets.
- 8.2** : Review and update Council's LEP heritage schedule and mapping.
- 8.3** : Develop an LEP that identifies and protects heritage value in Murray River Council.
- 8.4** : Identify areas for further Aboriginal cultural heritage value investigation across the LGA in partnership with the local First Nations Peoples.
- 8.5** : Review and update Council's engagement strategies regarding all forms of heritage.
- 8.6** : Continue to engage the services of a professional heritage consultant.
- 8.7** : Finalise the planning proposal for Old Moama.





ENVIRONMENT, HERITAGE AND CLIMATE CHANGE



Planning Priority 9  
Climate change and natural hazards

Rationale

Current forecasts are that by 2050 the Riverina Murray Region will be hotter, drier and more prone to natural hazards. It is likely we will see:

- temperatures increased by 1.5° C – 3.0° C in all seasons
- an average decrease in annual rainfall: a moderate increase in summer but substantial decreases in spring, autumn and winter
- increased frequency and intensity of heatwaves
- weather conditions more conducive to large, intense fires and a longer, more intense fire season
- a greater incidence of flash flooding and riverine flooding
- loss of habitats and ecosystems.

To create sustainable, resilient communities throughout Murray River Council, we must understand how these changes will affect our people and economy. To identify and assess the risks of climate change to Council’s assets, operations and services, we will undertake a climate change risk assessment and use its outcomes in planning adaption strategies.

To reduce the community’s exposure to natural hazards, Council will continue to locate development away from areas of known hazard wherever possible. Where hazards cannot be avoided, Council will ensure there is suitable hazard mitigation and disaster management strategy in place.

We aim to better identify and communicate the flood hazard of land by updating the flood-prone land mapping that forms part of the LEP and strategies. We will use the Echuca–Moama–Torrumbarry Flood Study and the Moulamein Flood Study — both currently being completed — to upgrade the flood mapping, together with information available from the NSW Flood Data Portal.

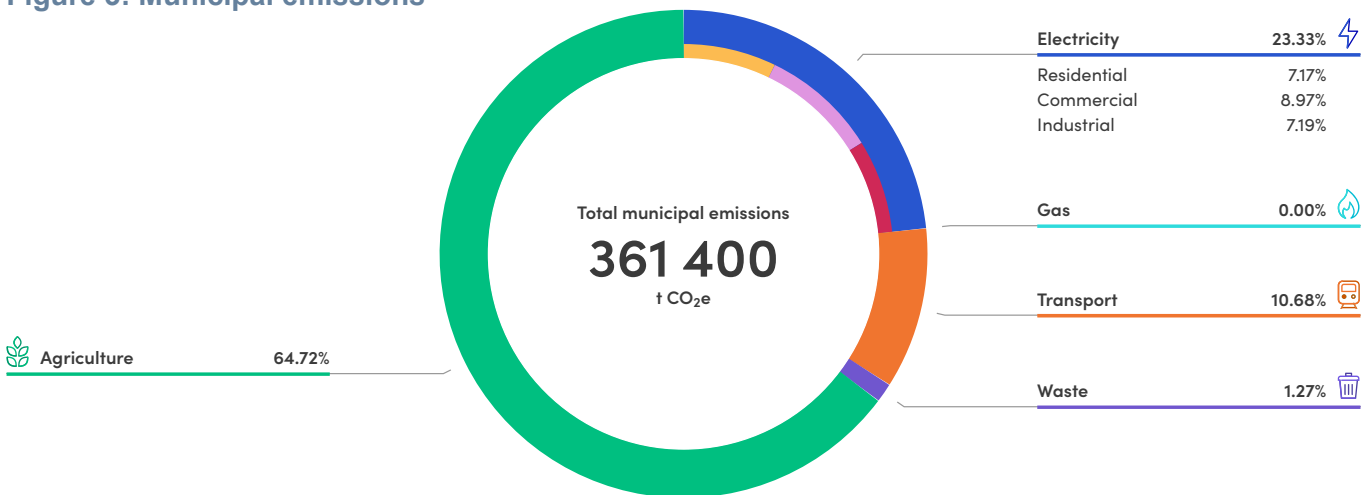
In collaboration with the NSW Rural Fire Service, Council is reviewing its bushfire-prone land mapping. The updated mapping will likely show a significant increase in bushfire-prone land in our LGA, which will in turn require more developments to undertake bushfire hazard assessments. Council will require a strategic bushfire risk study, as part of the preliminary studies required for a planning proposal, for land close to bushfire risks. Such studies will need to be in line with the strategic principles in the NSW Rural Fire Service’s 2019 *Planning for Bush Fire Protection*, to ensure appropriate development in areas where there is bushfire hazard.

Our economy relies heavily on agriculture, and climate change is forecast to reduce yields, as a result of less water being available and changed growing conditions. As explained in Priority 1, Council will promote research into sustainable, resilient, adaptive and innovative agriculture, and we will continue to collaborate with the state and Commonwealth governments about the *Murray Darling Basin Plan*<sup>xxvii</sup> and water security issues that affect us.

Figure 3 shows that in 2017, Murray River Council generated 362,800 tonnes of carbon dioxide equivalent. Agriculture was our largest source of these emissions, contributing 64.47%, followed by electricity use (23.32%). Through its various strategies, we plan to reduce our emissions, while engaging more with our communities to reduce our carbon footprint. Council will include emission-reduction strategies in its planning instruments to create more-sustainable developments (such as encouraging passive heating and cooling, renewable energy and water-sensitive design), and we will work to green our urban spaces and plan well-connected communities less-reliant on vehicles.

Interest in solar farming in our LGA, explained in Priority 1, provides an opportunity for Council and the community to lease land to renewable energy providers. Council also plans to further promote renewable energy projects by investigating technologies to convert waste to energy through Council’s *Waste Management Strategy* and the planned waste master plan. These plans will also consider the potential development of eco-villages, recycling services and green-waste processing facilities.

Figure 3: Municipal emissions



Source: Murray River Municipal Emissions Snapshot Report (Snapshot Community Climate Tool<sup>xxviii</sup>)





## Planning Priority 9 Climate change and natural hazards

### Achieving our vision

To achieve this priority, Council will:

- research and understand climate change impacts on our LGA
- reduce the community's exposure to natural hazards by identifying and mitigating natural hazard risks
- promote research to support the agriculture sector and other industries to be sustainable, resilient, adaptive and innovative
- continue to collaborate with state and Commonwealth governments about the Murray Darling Basin Plan and water security issues
- commit to reducing our carbon dioxide equivalent emission levels while being transparent and engaged with our communities
- promote local renewable energy projects by collaborating with energy providers and implementing best practice waste management
- create planning instruments and management plans that encourage developments that are climate-responsive, water-sensitive and energy-conscious.

### Actions

- 9.1** : Undertake a climate change risk assessment.
- 9.2** : Update and regularly review Council's flood planning area mapping to include the outcomes of current floodplain risk management studies and plans.
- 9.3** : Finish reviewing and updating Council's bushfire-prone land mapping.
- 9.4** : Develop a waste master plan.
- 9.5** : Review and update Council's planning instruments to facilitate sustainable development.
- 9.6** : Reflect the outcomes of the waste strategies in future land use strategies.





# Glossary

Term	Explanation
Aboriginal place of heritage significance	<p>An area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the Heritage Map, that is:</p> <p>(a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves,</p> <p>or</p> <p>(b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.</p>
Aboriginal object	<p>Any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction. It includes Aboriginal remains.</p>
Agriknowledge	<p>Information and data to facilitate research, innovation and development of agribusiness.</p>
Agritourism	<p>The visiting of farms or food-related businesses including restaurants, markets, events, produce outlets and natural attractions for enjoyment or education.</p>
Biodiversity	<p>The variety of living animal and plant life from all sources including diversity within and between species and of ecosystems.</p>
Community strategic plan	<p>A plan that describes the community's vision and aspirations for ten years or more.</p>
Cross-border communities	<p>All the residents of settlements located either side of the NSW–Victoria border: the settlements usually share resources and function interdependently.</p>
Development Contributions Plan	<p>A plan for Council to levy charges for development that will use its infrastructure, with the funds collected used to provide services.</p>
Development Control Plan	<p>A plan with detailed planning and design guidelines to support the planning controls in the LEP.</p>
Digital connectivity	<p>Infrastructure that provides internet or telecommunication access.</p>

Ecotourism	<p>Ecologically sustainable tourism to experience natural areas that fosters environmental and cultural understanding, appreciation and conservation.</p>
Employment land	<p>Land currently available for commercial/industrial uses.</p>
Heavy industrial land	<p>Land used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved or the materials used, stored or produced.</p>
Local Aboriginal Land Council	<p>An autonomous body governed by a board elected by the local Aboriginal community every two years.</p>
Local Environmental Plan	<p>A plan that guide planning decisions for an LGA by zoning and development controls and which is a framework for how land can be used.</p>
Local profile	<p>A document with facts about and land management issues of an LGA.</p>
Local Strategic Planning Statement	<p>This document: a long-term land use strategy for the LGA for the next 20 years, until 2040.</p>
Manufactured homes	<p>Prefabricated houses, largely assembled off-site.</p>
Planning instruments	<p>Local legislative documents including LEPs and DCPs used to assess and regulate development.</p>
Ribbon development	<p>Development of land following a distinct linear pattern and often following a movement route (such as a transport corridor or land with river frontage).</p>
Riverfront precincts	<p>Development on a riverfront specific to a certain area and type of land use.</p>
Riverina Murray Region	<p>Our region: a region in southern NSW bordering Victoria and the Australian Capital Territory. It is characterised by high-value rural and biodiversity lands and by the Murray and Murrumbidgee rivers.</p>
VLine	<p>A government-owned corporation that operates regional passenger train and coach services in Victoria.</p>
Water security	<p>Sustainable access to a water supply.</p>



# References

For quick access, these references are hyperlinked to their internet address at the time of publication.  
If a link is broken, enter the publication name in a search engine.

i

[Riverina Murray Regional Plan 2036](#)

ii

[Murray Regional Economic Development Strategy 2018-2022](#)

iii

[Murray River Council Community Strategic Plan 2018-2028](#)

iv

[Murray River Council Quickstats - ABS 2016 Census data](#)

v

[REMPPLAN Community Profile – Murray River Council](#)

vi

[REMPPLAN Economy Profile- Murray River Council](#)

vii

[Department of Planning and Environment, 2018. LSPS Guideline for Councils](#)

viii

[Murray River Local Profile](#)

ix

[Travel to the Murray Region year ending June 2019](#) (Note: Echuca/Moama includes Campaspe Shire, Edward River Council and Murray River Council)

x

[The 2016 NSW Population and Household Projections](#)

xi

[Demography and Housing Dashboard \(DPIE\)](#)

xii

[Murray River Crossings Investment Priority Assessment](#)

xiii

[Tooleybuc Sustainable Growth Master Plan](#)

xiv

[Local Government Area Profiles 2018- Tourism Research Australia](#)

xv

[Murray River Council Media Release – Eventful MRC 17 April 2019](#)

xvi

[Riverina Murray Destination Management Plan 2018](#)

xvii

[Moama Bridge Arts Precinct & Meninya Street Masterplan](#)

xviii

[Moama & District Rural Residential Strategy](#)

xix

Moama North West Masterplan: please contact Council for a copy of this plan

xx

Murray Strategic Land Use Plan and Wakool Strategic Land Use Plan: please contact Council for a copy of these plans

xxi

[Moama Recreation Reserve Masterplan](#)

xxii

[Cancer Council NSW Guidelines to Shade](#)

xxiii

[NSW Better Placed Design policy](#)

xxiv

[Draft Urban Design Guide for Regional NSW](#)

xxv

[Murray River Council Delivery Program & Budget 2018-2021](#)

xxvi

[Murray River Council Asset Management Policy 2018](#)

xxvii

[Murray Darling Basin Plan](#)

xxviii

[Murray River 2017 Municipal Emissions Snapshot](#)

## Other useful documents

- [Murray Local Environmental Plan \(LEP\) 2011](#)
- [Wakool Local Environmental Plan \(LEP\) 2013](#)
- [Murray Development Control Plan 2012](#)
- [Wakool Development Control Plan 2013](#)







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# murray river council

[www.murrayriver.nsw.gov.au](http://www.murrayriver.nsw.gov.au)