

## **Appendix E**

### **Proposed amendment No. 2 to Goulburn Mulwaree Development Control Plan 2009 amendment No. 1**

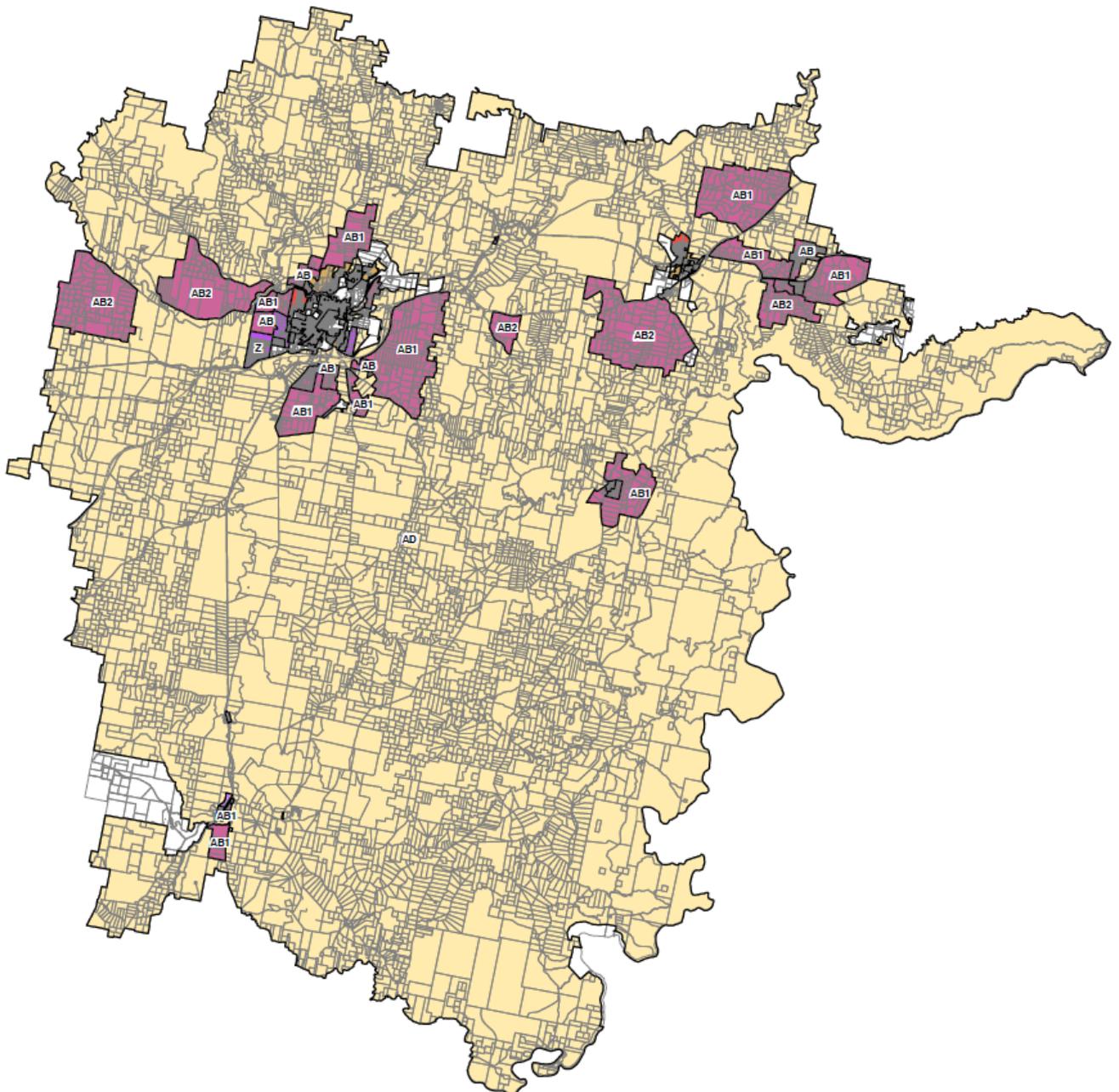
## 8.7 Rural Lot Size Development Areas

### Preliminary Objectives

1. to identify the development constraints to rural dwelling development in the rural lifestyle areas.
2. to provide an indicative plan for the future development of rural dwelling construction envelope areas.
3. to provide rural dwelling construction envelope development principles.

### Land to which this clause applies

Figure 8.20 – Proposed Rural Lot Sizes



## Constraint Investigations, Mapping and recommended amendments to the Principal Instrument

### (b) Parkesbourne Precinct

The precinct consists of two zoned areas RU1 Primary Production and RU6 Transition with a minimum lot size of 40 hectares.

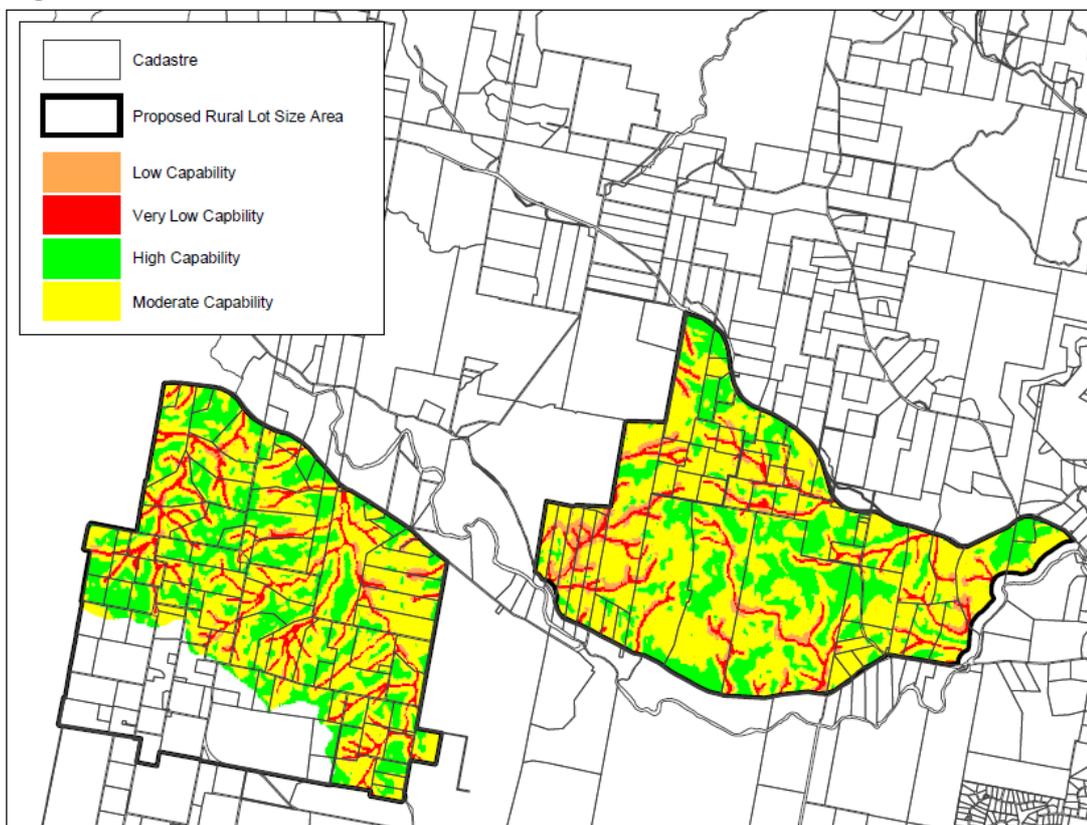
- (i) Strategic Land and Water Capability Assessment  
(reference SCA)

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 examined areas are consistent with SLWCA recommendations with respect to the referenced agricultural land uses. (figure – Appendix J)

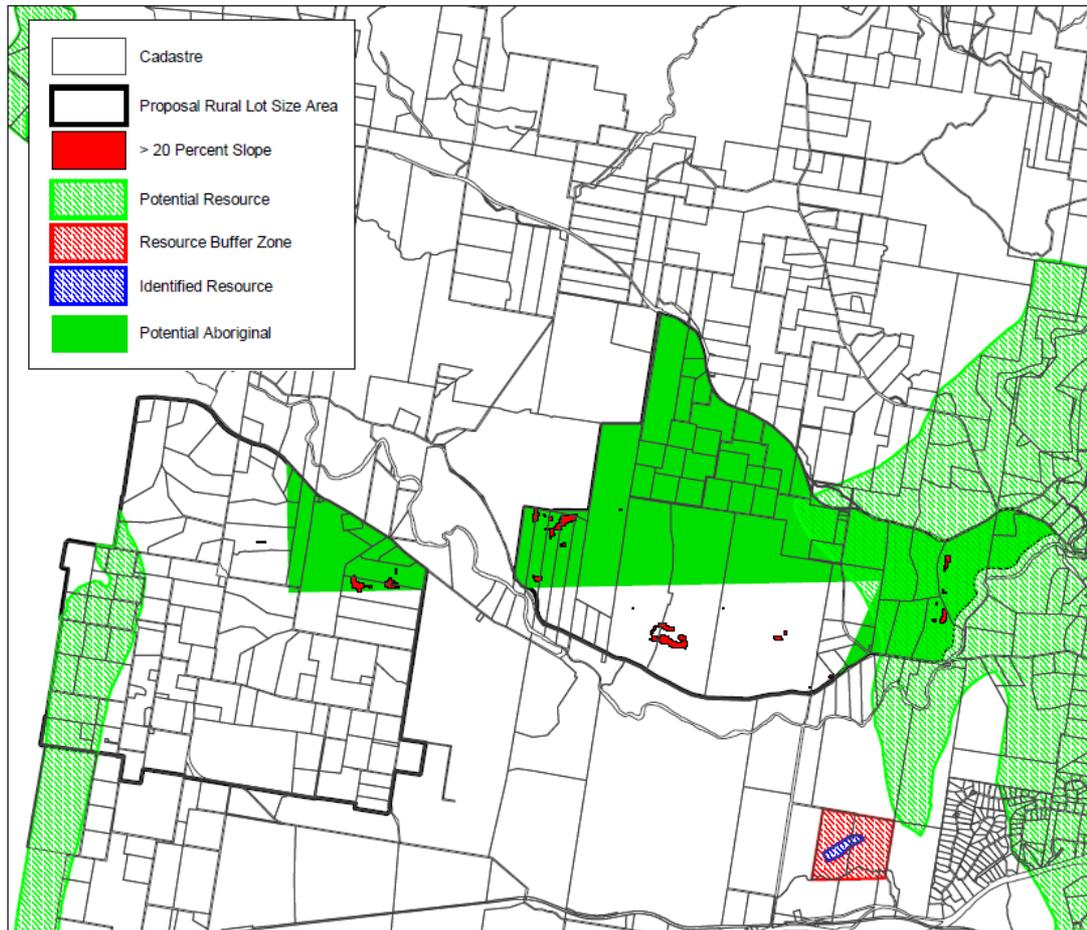
Note: RU6 zone prohibits intensive livestock and plant agriculture. Residential unsewered development investigations have shown that the majority of land is capable of supporting residential development on unsewered lots up to 2 hectares (figure 8.21).

Figure 8.21 Residential Unsewered 4000 - 2ha - Parkesbourne



- (ii) Slope (>20%), potential mineral resource areas and potential Aboriginal artefacts areas are shown on figure 8.22.

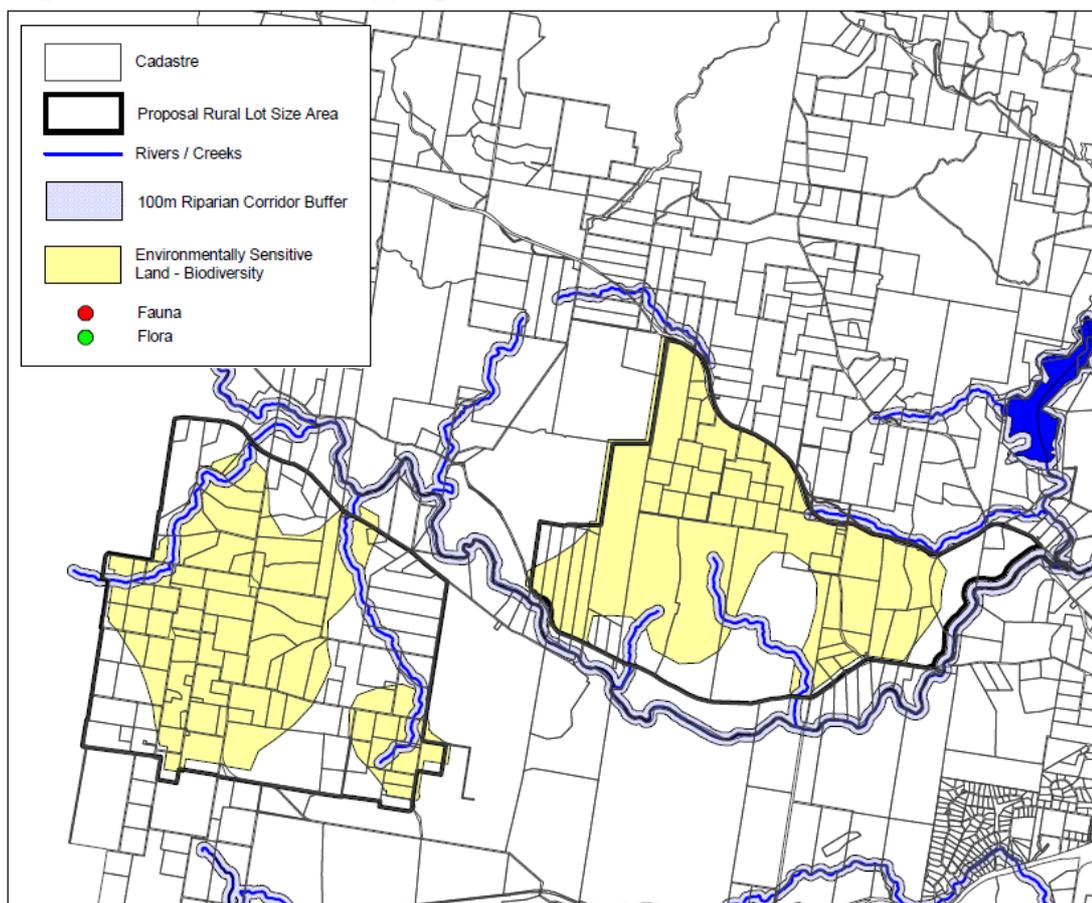
**Figure 8.22 Constraints Mapping - Parkesbourne**



- (iii) Heritage item numbered 326 is shown on figure, heritage map – Parkesbourne at appendix J.

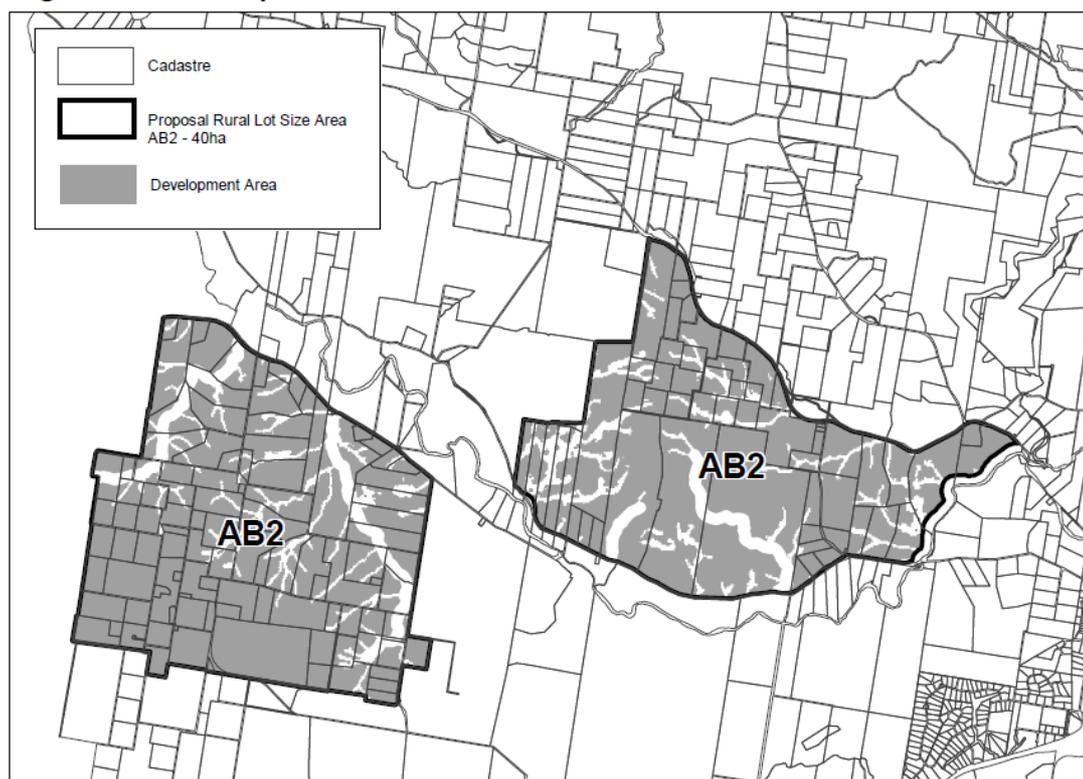
- (iv) Fauna / flora, riparian corridors and environmentally sensitive land – biodiversity areas are shown on figure 8.23.

**Figure 8.23 Constraints Mapping - Parkesbourne**

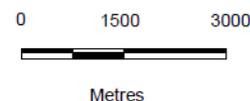


- (v) Whole of the area does not have a high bushfire rating.
- (vi) Having regard to the outcomes from the investigations above an indicative 'development area' map (figure 8.24) has been developed by excluding:
- very low to low capability rated residential land;
  - land shown as >20% slope; and
  - land within riparian corridors.

Range of minimum rural lot sizes recommended by this plan are shown on figure 8.24.

**Figure 8.24 Development Area - Parkesbourne**

Indicative representations only



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

The whole of the area 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 8.21);
- potential mineral resource area (figure 8.22);
- steep lands (figure 8.22);
- assessment to determine the likelihood of Aboriginal archaeological artefacts on the site (figure 8.22);
- identified heritage item No. 326 (Appendix J);
- riparian corridors (figure 8.23);

- any potential adverse impacts on environmentally sensitive lands – biodiversity identified in figure 8.23.

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 8.24);
- 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.

### **(c) Goulburn Precinct**

The precinct consists of two zoned areas RU6 Transition and R5 Large Lot Residential with minimum lot sizes of 2, 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 examined areas are consistent with SLWCA recommendations with respect to the referenced agricultural land uses. (figure – Appendix J)

Note: RU6 zone prohibits intensive livestock and plant agriculture. Residential unsewered development investigations have shown that the majority of land is capable of supporting residential development on unsewered lots up to 2 hectares (figure 8.25).

Figure 8.25 Residential Unsewered 4000 - 2ha - Goulburn

