

## **ATTACHMENTS**

### **Volume 2 - Attachments**

- **Mapping**
- **Threatened Species Assessment**
- **SEPP 55 Preliminary Assessment**
- **Wastewater Management Report**
- **Net Community Benefit Test**
- **Flood Studies**
- **Town Planning Demand report**

### **Volume 3 - Attachments**

- **Pages from Moree Plains Shire Growth Management Strategy**
- **Aboriginal Heritage Information Management System reports**
- **Correspondence**

**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**

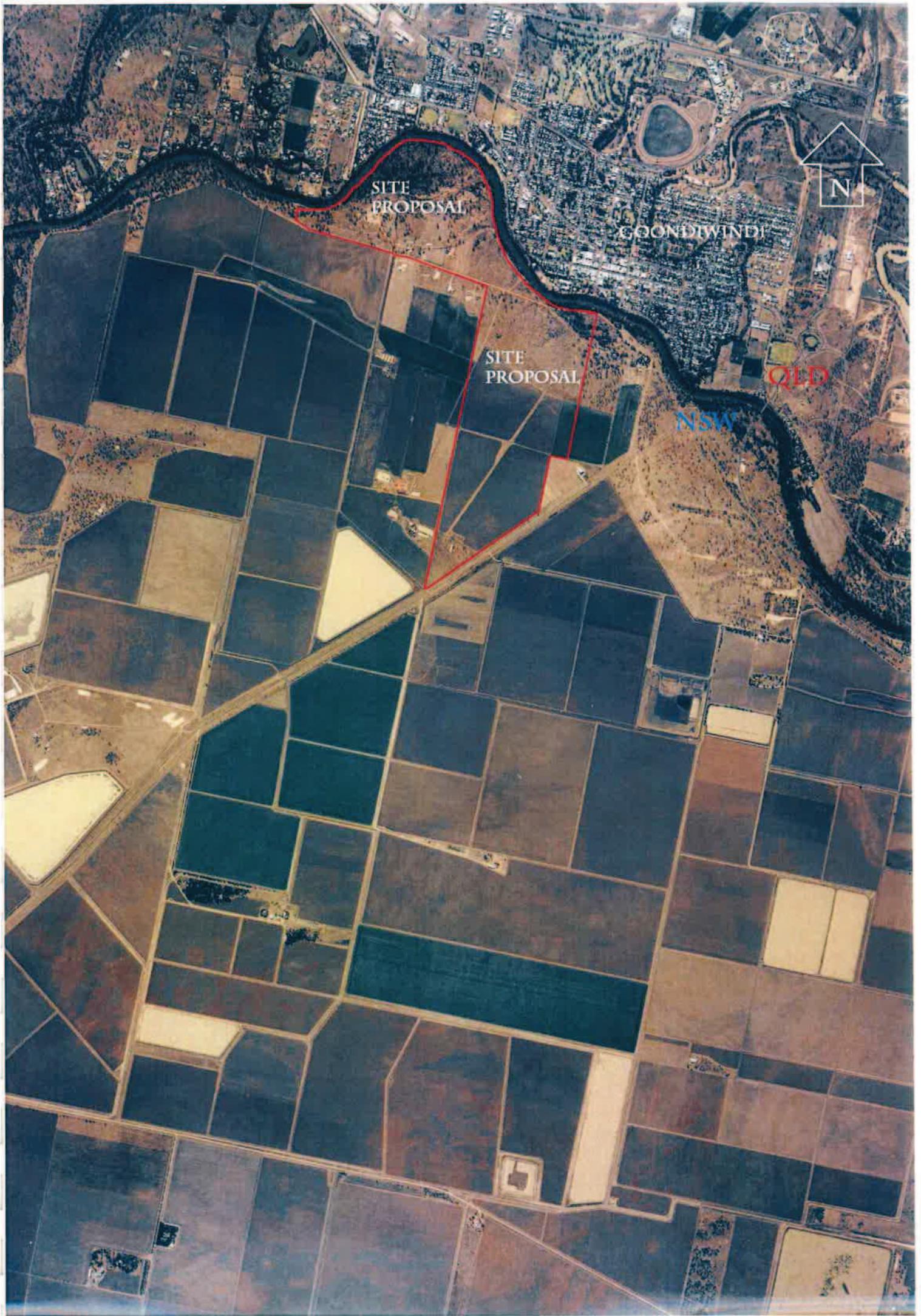
**Client: Bedajama Pty Ltd  
C/- SMK Consultants Pty Ltd  
PO Box 774 MOREE NSW 2400**

**Volume 2  
Specialist Reports**

**December 2013**

## **Contents:**

- Mapping
- Threatened Species Assessment report
- SEPP 55 Preliminary Assessment
- Wastewater report
- Net Community Benefit Test
- Flood Studies
- Town Planning Demand report



SITE PROPOSAL

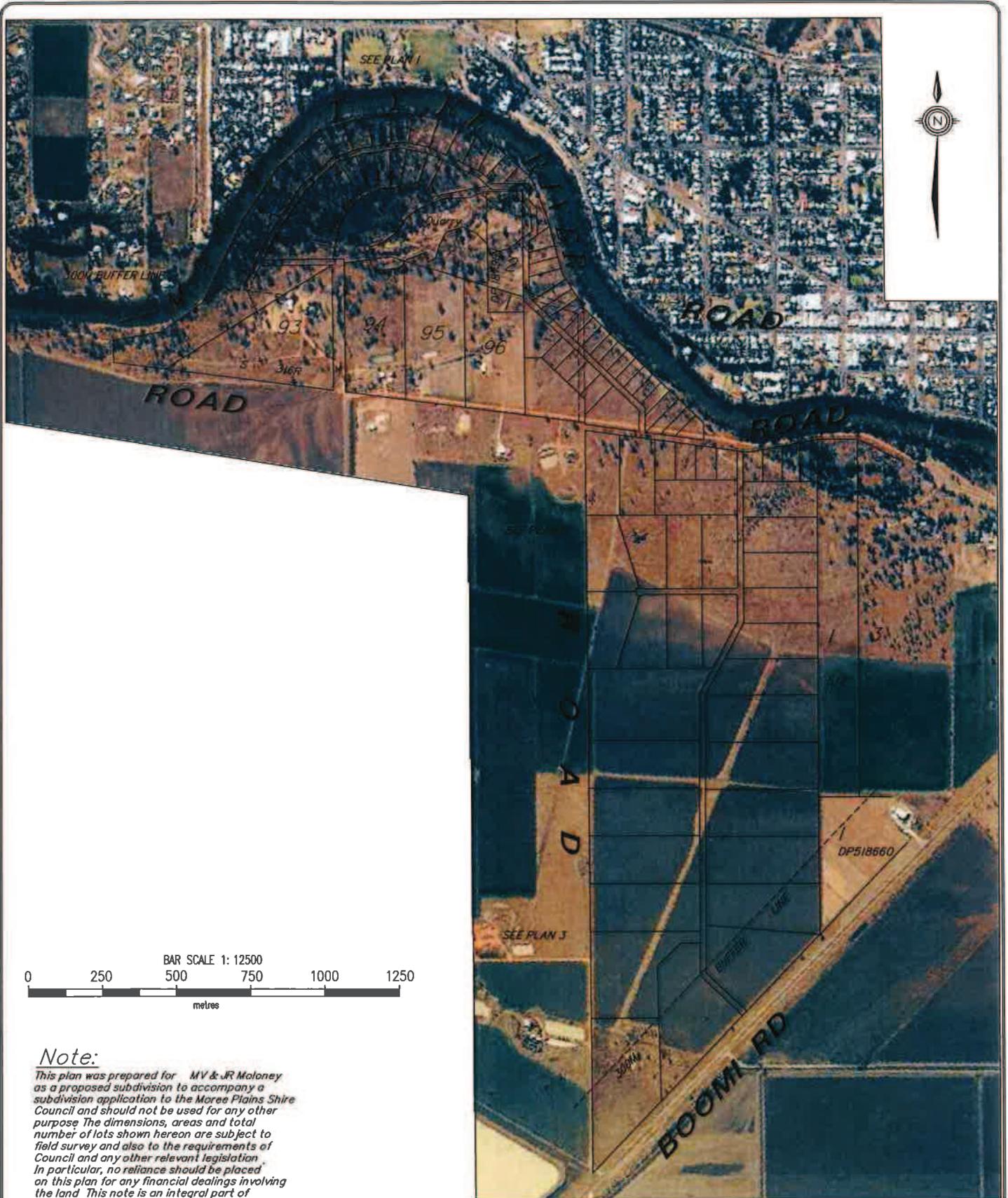
GOONDIWINDI



SITE PROPOSAL

QLD

NSW



**Note:**

*This plan was prepared for MV & JR Moloney as a proposed subdivision to accompany a subdivision application to the Moree Plains Shire Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other relevant legislation. In particular, no reliance should be placed on this plan for any financial dealings involving the land. This note is an integral part of this plan.*

MV & JR MOLONEY

**SMK**

CONSULTANTS PTY LTD.

Goondiwindi 130 Marshall St Goondiwindi 4390  
 Ph (07)4671 2445 Fax (07)4671 2561  
 E-Mail qid@smk.com.au  
 Moree 34 Frome St Moree 2400  
 Ph (02)6752 1640 Fax (02)6752 5070

PLAN OF PROPOSED LOTS 1-60  
 BOOMI ROAD  
 BOGGABILLA

SCALE: 1:12500

203007-2

PARISH: BOGGABILLA  
 COUNTY: STAPYTON

**A3**

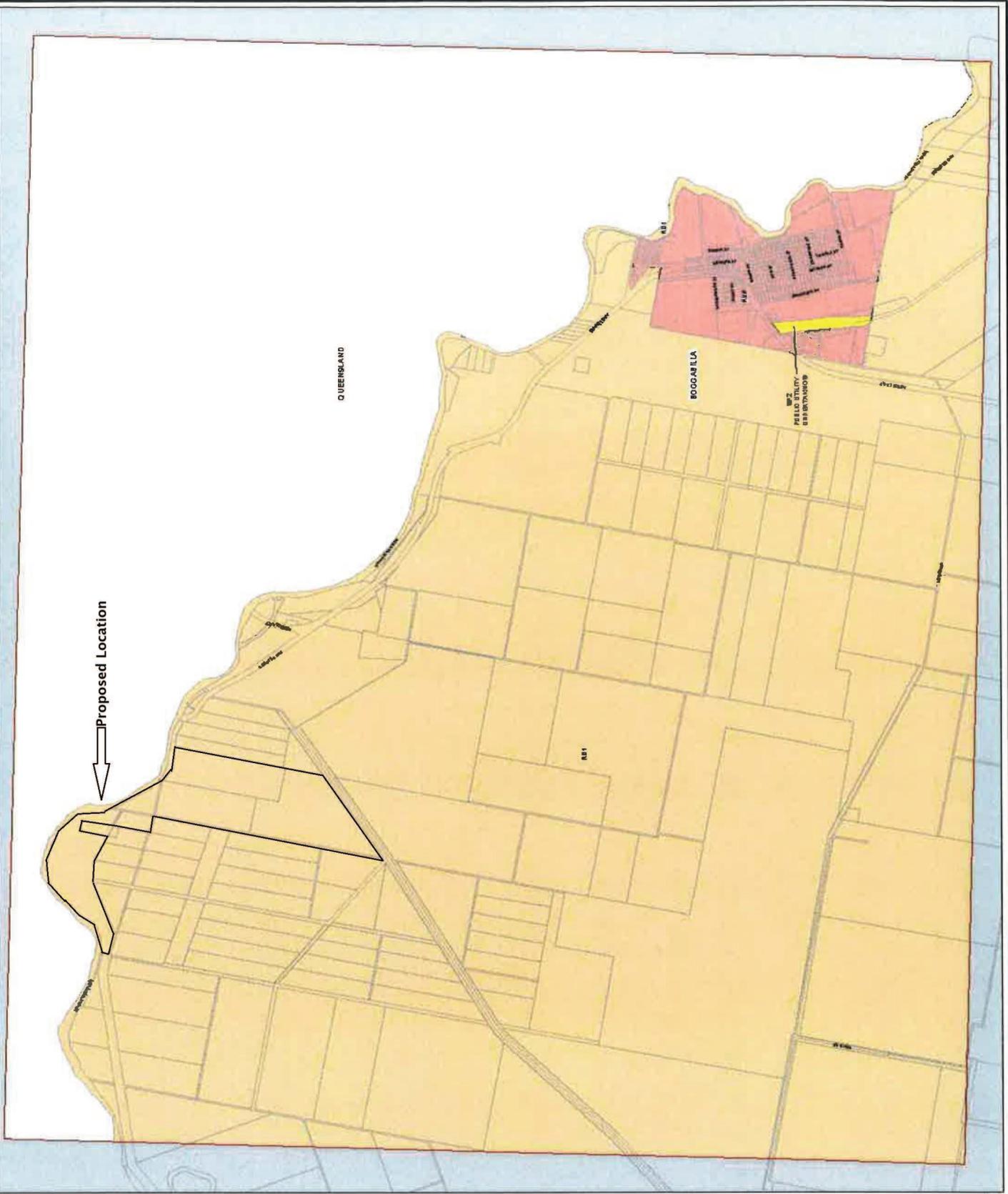
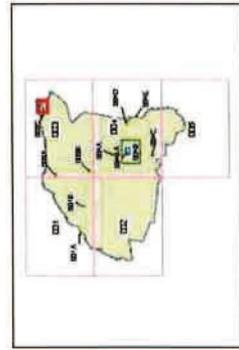
Drawn JJ 19/02/2007 checked FBK

203007

# **Current LEP Mapping**

- Zone**
- B1 Neighbourhood Centre
  - B2 Local Centre
  - B3 Commercial Core
  - B6 Enterprise Corridor
  - B7 Business Park
  - E1 National Parks and Nature Reserves
  - E3 Environmental Management
  - E4 Environmental Living
  - IN1 General Industrial
  - IN2 Light Industrial
  - R1 General Residential
  - R2 Low Density Residential
  - R3 Large Lot Residential
  - R4 Public Recreation
  - R5 Private Recreation
  - RU1 Primary Production
  - RU4 Primary Production Small Lots
  - RU5 Village
  - SP1 Special Activities
  - SP2 Infrastructure

**Cadastral**  
 Base data 2006/2011 © NSW L.P.M.A.

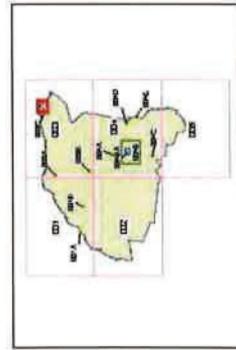
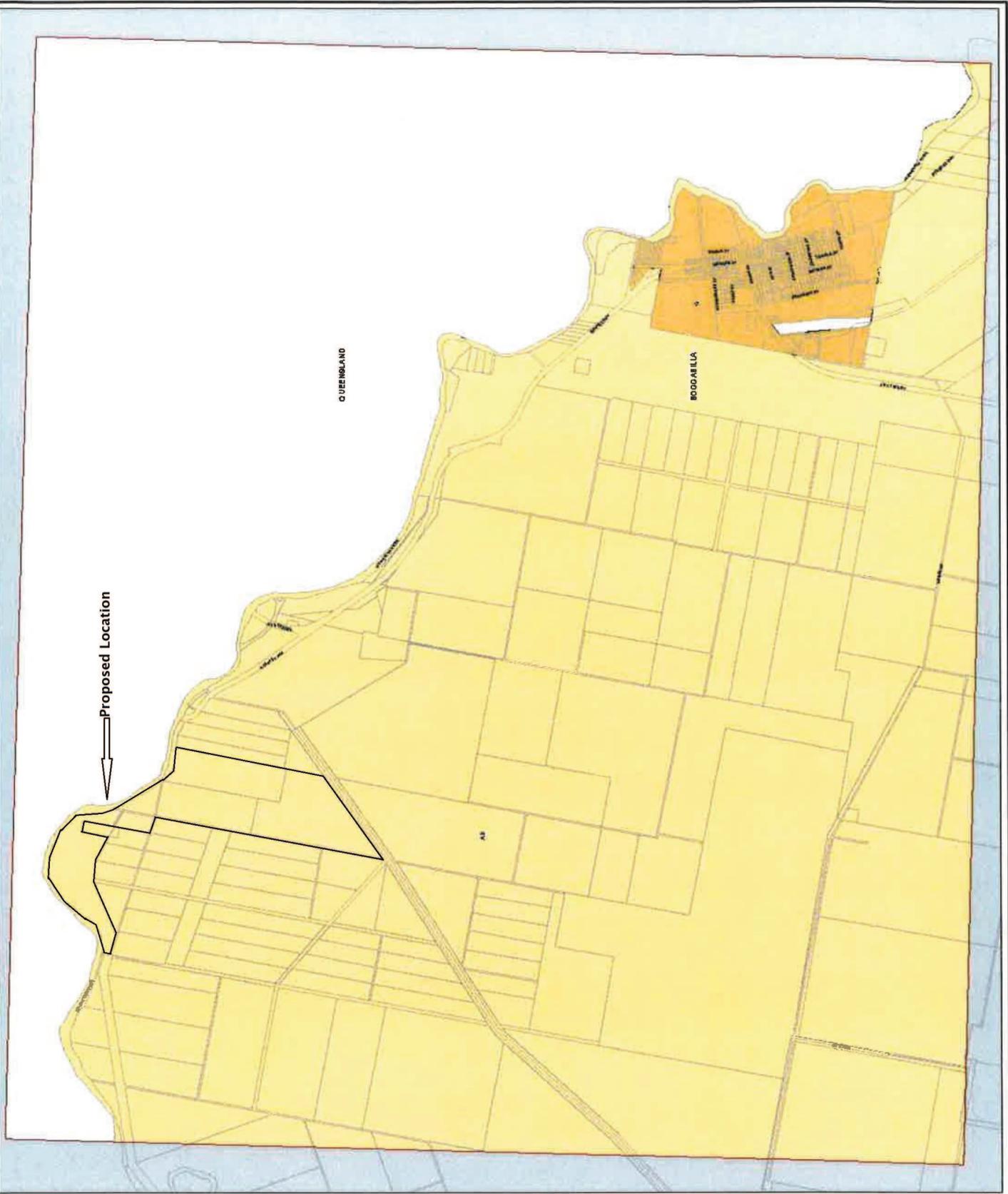


Minimum Lot Size (m<sup>2</sup>)

<b>O</b>	660
<b>D</b>	700
<b>S</b>	800
<b>V</b>	1,000
<b>W</b>	2.5 ha
<b>WA</b>	6 ha
<b>WA1</b>	10 ha
<b>WA2</b>	20 ha
<b>AD</b>	100 ha

Cedestre

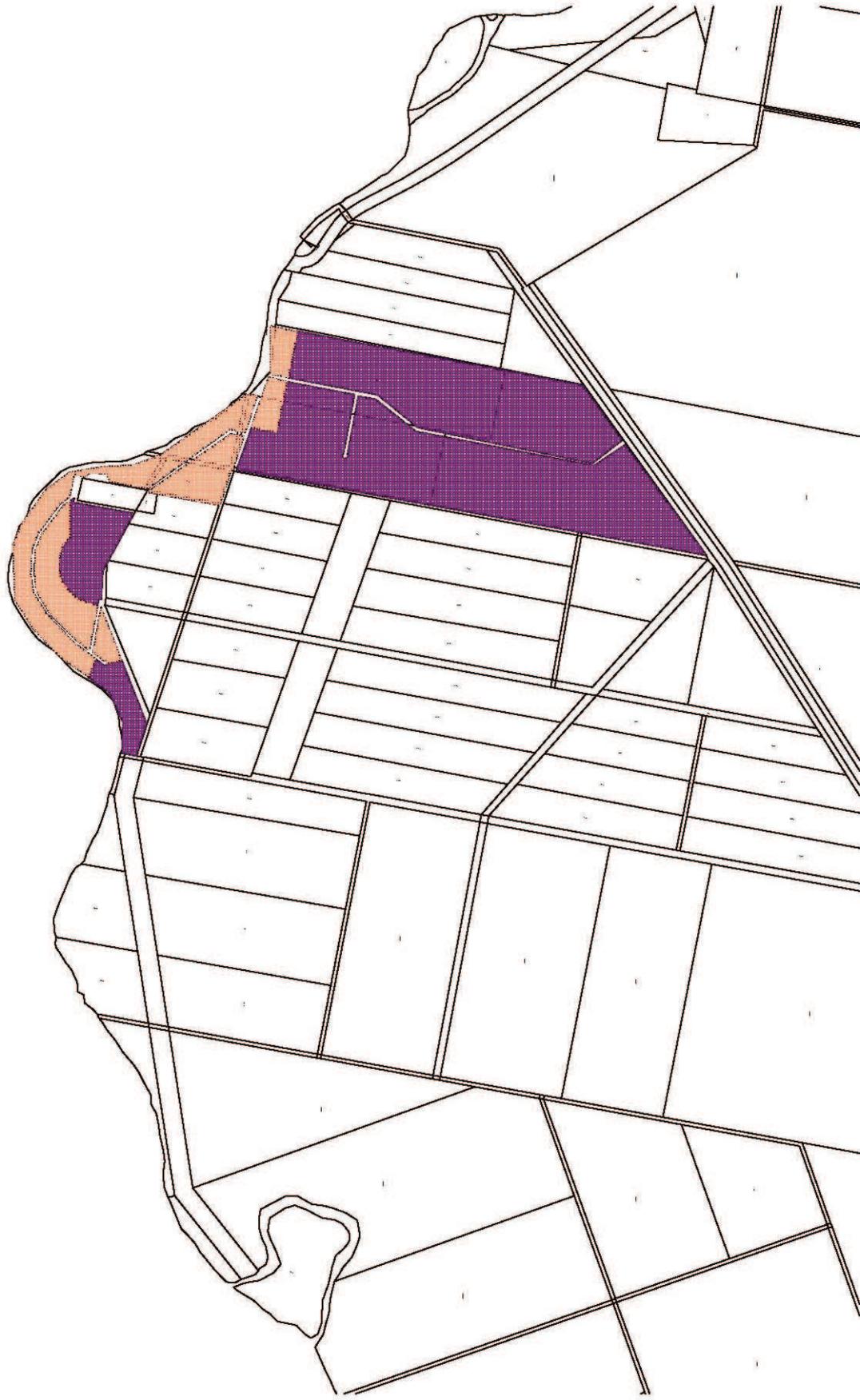
 Base data 29/06/2011 © NSW LPLMA



Prepared by: **NSW LPLMA**  
 Date: **29/06/2011**  
 Sheet: **LSZ\_003C**

# **Proposed LEP Mapping**

-  R5 Large Lot Residential
-  RU5 Primary Production Small Lots



SCALES : HORIZ NTS \_\_\_\_\_ ( A3 )  
 VERT NTS \_\_\_\_\_  
 DATUM : A.H.D. \_\_\_\_\_  
 SURVEYED \_\_\_\_\_  
 DESIGNED \_\_\_\_\_  
 CHECKED \_\_\_\_\_

S.M.K. CONSULTANTS Pty Ltd  
 PO BOX 774 MOREE 2400  
 PHONE (02) 6752 1021

PLAN : Proposed rezoning of Lots  
 11, 12, 13, 46 & 227 in  
 DP 755980

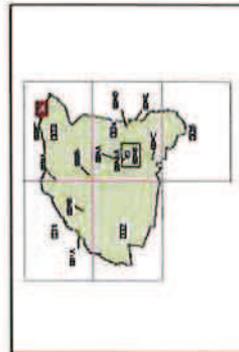
FILE No. 203-007	SHEET No. 1	No. OF SHEETS 1
PLAN No. 1	DATE March 2013	
DRAWING FILE :		
CALC. FILE :		

**Moree Plains Local Environmental Plan 2011**

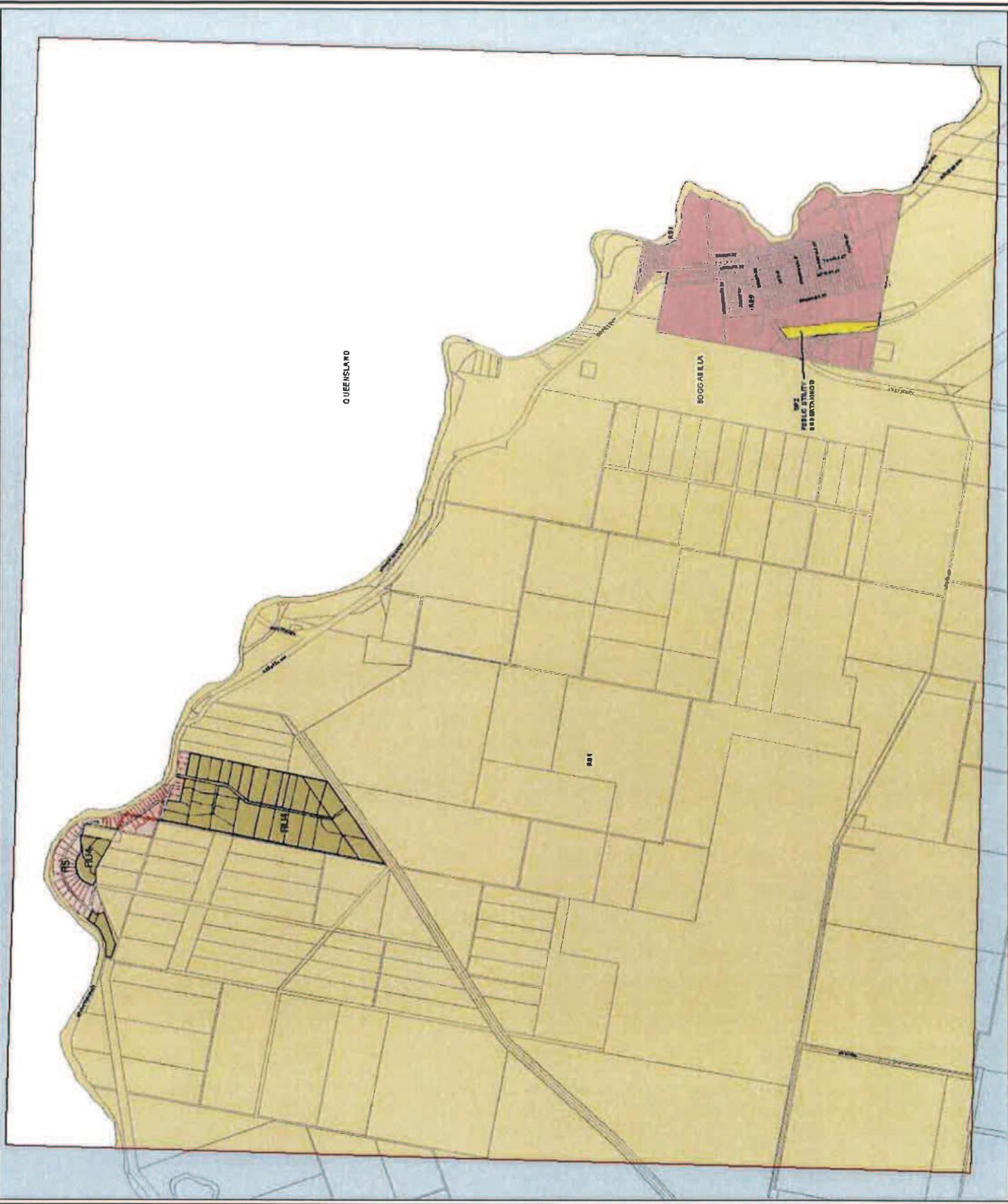
Land Zoning Map  
Sheet LZN\_003C

- Zone**
- B1 Neighbourhood Centre
  - B22 Local Centre
  - C Commercial Core
  - EC Enterprise Corridor
  - B7 Business Park
  - E1 National Parks and Nature Reserves
  - E2 Environmental Management
  - E4 Environmental Living
  - IN1 General Industrial
  - IN2 Light Industrial
  - R1 General Residential
  - R2 Low Density Residential
  - R3 Large Lot Residential
  - RE1 Public Recreation
  - RE2 Private Recreation
  - RU1 Primary Production
  - RU4 Primary Production Small Lots
  - RU5 Village
  - SP1 Special Activities
  - SP2 Infrastructure

**Cadastral**  
 Base data 2000/02/2011 © NSW LPA



Prepared by: OPA 1994  
 Zone 29  
 2000/02/2011 © NSW LPA

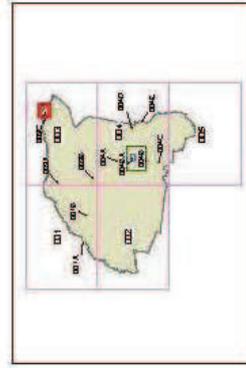
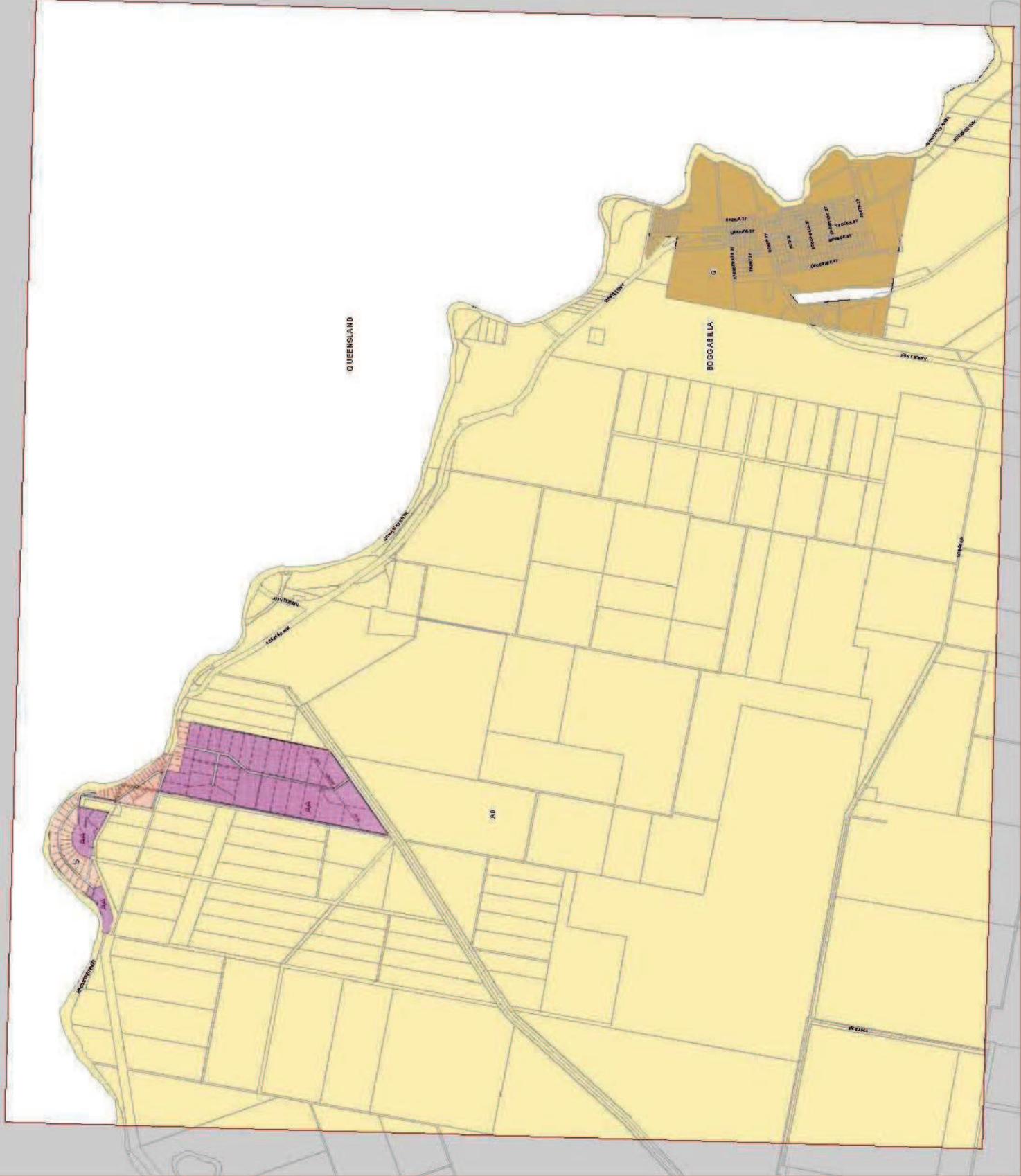


**Minimum Lot Size (m<sup>2</sup>)**

D	600
Q	700
S	4000
U	1,000
Sub	5 ha
AB1	10 ha
AB2	20 ha
AD	100 ha

**Cadastral**

Base data 20/05/2011 © NSW L.P.M.A.



Projection: GDA 1984  
 Scale: 1:40,000 @ A3