



Property Report

135 MEROOL ROAD MOAMA 2731



Property Details

Address: 135 MEROOL ROAD MOAMA 2731
 Lot/Section 6/-/DP560393
 /Plan No:
 Council: MURRAY RIVER COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Murray Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	C3 - Environmental Management: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	120 ha 2000 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Flood Planning	Flood Planning Area (From the 14 July 2021 flood maps on the ePlanning spatial viewer may not be the latest versions, please contact the relevant local council to access the latest flood maps for this property.)
Riparian Lands and Watercourses	Watercourse
Terrestrial Biodiversity	Key Fish Habitat Terrestrial Biodiversity
Urban Release Area	Urban Release Area
Wetlands	Wetlands Freshwater Lakes

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Greenfield Housing Code Area

Complying Development Code:

<https://www.planningportal.nsw.gov.au/greenfield-housing-code>

Building type: 1-2 storey homes, residential alterations and additions

Development consent authority: Council or accredited certifier

Note: Applications which meet all relevant requirements in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be approved within 20 days. Exclusions may apply.

<https://legislation.nsw.gov.au/#/view/EPI/2008/572/full>

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

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- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Greenfield Housing Code Area (pub. 2-12-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

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Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Biodiversity Value (BV) Map	Clearing native vegetation for a development on an area on the BV Map may require a Biodiversity Development Assessment Report. Consult your local council.
Bushfire Prone Land	Vegetation Buffer
	Vegetation Category
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	MOAMA
Regional Plan Boundary	Riverina Murray

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