

**Planning Proposal to Amend Moree Plains Local
Environmental Plan 2011**

**Proposed Rezoning of Land
Lots 11, 12, 13, 46 and 227 in DP 755980
Kentucky Rd, Boggabilla**

**Client: Bedajama Pty Ltd
C/- SMK Consultants Pty Ltd
PO Box 774 MOREE NSW 2400**

**Volume 3
Miscellaneous Documents**

December 2013

Boggabilla area

The town of Boggabilla is located on the north eastern boundary of the Shire. It is also located approximately 10km from the town of Goondiwindi which is across the Macintyre River in Queensland. The site is located adjacent to the Macintyre River and has some existing rural residential lots located adjacent to the subject land to the south. Further to the south is a cotton farm. The existing rural residential lots provide a buffer from the proposal and the cotton farm.

Photo 8.11 is an aerial photograph of the proposal and shows the subject land, its proximity to Goondiwindi and the location of the rural residential uses and the cotton farm. There is also proposed to be a 300m buffer between the existing development and the cotton farm. The land is shown on Map 8.24.

There is a demand for such development in the Goondiwindi area which has not been met. The land is flood-prone, however a flood study prepared by the applicant has shown that the land is mostly less than 1m below the 1% AEP flood line and also that the access road is at a similar height. Probable maximum flood modelling was also undertaken and is satisfactory. This is in accordance with the Council's current floodplain policy which is consistent with the Floodplain Development Manual 2005. Map 8.24 shows the area recommended for rezoning.

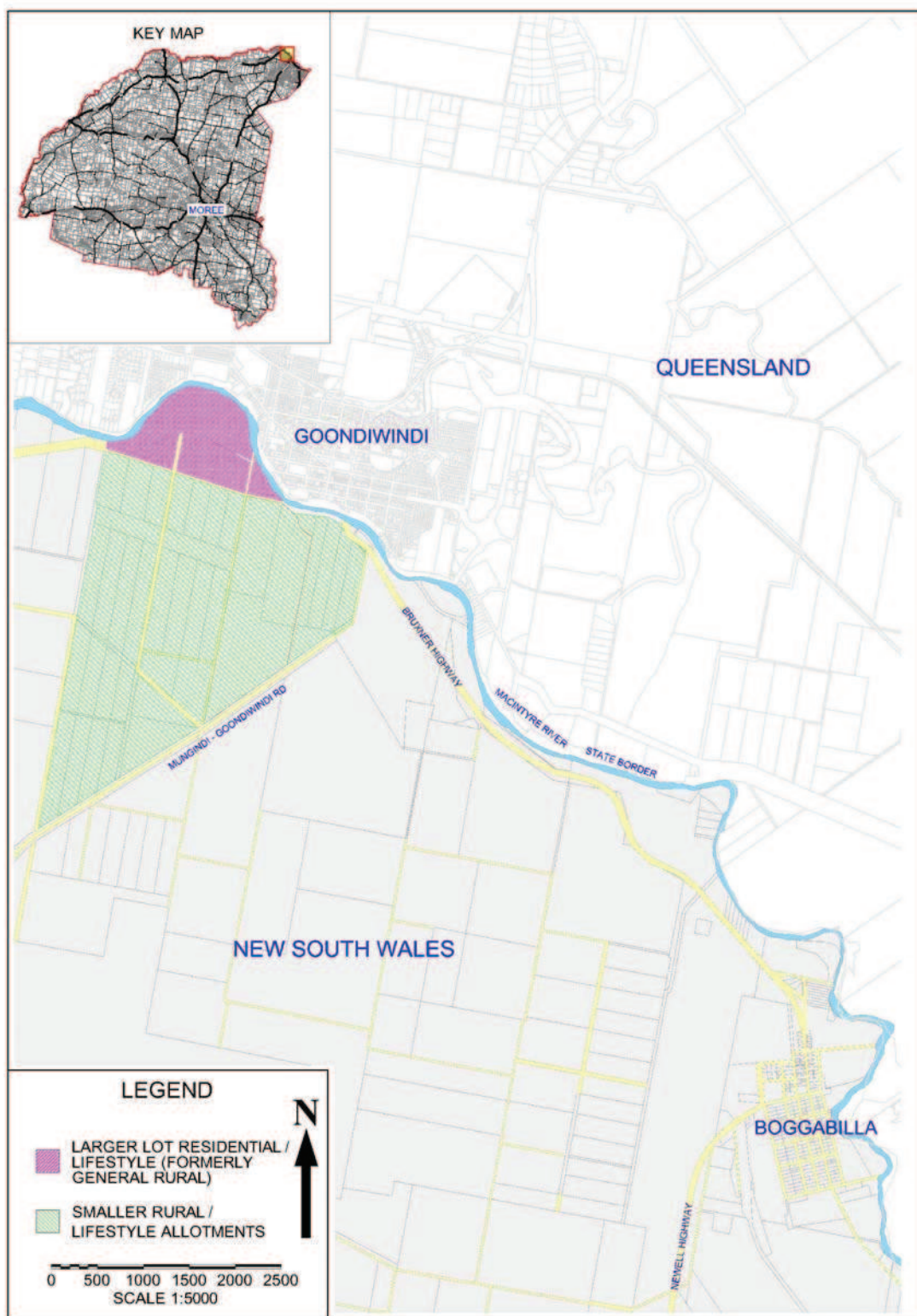
Additional studies have also been undertaken on the land. These included a demand report, which addressed overall take-up of land in Goondiwindi in the context of the current proposal. Equivalent lot demand is approximately 45 dwellings per year. There is an approximate capacity of 61 lots in the proposal, which is considered an appropriate scale given the identified level of demand. The proposal is equivalent to approximately 10 years supply for this type of land. This is particularly the case as there is no equivalent land (i.e. large lot residential with good outlooks) available in the immediate environs of Goondiwindi.

Ecological assessments have also been undertaken given that the riparian corridor runs adjacent to the land. These have indicated that the land potentially forms koala habitat. Provided appropriate protection is provided to the main riparian corridor, however, is considered that development could still occur.

Consultations have also been undertaken with Goondiwindi Council. These indicate general support for the proposal together with an in-principle agreement to assist with servicing.

Suggested lot size is a minimum 4000m², provided reticulated services are available. This could be implemented with the Large Lot Residential Zoning.

There is also potential for Rural Smallholding zonings south of the proposed area, as much of this area is already fragmented. This includes areas proposed by the applicant and other fragmented areas as shown on Map 8.24. These fragmented allotments have dwelling entitlements under the current Local Environmental Plan and many have been built upon.



Map 8.24: Boggabilla - Potential zoning and land use approach

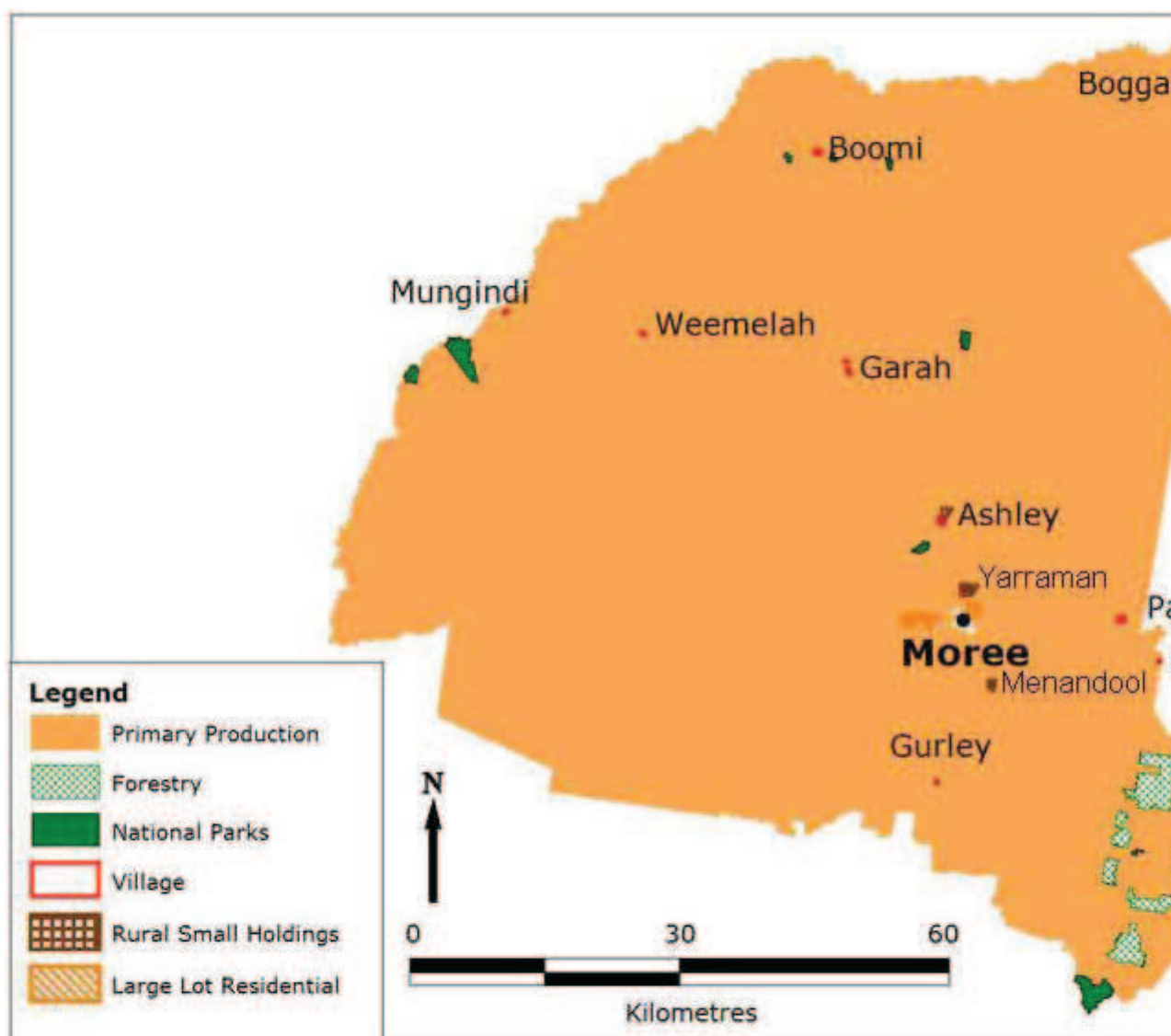


Photo 8.10: Proposals at Boggabilla

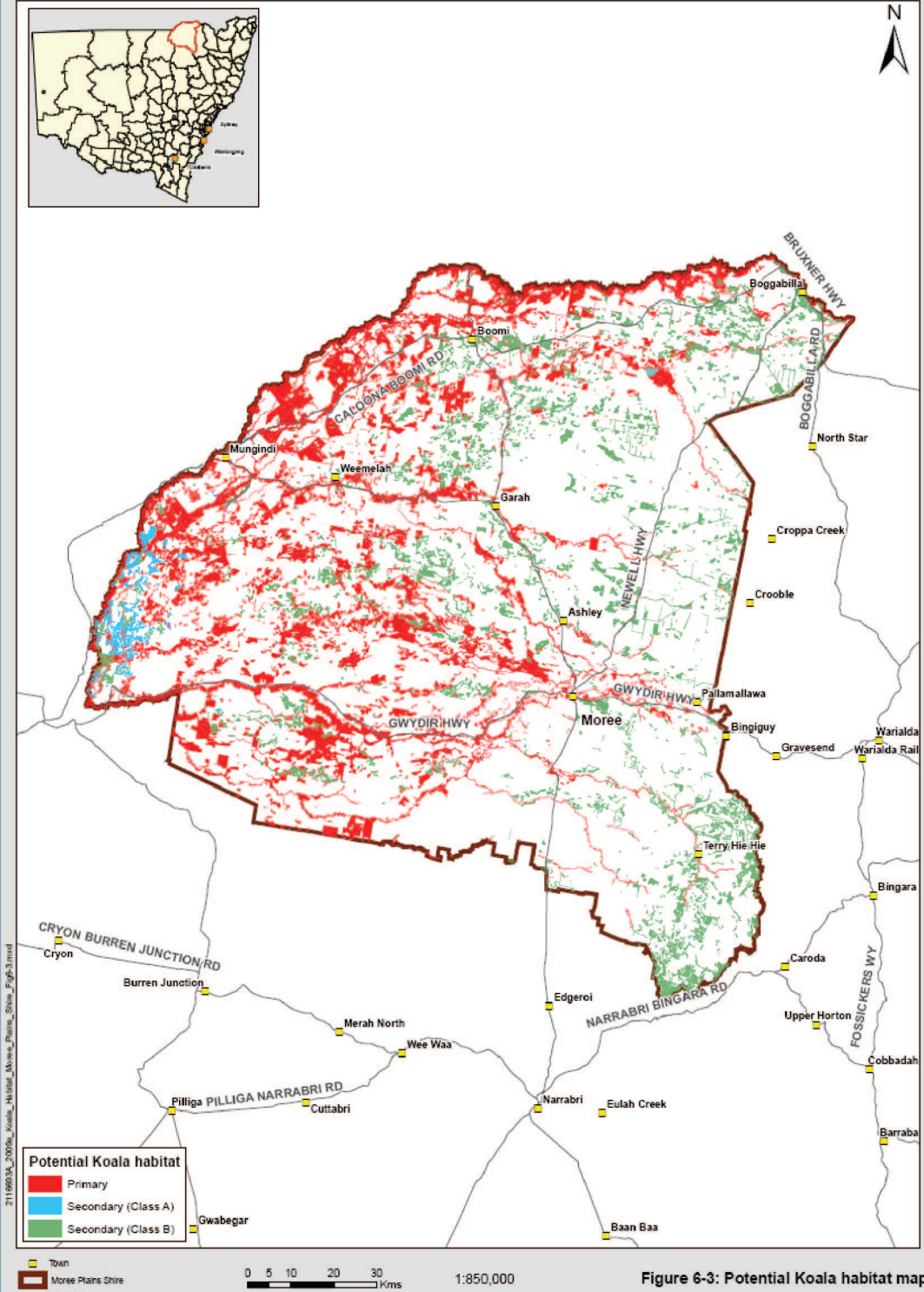
Date of Photo: May 2006



Photo 8.11: Proposals at Boggabilla



Map 8.29: Suggested land use designations





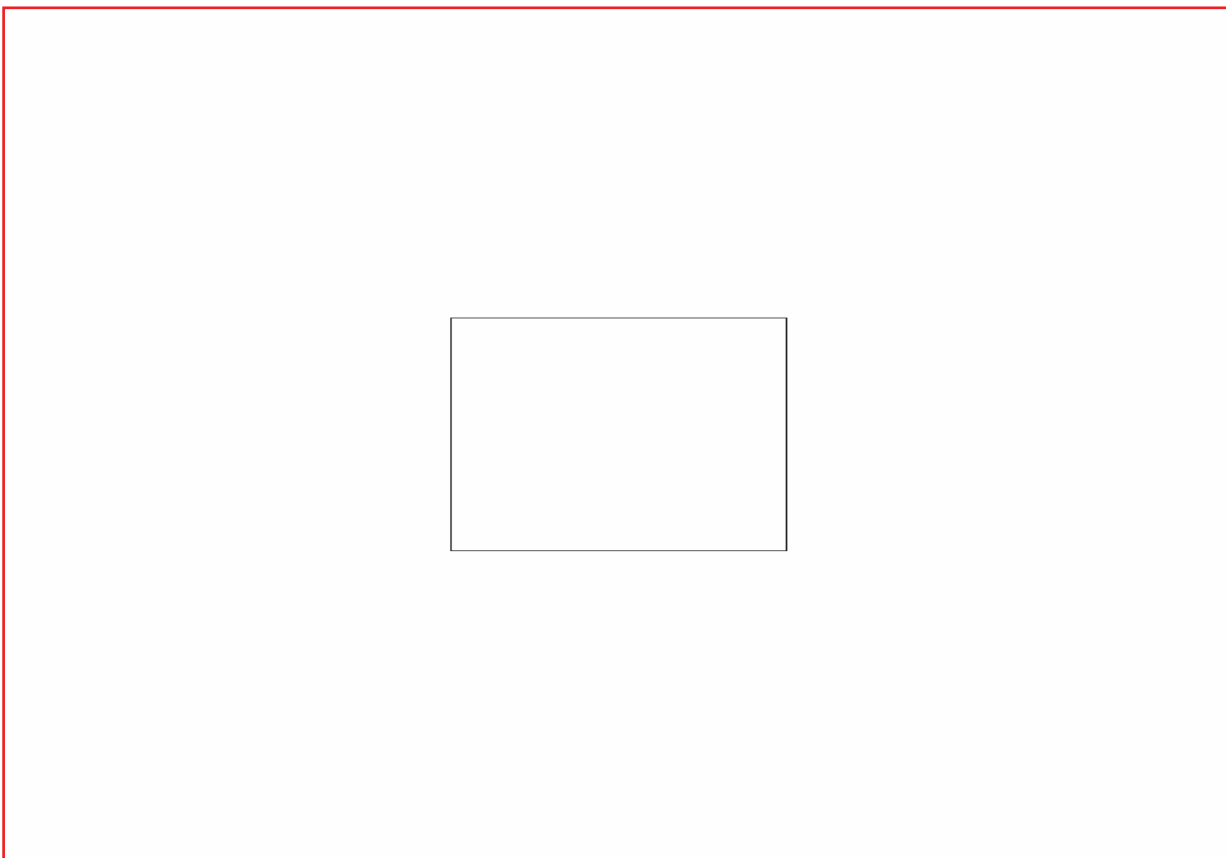
SMK Consultants Pty Ltd
PO Box 774
Moree New South Wales 2400
Attention: Richard Clowes
Email: richard@smk.com.au

Date: 08 January 2013

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 46, DP:DP755980 with a Buffer of 50 meters,
conducted by Richard Clowes on 08 January 2013.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
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Important information about your AHIMS search

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- This search can form part of your due diligence and remains valid for 12 months.



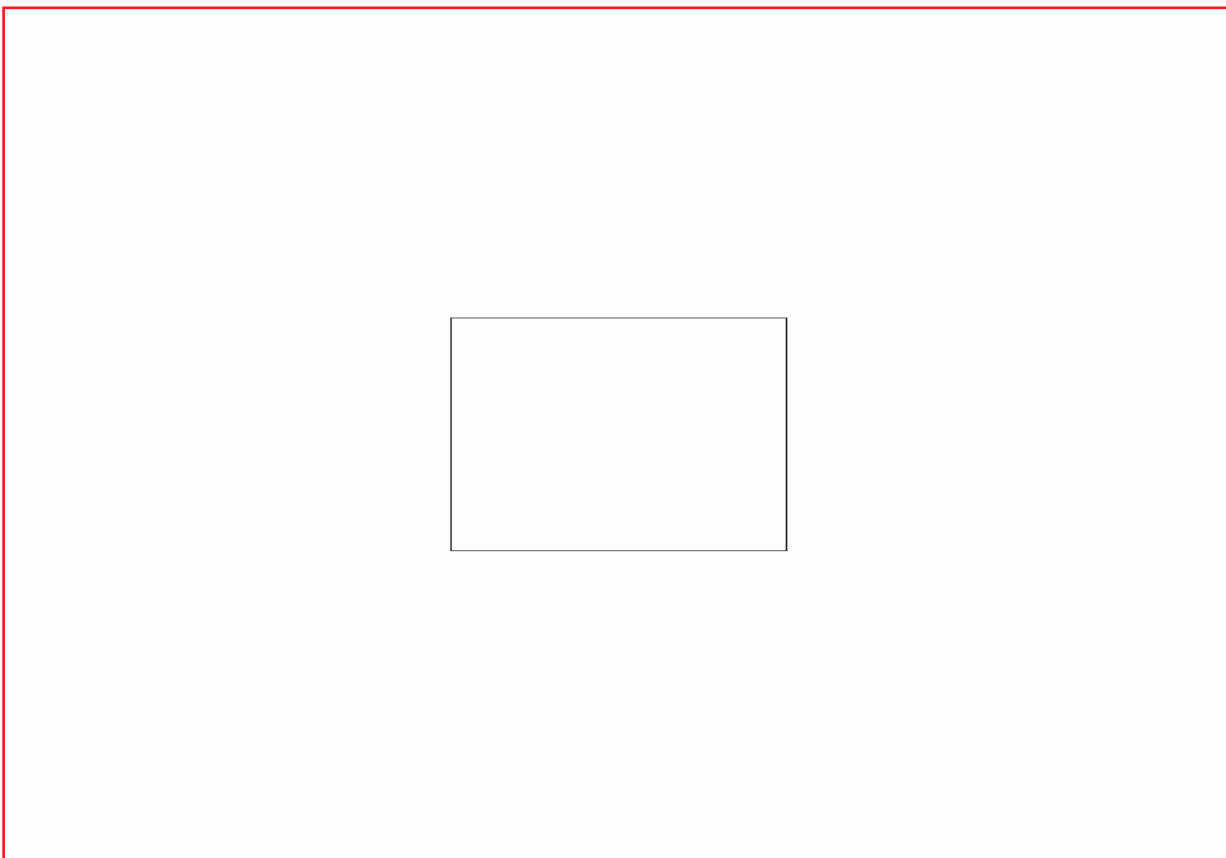
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Attention: Richard Clowes
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Date: 08 January 2013

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 11, DP:DP755980 with a Buffer of 50 meters,
conducted by Richard Clowes on 08 January 2013.**

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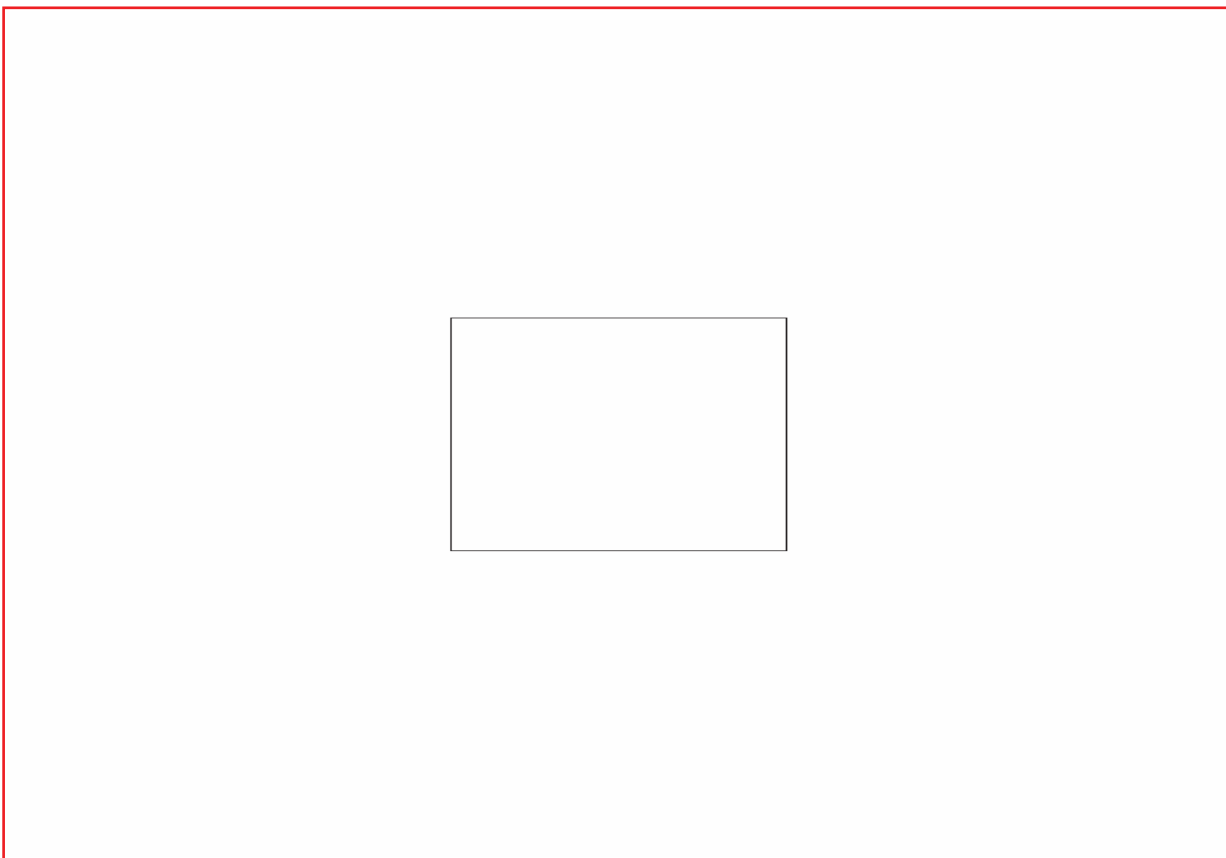
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**AHIMS Web Service search for the following area at Lot : 12, DP:DP755980 with a Buffer of 50 meters,
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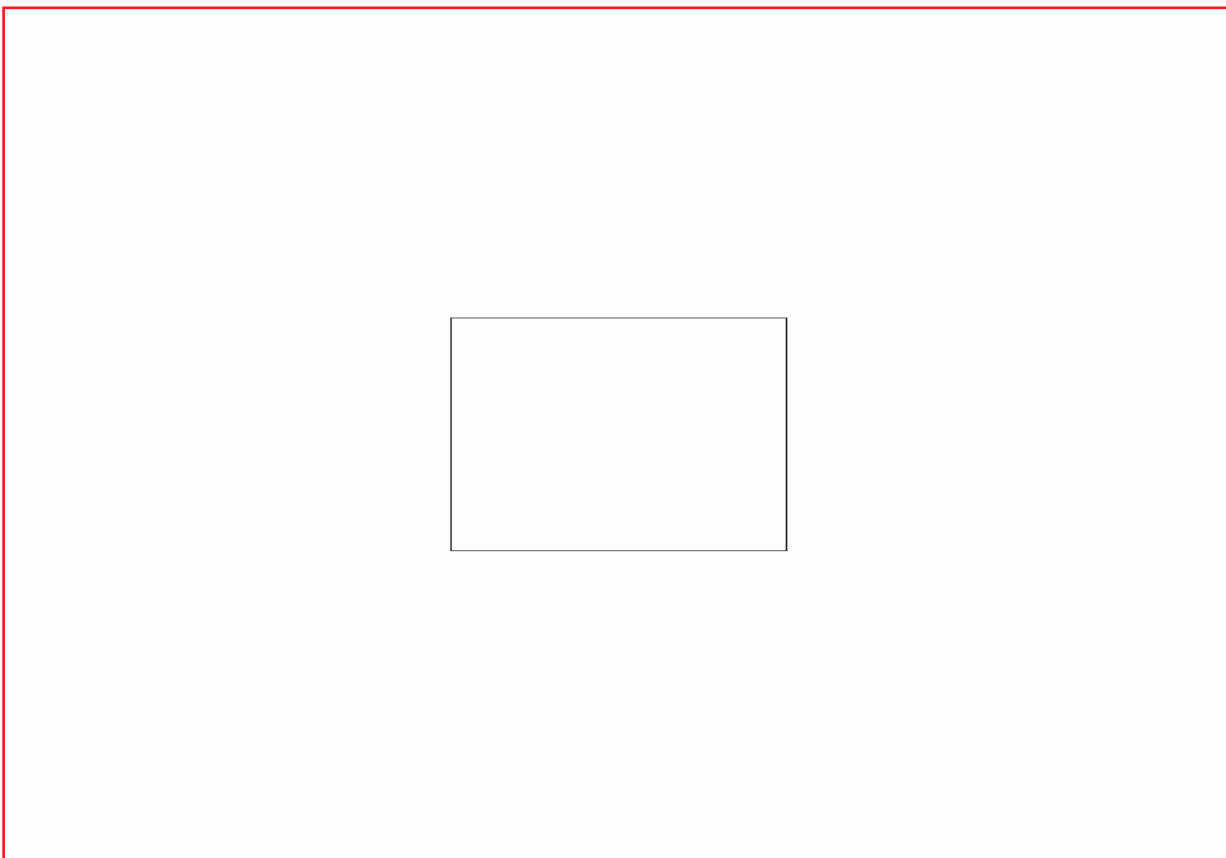
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Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 13, DP:DP755980 with a Buffer of 50 meters,
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Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 227, DP:DP755980 with a Buffer of 50 meters, conducted by Richard Clowes on 08 January 2013.

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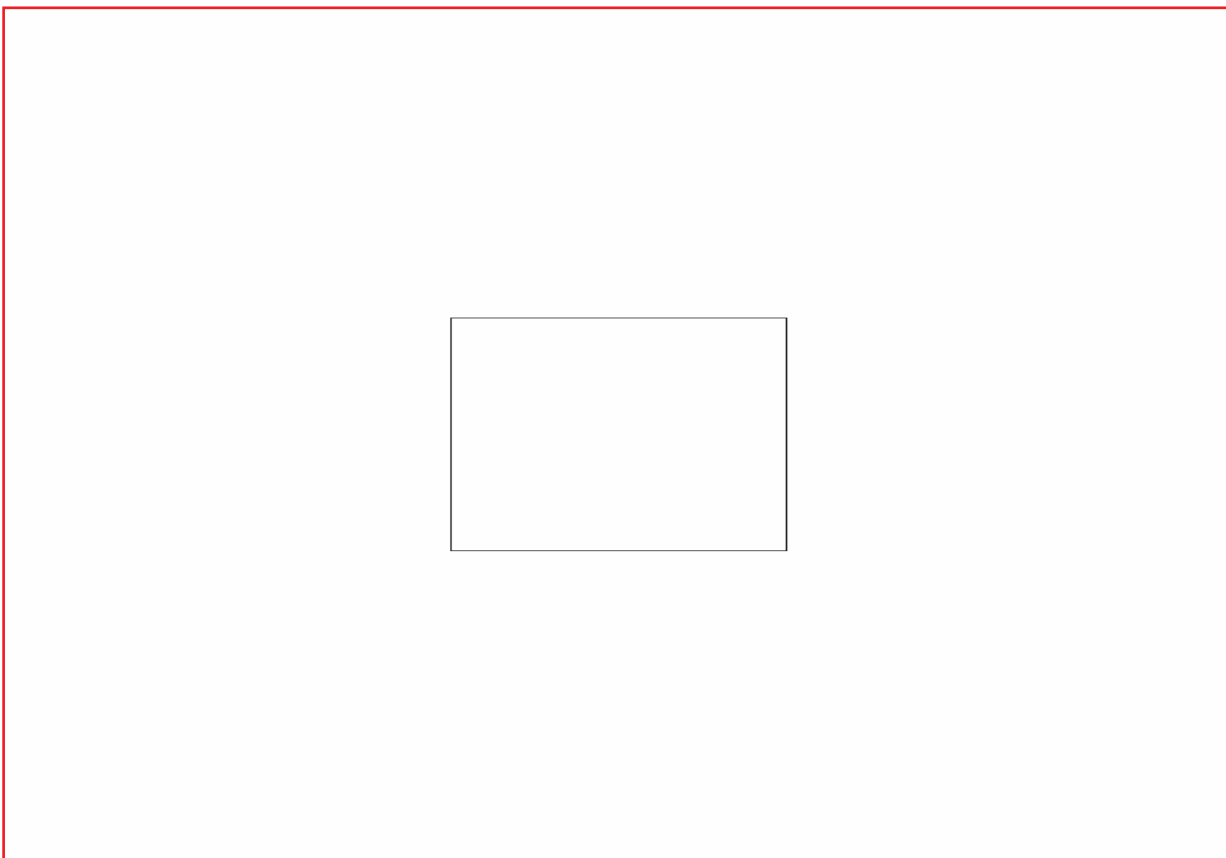
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Date: 08 January 2013

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -28.5752, 150.2816 - Lat, Long To : -28.5375, 150.3036 with a Buffer of 50 meters, conducted by Richard Clowes on 08 January 2013.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

6	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

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