

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

Proposed Rezoning of Land

**Lots 11, 12, 13, 46 and 227 in DP 755980 and Lot 3 in DP
187991
Kentucky Rd, Boggabilla**

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

**Volume 4
Addendum to Report**

November 2014

Contents

- Introduction
- Revised Subdivision Proposal
- Revised Lot size and Lot zoning mapping

Introduction:

This addendum has been created in response to a concern raised within the initial component of the Bedajama Pty Ltd rezoning application by the NSW Department of Planning. The Department raised concerns regarding a Cardno Lawson Treloar flood report that indicated 8 lots, under the previous subdivision layout, were ‘undevelopable’ in terms of being able to generate the correct amount of fill that would in turn have no consequence on the Goondiwindi town levee adjacent to the Macintyre River. An excerpt of this finding in the report is illustrated in Figure 1 below.

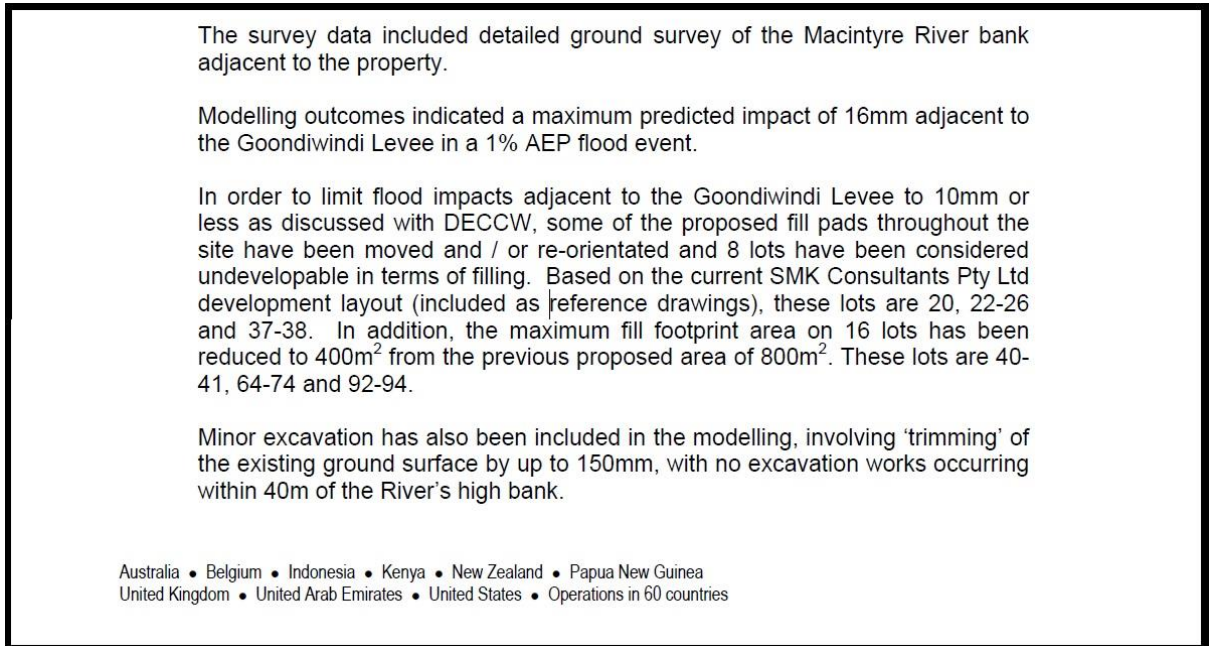


Figure 1: Excerpt from Cardno Lawson Treloar report which bought about amendment to planning proposal.

The identified Lots in the report, 20, 22-26 and 37-38 have subsequently been removed from this proposal and will remain as their current zoning, RUI – Primary Production. The exclusion of these lots from the proposal has now resulted in a total Lot amount of **84** lots, losing two lots adjoining the Macintyre River as a consequence of this amendment.

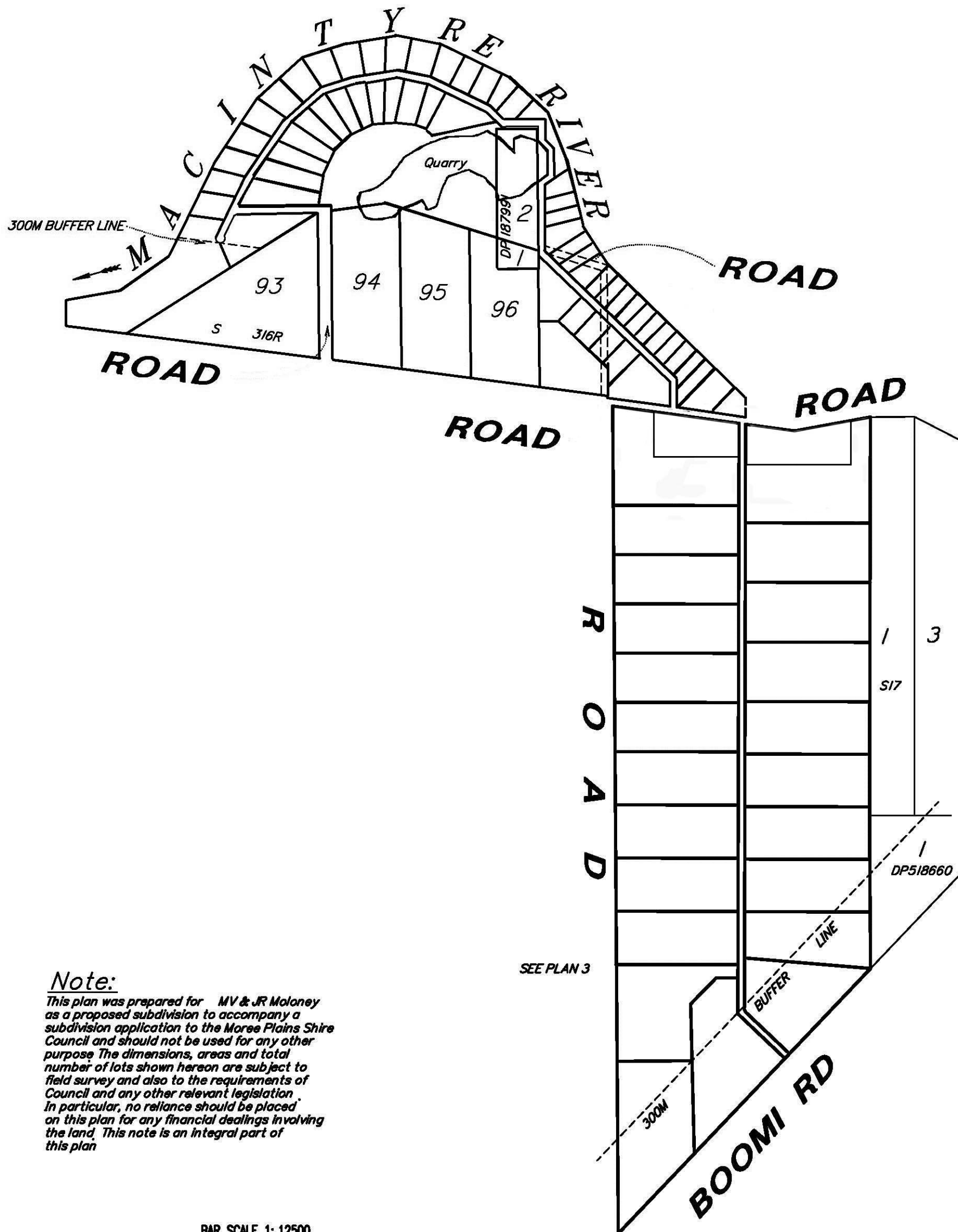
This will be demonstrated in the amended Moree Plains Shire Council (MPSC) Local Environmental Plan (LEP) zoning and lot size maps included in this addendum. Figure 2 shows the lots in question from the Cardno Report which are affected by this outcome (which also shows an original lot layout plan which has been subsequently amended since).

The maps attached with this addendum illustrate the changes made following this amendment to the subdivision plans.

The current and proposed MPSC LEP maps have been amended and are attached to this report, showing the area concerned with the Cardno Lawson Treloar report being removed from the Lot subdivision design and left as it present zoning, RU1- Primary Production. The proposed rezoning of lots map conducted by SMK Consultants Pty Ltd has also been amended to illustrate this change and is included just before the proposed new zoning maps. The zoning has resulted in 2 less lots than the 86 envisaged in the original planning proposal report.

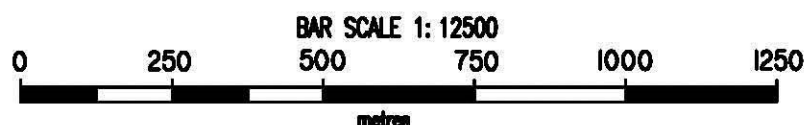
Revised Subdivision Proposal

SEE PLAN 1



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

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203007

**PLAN OF PROPOSED SUBDIVISION
BOOMI ROAD
BOGGABILLA
OVERALL SITE PLAN 10-4-14**

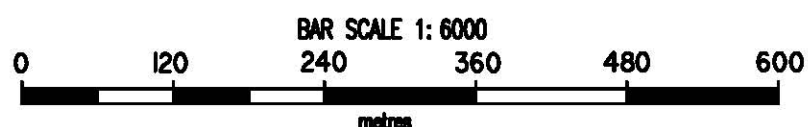
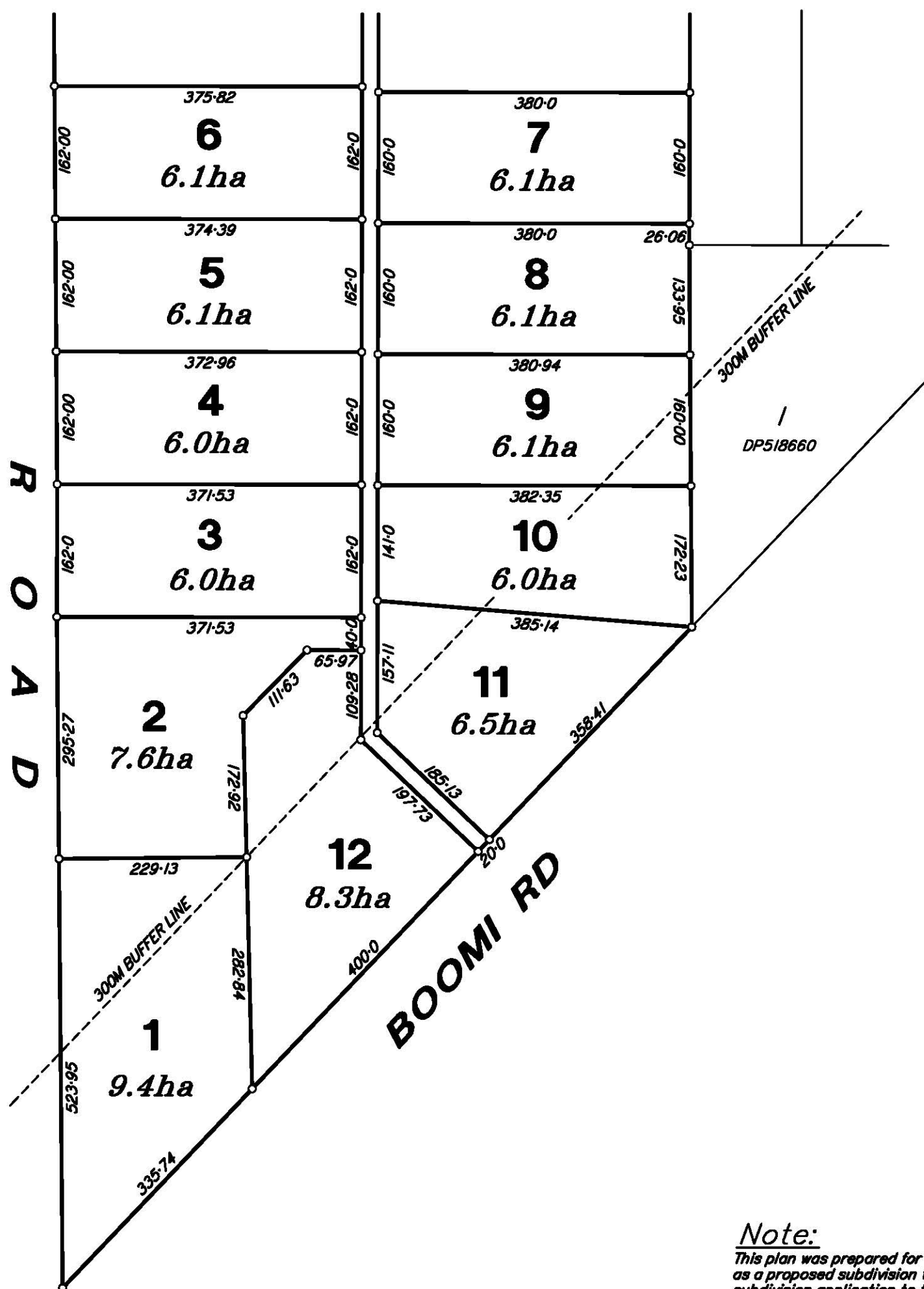
PARISH: BOGGABILLA
COUNTY: STAPYTON

SCALE: 1:12500

203007-5

A3

Drawn JJ 3/10/2011 Checked FBK



Note:

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MV & JR MOLONEY

PLAN OF PROPOSED SUBDIVISION

SCALE: 1:6000

SMK

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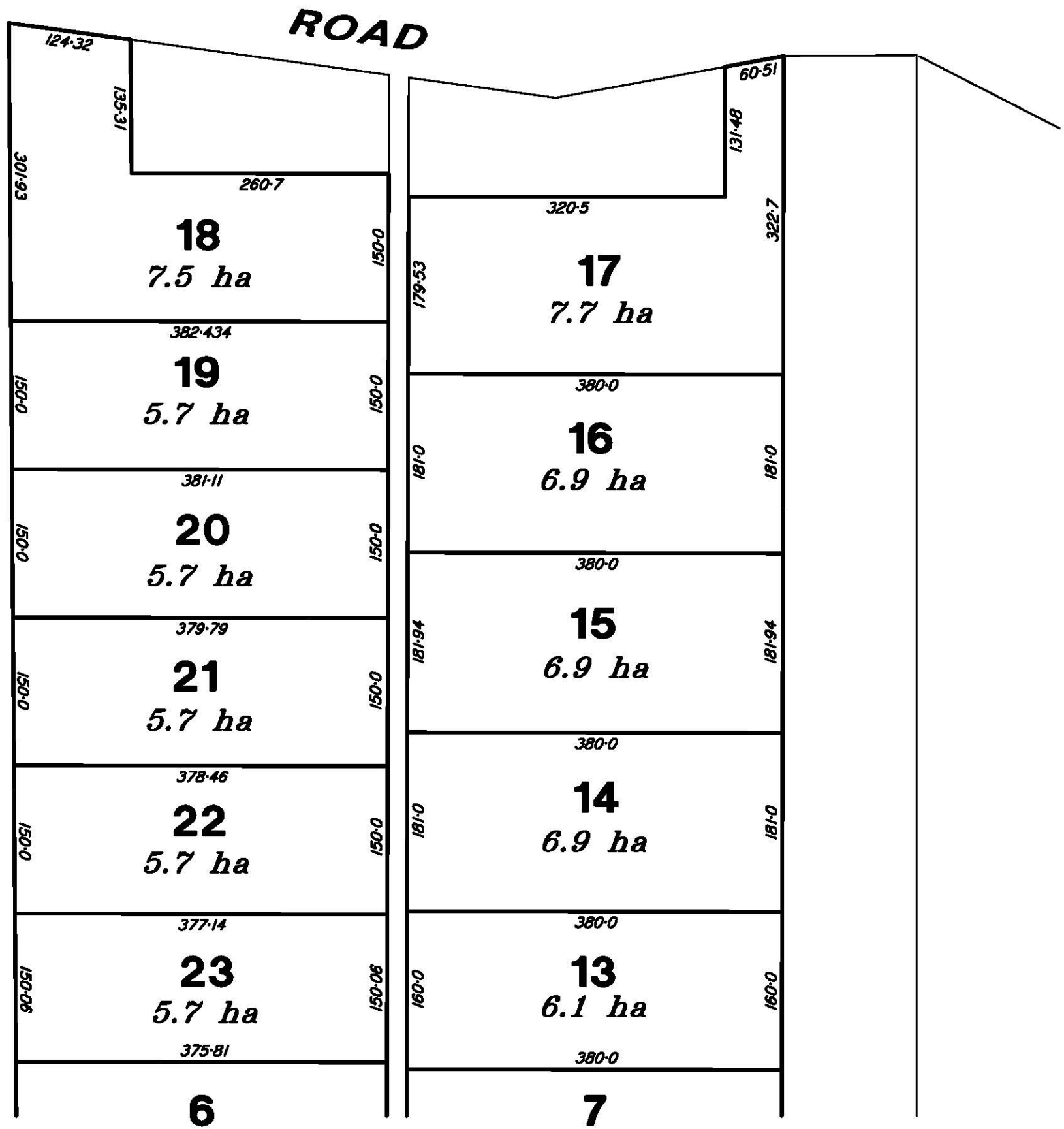
203007

PARISH: BOGGABILLA
COUNTY: STAPYTON

A3

PLAN I

Drawn JJ 20/2/07 Checked FBK



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MV & JR MOLONEY

PLAN OF PROPOSED SUBDIVISION

SCALE: 1:5000

SMK

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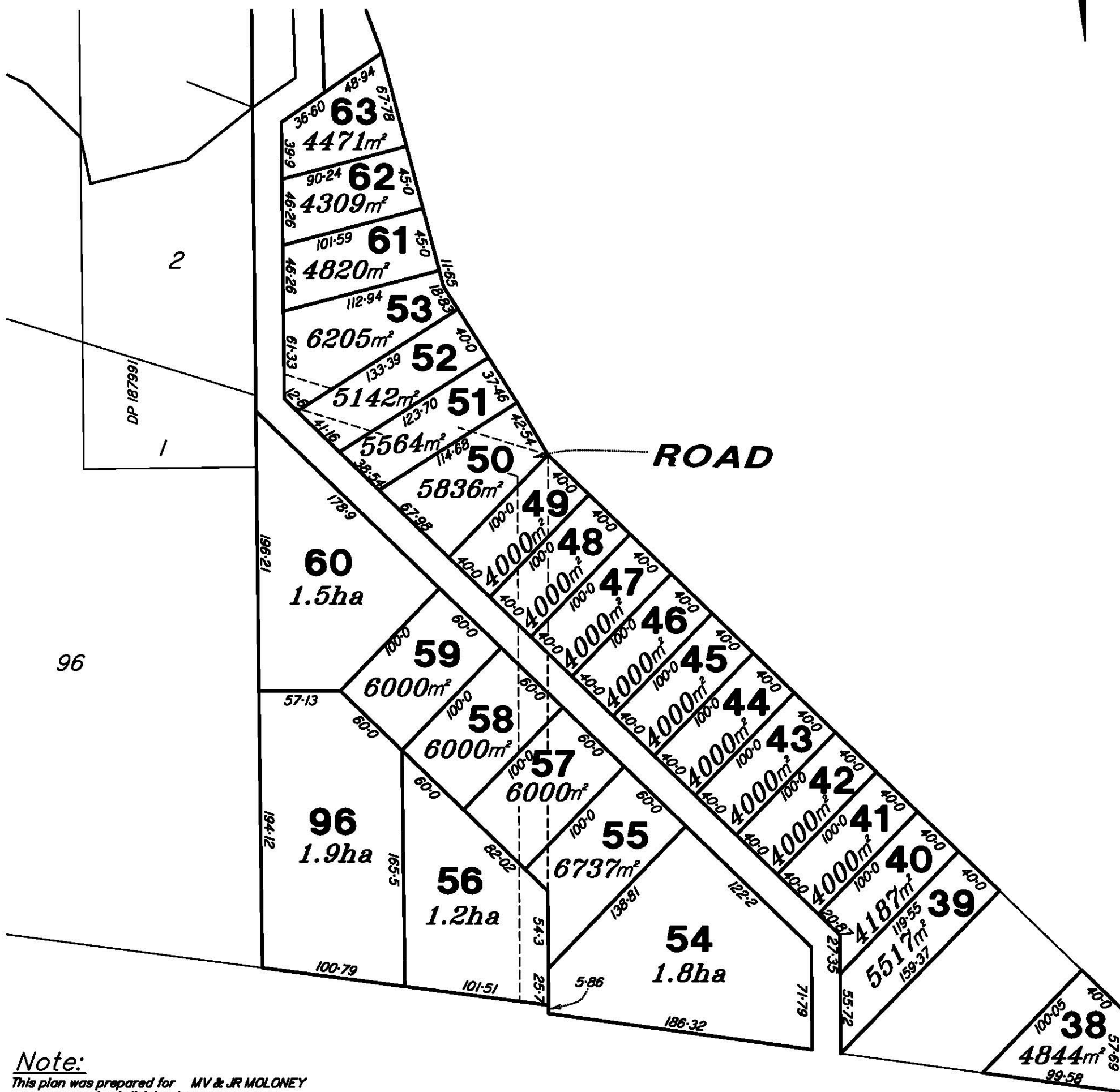
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COUNTY: **STAPYTON**

PLAN 2

A3

Drawn JJ 11/4/14 Checked FBK

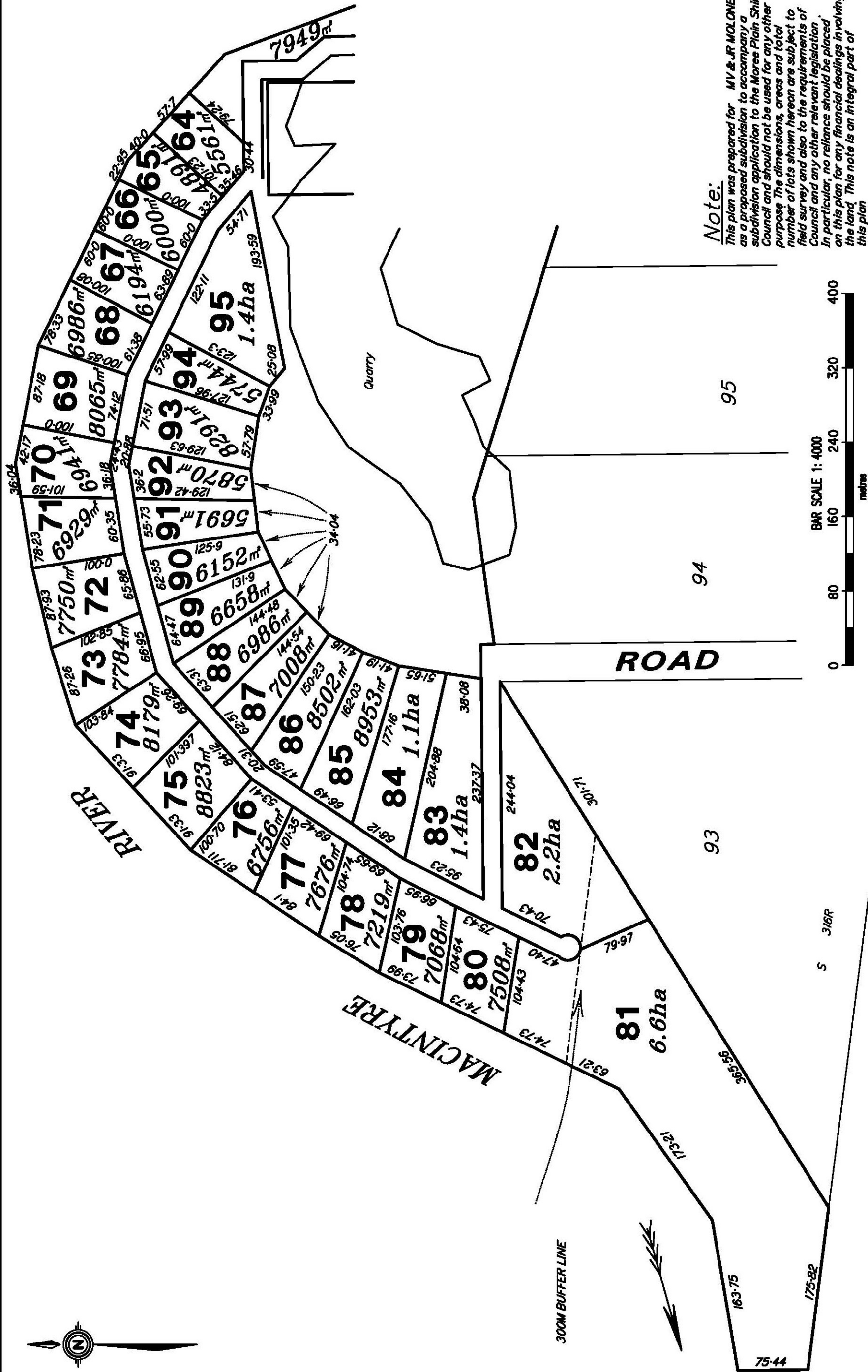
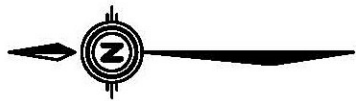
203007



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A3

Drawn	JJ	22/2/07	Checked			FBK
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SMK
CONSULTANTS PTY LTD.

PLAN OF PROPOSED SUBDIVISION

203007

SCALE: 1:4000

Drawn JJ 21/2/07 Checked

PARISH: BOGGABILLA COUNTY: STAPYTON

PLAN 4

A3

FBK

Revised Lot Size and Zoning Mapping

CURRENT LEP MAPPING



Moree Plains Local Environmental Plan 2011

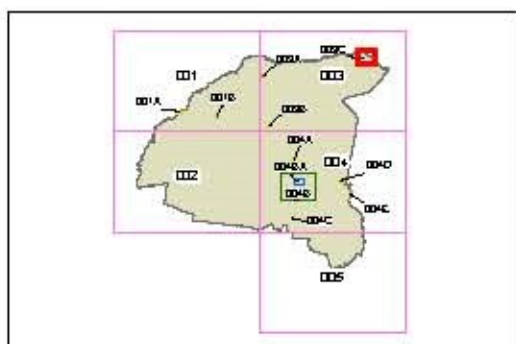
Land Zoning Map
Sheet LZN_003C

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
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU4 Primary Production Small Lots
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure

Cadastre

Base data 29/06/2011 © NSW LPMA

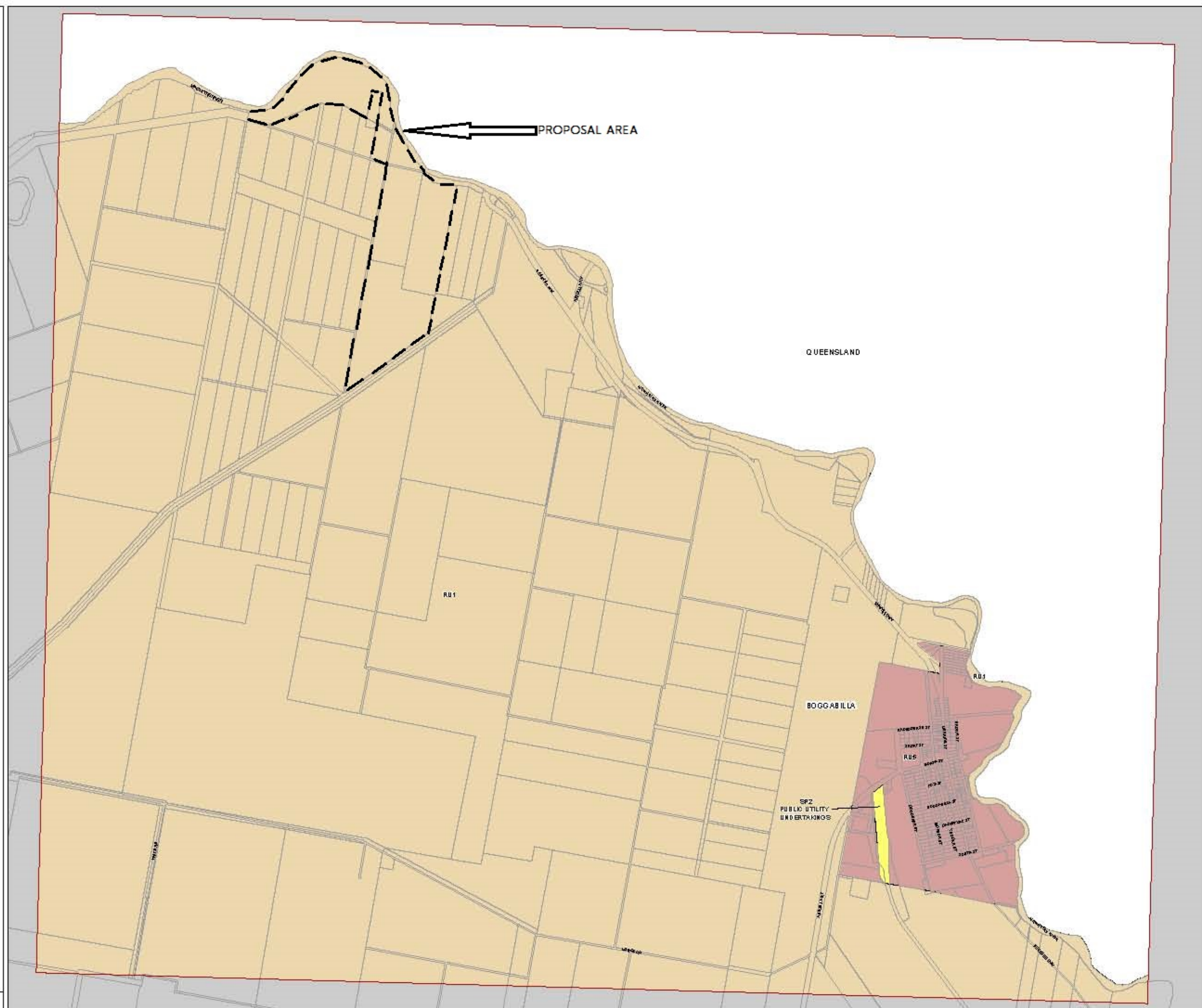


0 1 2
Kilometres

Projection: GDA 1994
Zone 56

Scale: 1:40,000 @ A3

Map Identification Number:
5500_COM_LZN_003C_040_20110526



Minimum Lot Size (m²)

Q	650
Q	700
S	800
U	1,000
Z	2.5 ha
AA	5 ha
AB1	10 ha
AB2	20 ha
AD	100 ha

Cadastral

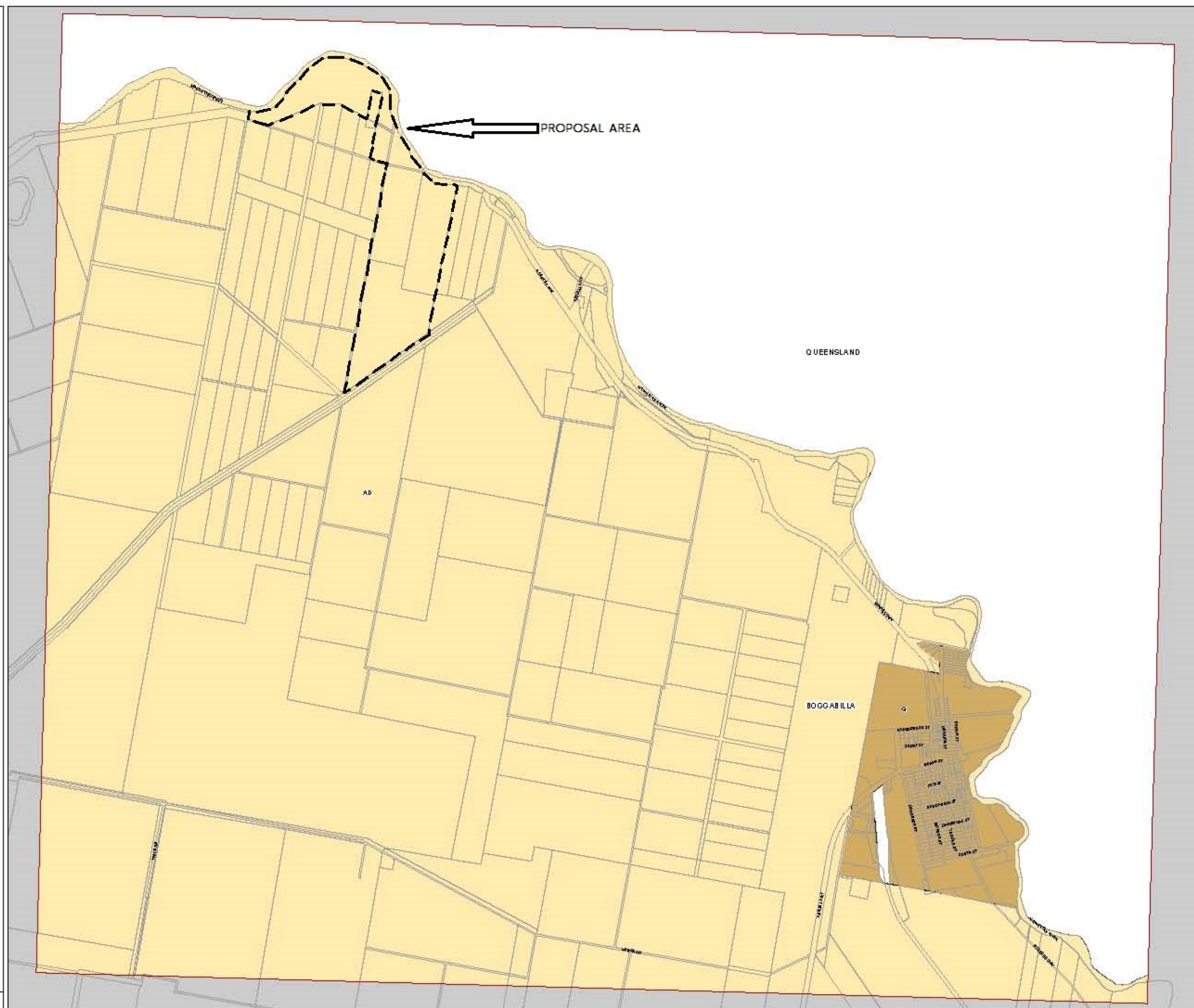
Base data 29/06/2011 © NSW LPMA



Protection: GDA 1994
Zone 56

Scale: 1:40 000 @ A3

Map Identification Number:
S00_COM_USZ_0030_04Q_20110914



PROPOSED LEP MAPPING

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

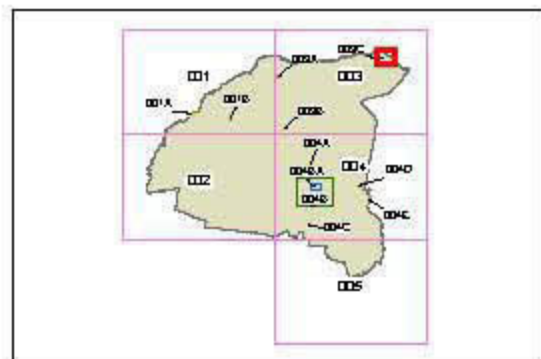
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Cadastral

Base data 29/06/2011 © NSW LPMA

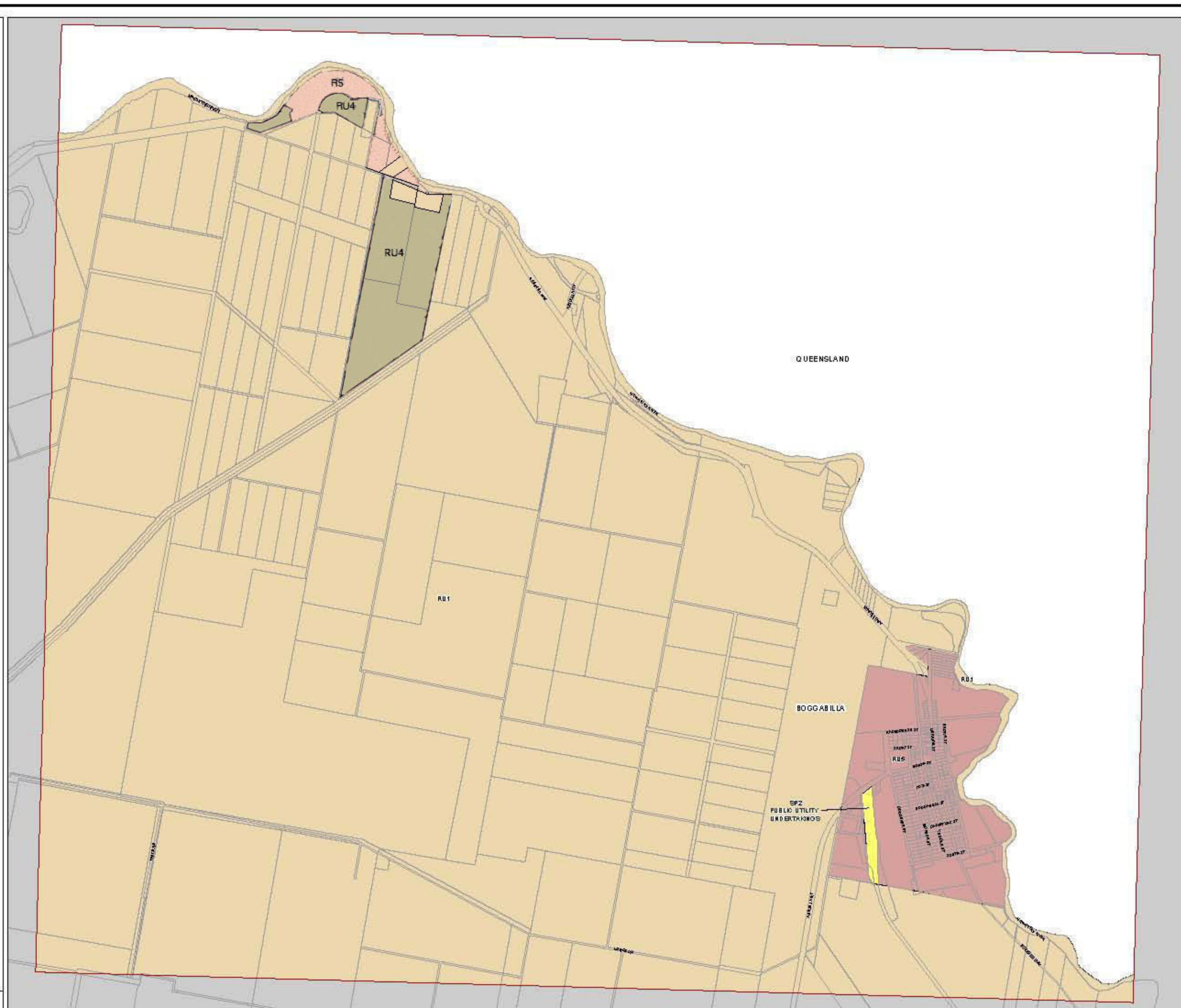


0 1 2
Kilometres

Projection: GDA 1994
Zone 56

Scale: 1:40,000 @ A3

Map Identification Number:
5000_COM_LZN_0003_040_20110525





Moree Plains Local Environmental Plan 2011

Lot Size Map
Sheet LSZ_003C

Minimum Lot Size (m²)

Q	650
Q	700
S	4000
U	1,000
Z	2.5 ha
AA	5 ha
AB1	10 ha
AB2	20 ha
AD	100 ha

Cadastre

Base data 29/06/2011 © NSW L.P.M.A.



Projection: GDA 1994
Zone 56

Scale: 1:40,000 @ A3

Map Identification Number:
5000_COM_LSZ_003C_040_20110514

