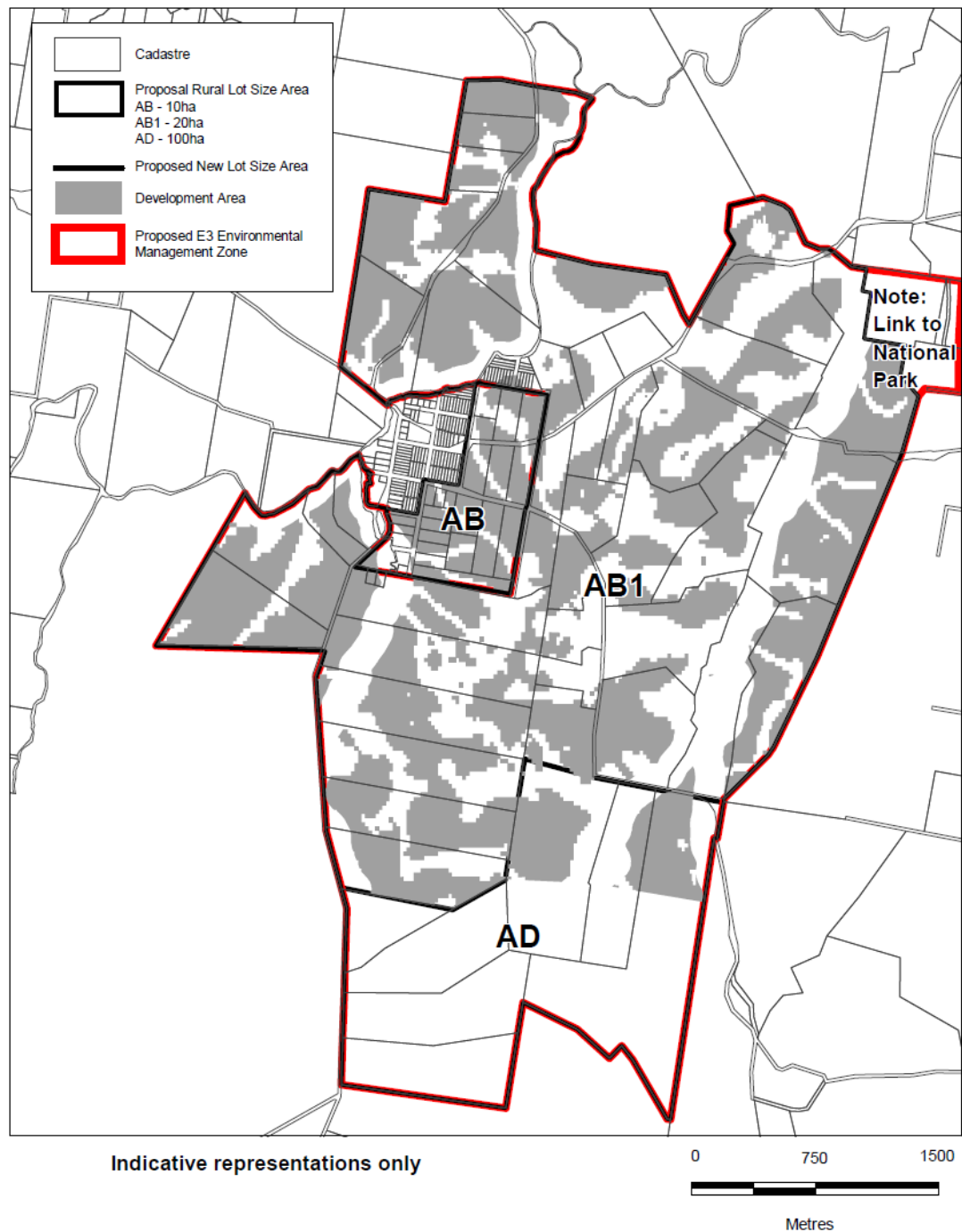


- land within riparian corridors.

Range of minimum rural lot sizes recommended by this

Figure 8.56 Development Area - Bungonia



plan are shown on figure 8.56.

Recommended amendments to the Principal Instrument

- introduction of a larger minimum lot size of 100 hectares (figure 8.56) over part of the area in the south.
- The rezoning of RU2 Rural Landscape area to E3 Environmental Management (figure 8.56).
- Extension of E3 zone to the National Park.

(vii) Matters for consideration – identification of dwelling building envelope site

Whole of the land may be subdivided, however, development consent will not be granted for the subdivision / dwelling unless Council has considered and approved a report identifying the dwelling building envelope site within the development areas that addresses the following matters:

- SLWCA mapping (figure 8.51);
 - mineral resource buffer area (figure 8.52);
 - assessment to determine the likelihood of Aboriginal archaeological artefacts on the site (figure 8.52);
 - steep lands (figure 8.52);
 - identified heritage item Nos 013, 018 and 022 (figure 8.53);
 - riparian corridors (figure 8.54);
 - bush fire protection measures to be undertaken in identified bush fire prone areas (figure 8.55);
- (reference: Planning for bush fire protection – NSW Rural Fire Service)
- any potential adverse impacts on environmentally sensitive lands – biodiversity identified in figure 8.54.

Matters for consideration include:

- fauna and flora hotspots;

- native vegetation community;
- habitat of any threatened species, populations or ecological community;
- habitat corridor; and
- watercourses, creeks and wetlands.

(Reference: Goulburn Mulwaree Local Environmental Plan 2009, amendment No. 1, clause 7.2)

- development area map (figure 8.56);
- waste water management assessment;
- on-site stormwater drainage and surface control assessment;
- potable and grey water facilities to be provided (tanks, dams etc).

(viii) Dwelling construction in the Rural lot size Development Areas.

Generally dwellings must be developed within the approved dwelling building envelope site and subject to conditions applied at the DA stage for the Rural Subdivision.

In the event that dwelling building envelope site has not been identified at the subdivision stage the process outlined above must be followed for the DA required for the construction of the rural dwelling.

(i) Tarago Village Precinct

The precinct consists of two zoned areas RU2 Rural Landscape and RU6 Transition with minimum lot sizes of 10 and 20 hectares.

(i) Strategic Land and Water Capability Assessment (reference SCA)

SLWCA mapping referenced included extensive agriculture, intensive livestock and plant agriculture and residential unsewered development for lots from 0.4 to 2 hectares.

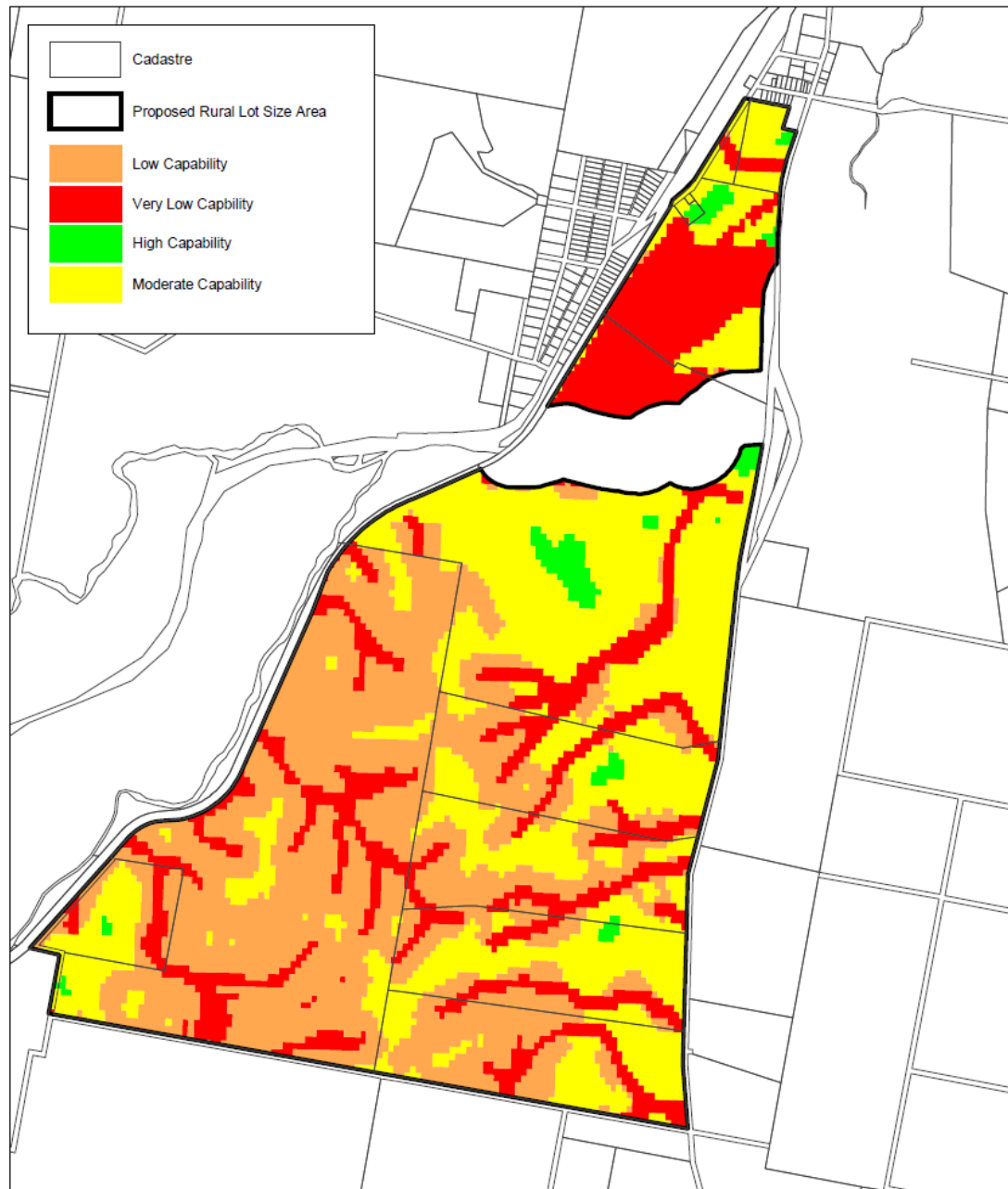
The majority of the RU2 zoned area is inconsistent with SLWCA recommendations with respect to the referenced agricultural land uses. (figure – Appendix J) SLWCA recommends consideration of an alternative zone to the RU2 zone. Majority of the RU6 zoned area is consistent.

Note: RU6 zoned area is consistent with the SLWCA. It also prohibits intensive livestock and plant agriculture.

Residential unsewered development investigations have shown that the majority of land is not capable of supporting residential development on unsewered lots up to 2 hectares (figure 8.57).

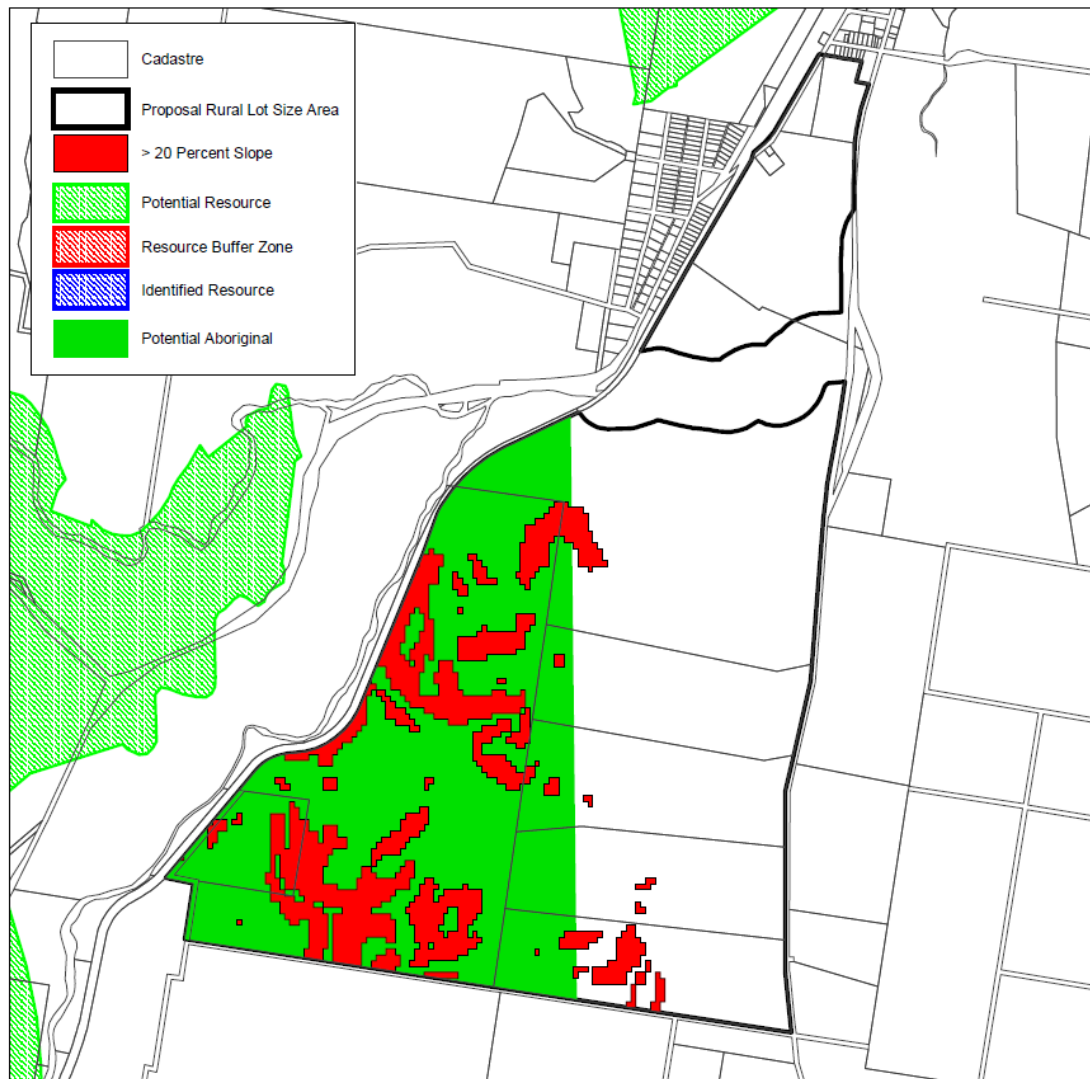
Consistency with SLWCA and the following constraint findings (eg high bush fire potential (south sector), high aboriginal artefacts potential (south sector), major riparian corridors and steep slopes(south sector)) will be better achieved by the introduction of additional larger lot size of 20 hectares in the low capability, 'un-developable' area adjacent to the Mulwaree River and 100 hectares in the steep and low capability 'un-developable' areas in the Southern sector and consideration of an alternative zone, E3 Environmental Management over the RU2 zoned area. In addition the majority of the area will have a minimum lot size of 20 hectares. This will ensure better environmental outcomes for the future development of the area.

Figure 8.57 Residential Unsewered 4000 - 2ha - Tarago



- (ii) Slope (>20%) and potential Aboriginal artefacts areas are shown on figure 8.58.

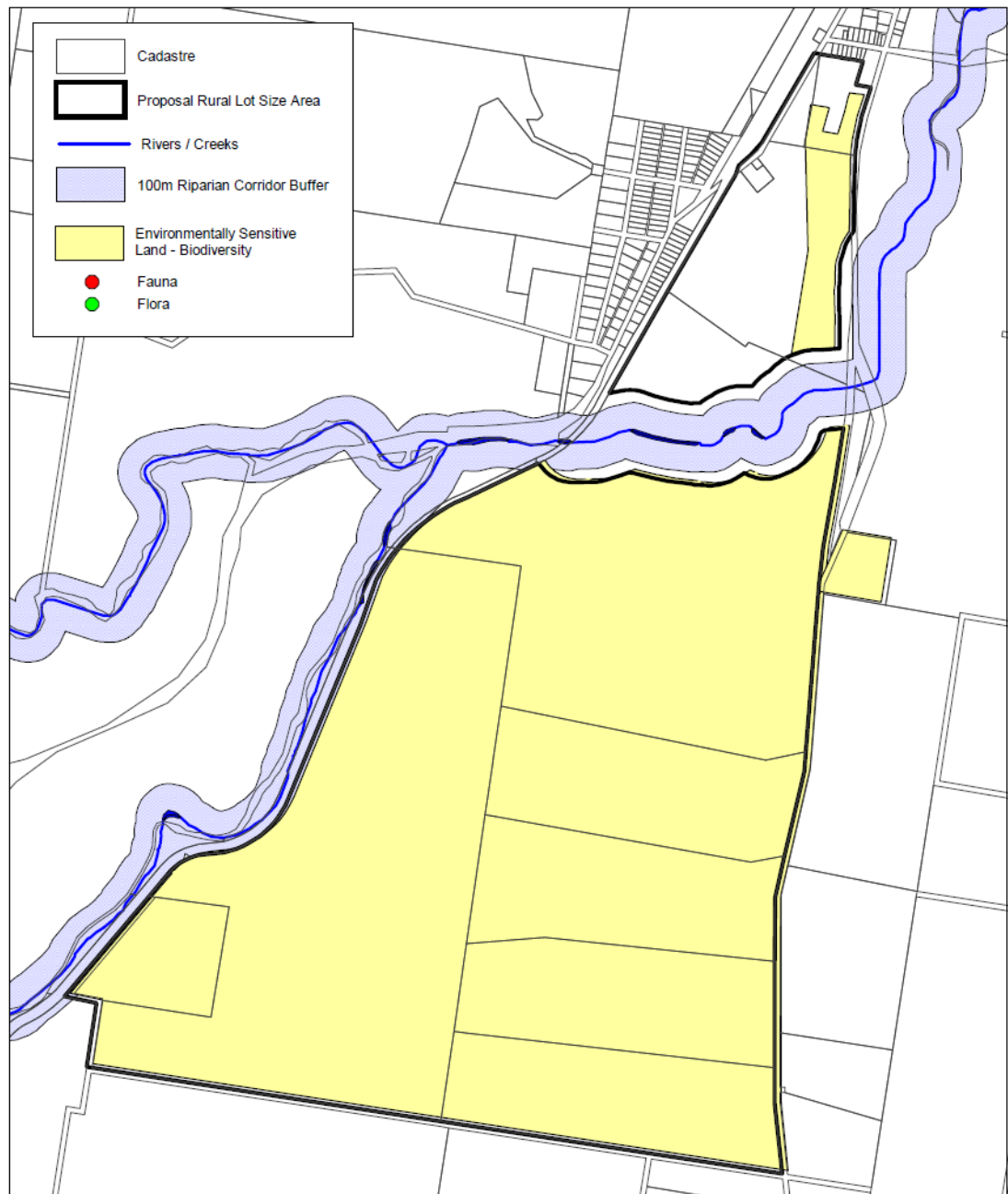
Figure 8.58 Constraints Mapping - Tarago



- (iii) There are no Heritage items in the study area (figure, heritage map – Tarago at appendix J).

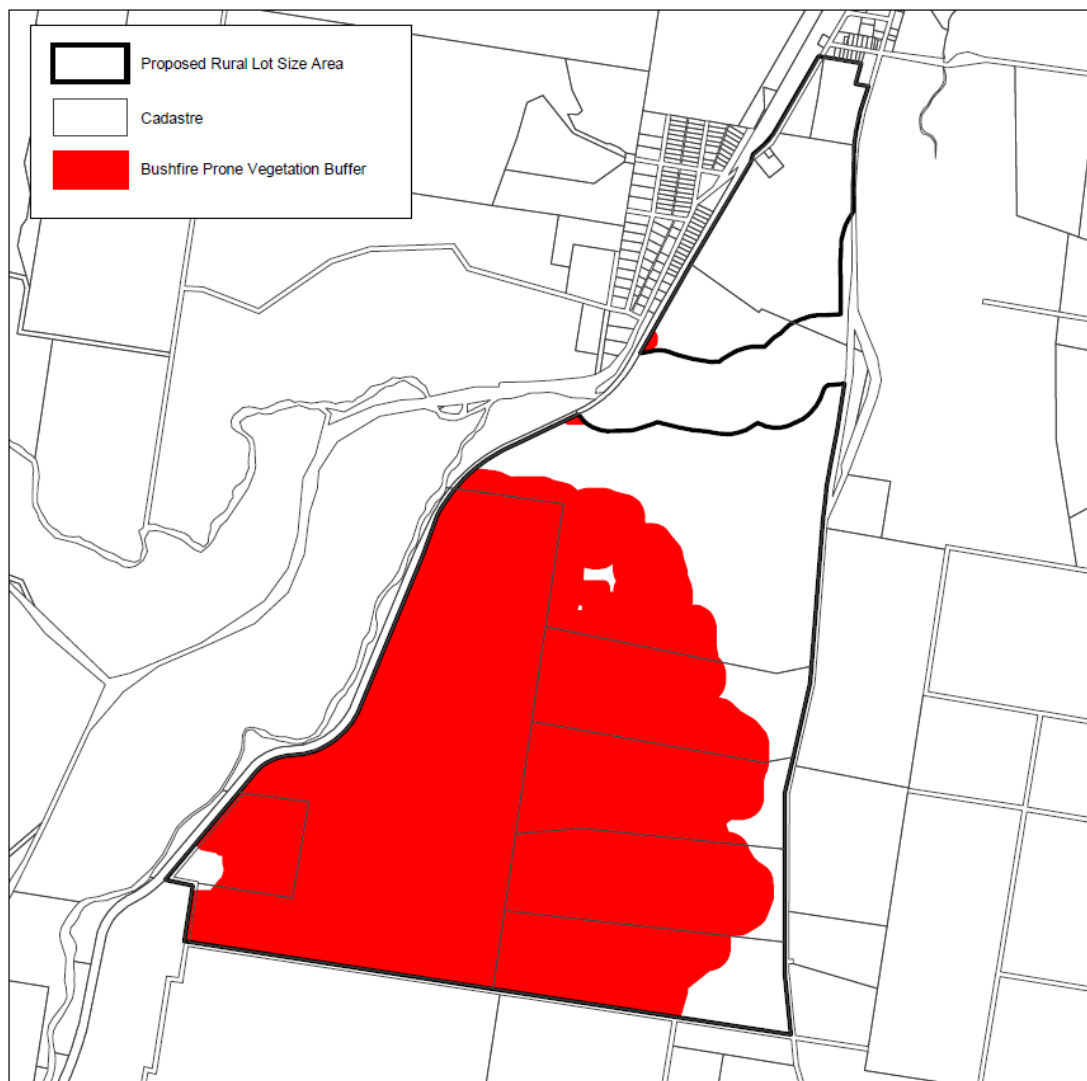
- (iv) Riparian corridors and environmentally sensitive land – biodiversity areas are shown on figure 8.59.

Figure 8.59 Constraints Mapping - Tarago



- (v) Part of the Southern sector area has a high bushfire rating (figure 8.60).

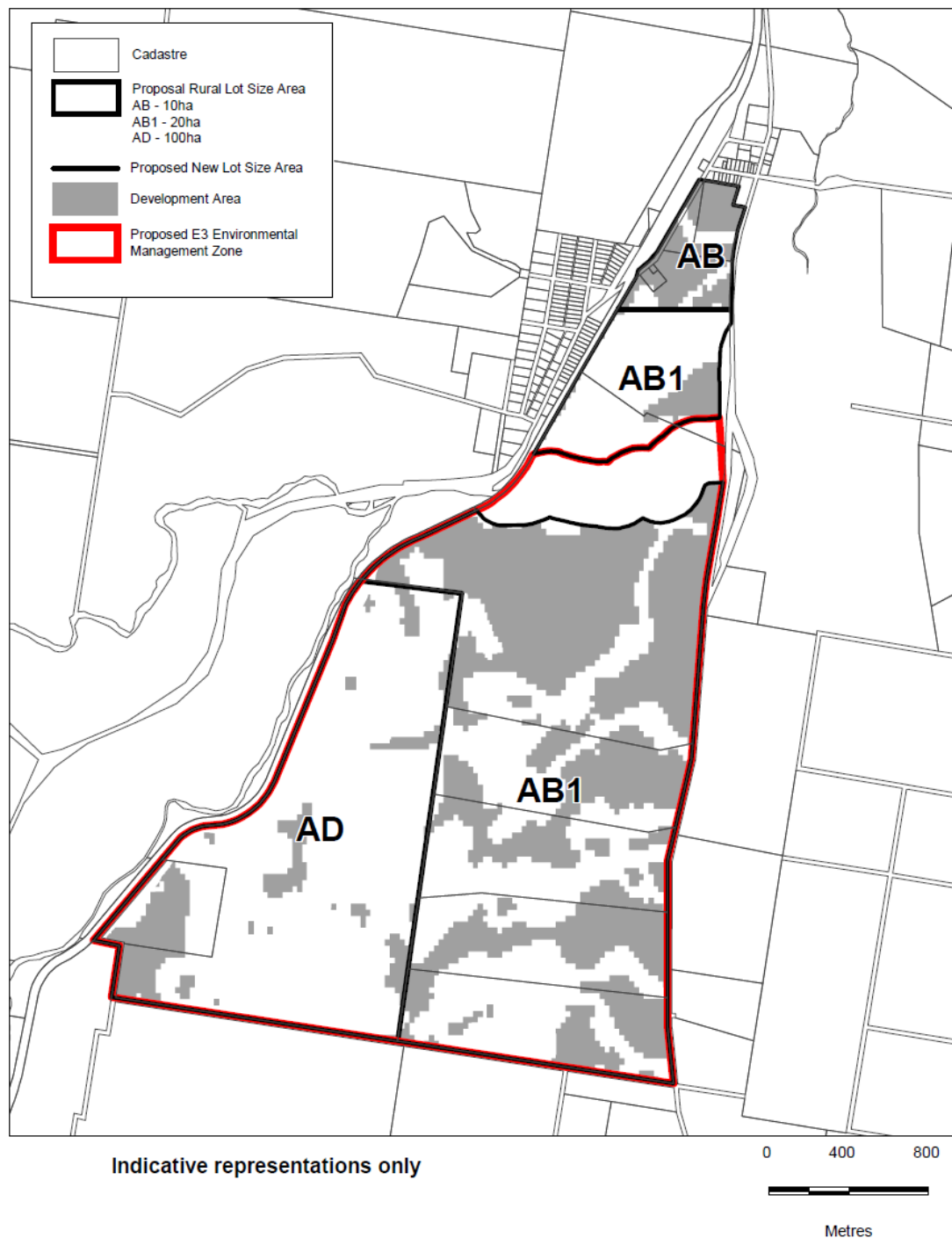
Figure 8.60 Bushfire Prone Vegetation Buffer - Tarago



- (vi) Having regard to the outcomes from the investigations above an indicative development area map (figure 8.61) has been developed by excluding:

- very low to low capability rated residential land;
- land shown as >20% slope; and
- land within riparian corridors.

Range of minimum rural lot sizes recommended by this plan are shown on figure 8.61.

Figure 8.61 Development Area- Tarago

Recommended amendments to the Principal Instrument

- introduction of a larger range of lot sizes including additional 20 and 100 hectares (figure 8.61) over part of the area.
- The rezoning of RU2 Rural Landscape area to E3 Environmental Management (figure 8.61).

(vii) Matters for consideration – identification of dwelling building envelope site

Whole of the land may be subdivided, however, development consent will not be granted for the subdivision / dwelling unless Council has considered and approved a report identifying the dwelling building envelope site within the development areas that addresses the following matters:

- SLWCA mapping (figure 8.57);
- assessment to determine the likelihood of Aboriginal archaeological artefacts on the site (figure 8.58);
- steep lands (figure 8.58);
- bush fire protection measures to be undertaken in identified bush fire prone areas (figure 8.60);

(reference: Planning for bush fire protection – NSW Rural Fire Service)

- riparian corridors (figure 8.59);
- any potential adverse impacts on environmentally sensitive lands – biodiversity identified in figure 8.59.

Matters for consideration include:

- fauna and flora hotspots;
- native vegetation community;
- habitat of any threatened species, populations or ecological community;
- habitat corridor; and
- watercourses, creeks and wetlands.

(Reference: Goulburn Mulwaree Local Environmental Plan 2009, amendment No. 1, clause 7.2)

- development area map (figure 8.61);
- waste water management assessment;

- on-site stormwater drainage and surface control assessment;
- potable and grey water facilities to be provided (tanks, dams etc).

(viii) Dwelling construction in the Rural lot size Development Areas.

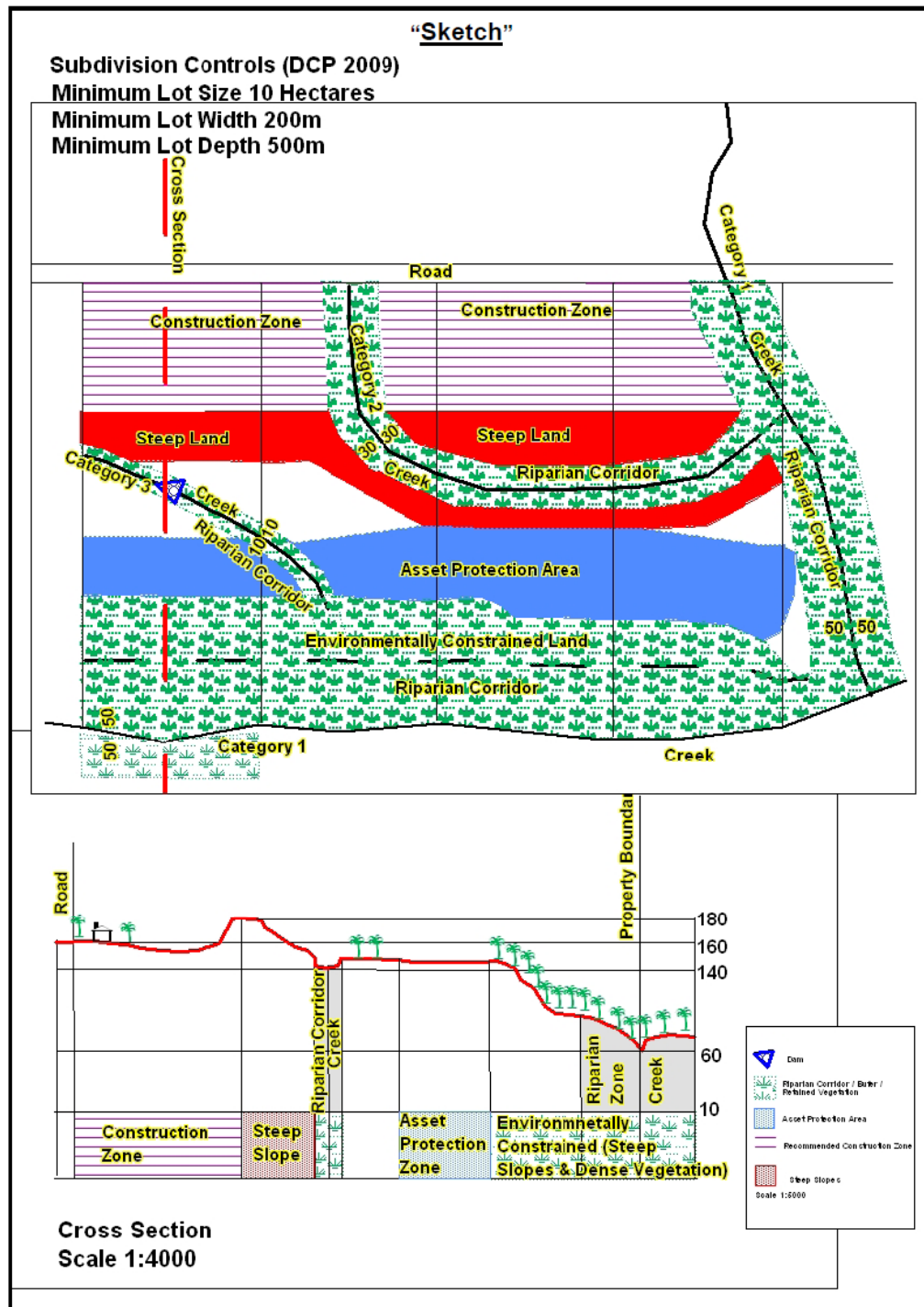
Generally dwellings must be developed within the approved dwelling building envelope site and subject to conditions applied at the DA stage for the Rural Subdivision.

In the event that dwelling building envelope site has not been identified at the subdivision stage the process outlined above must be followed for the DA required for the construction of the rural dwelling.

(j) Typical design solution (figure 8.62)

The following diagram depicts satisfactory building envelope sites in the development areas.

Figure 8.62 Typical Design Solution



(k) Application of rural lot averaging principles to subdivision design (figure 8.63)

Design concept of rural averaging may be applied to rural subdivision in areas zoned E3 Environmental Management. These principles will enable the designer to achieve better environmental outcomes by avoiding major constraints to development.

Figure 8.62 Averaging Proposal

