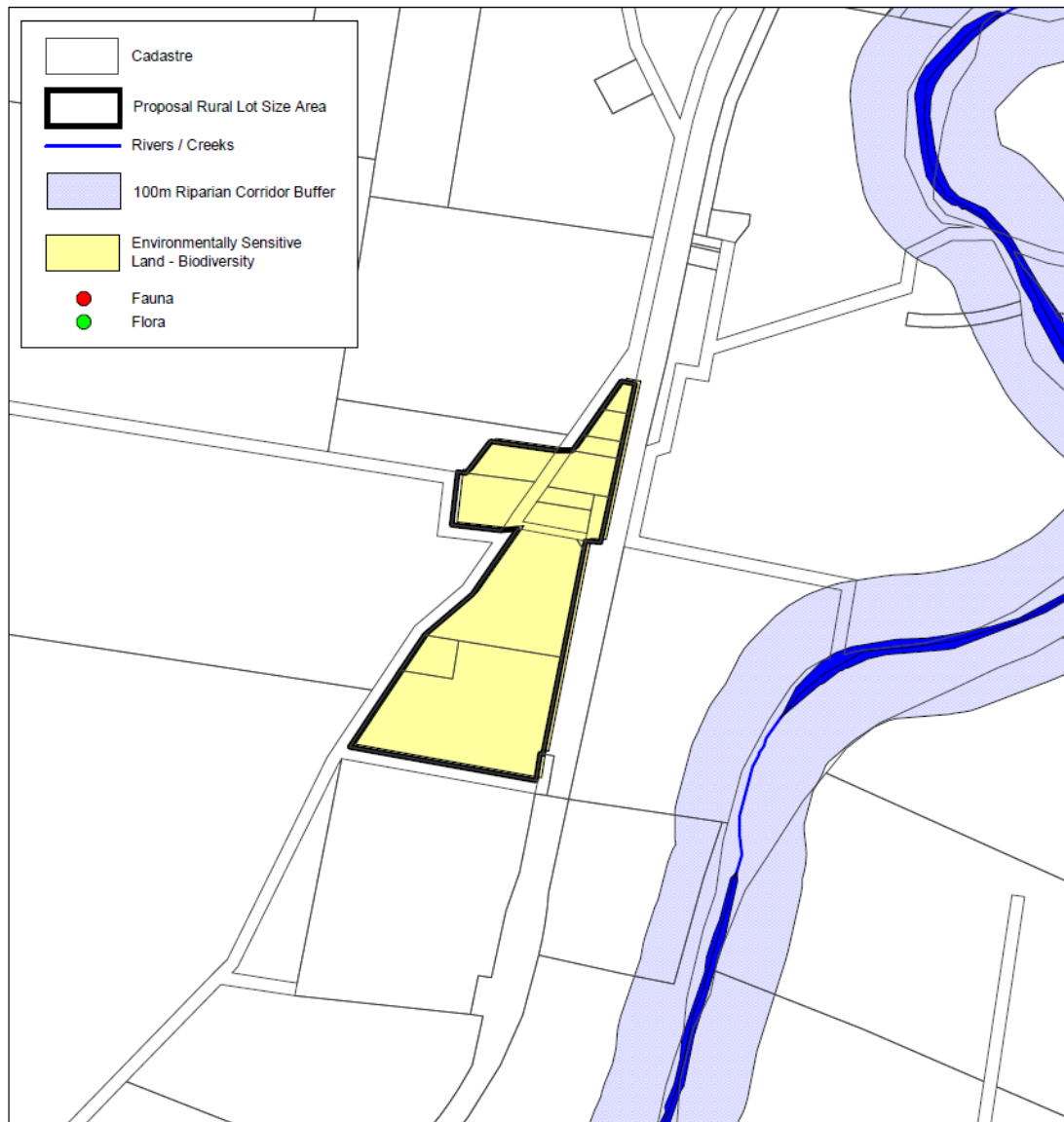


- (iv) Environmentally sensitive land – biodiversity area is shown on figure 8.38.

Figure 8.37 Constraints Mapping - Towrang



- (v) Majority of the area has a high bushfire rating (figure 8.39).

Figure 8.39 Bushfire Prone Vegetation Buffer - Towrang

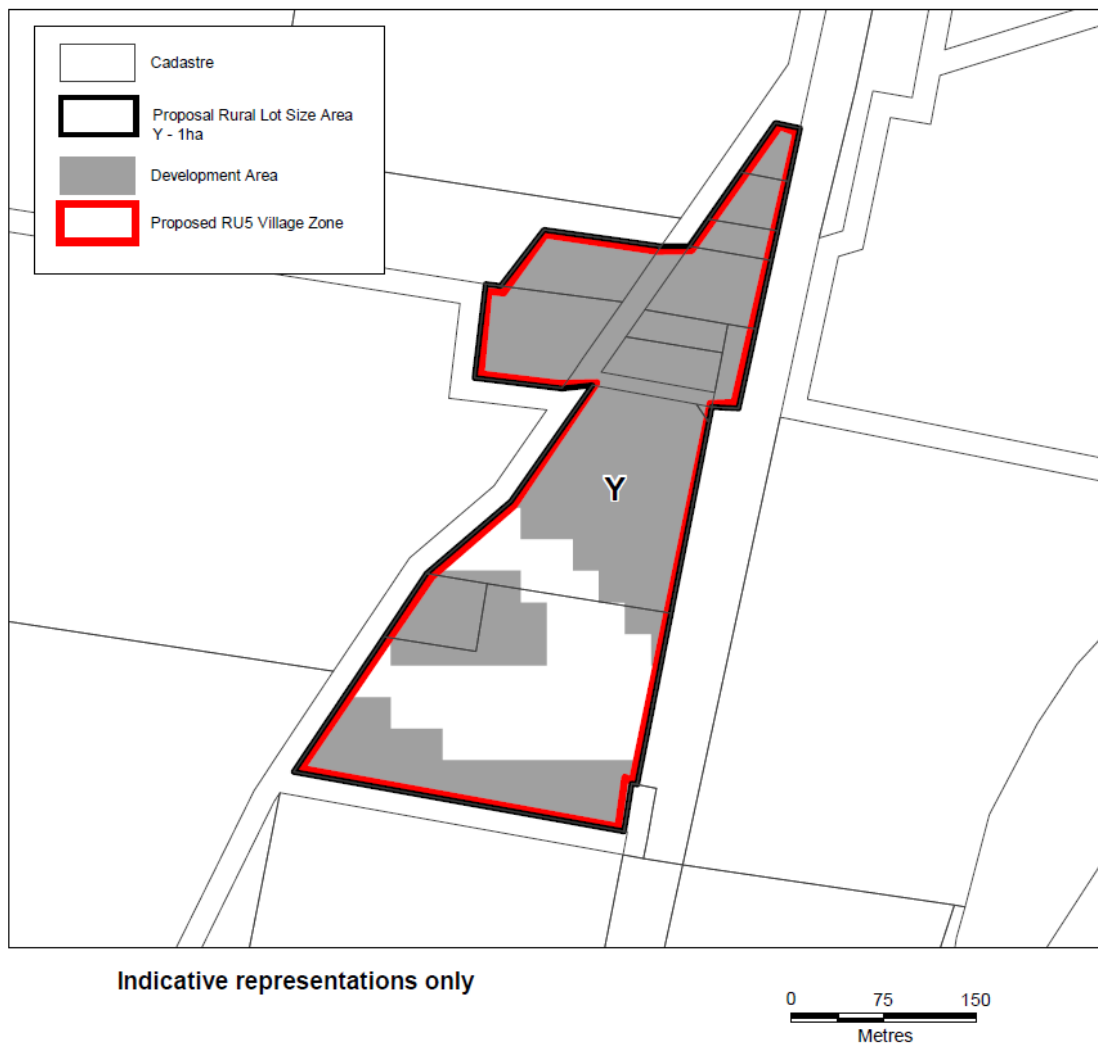
(vi) Having regard to the outcomes from the investigations above an indicative development area map (figure 8.40) has been developed by excluding:

- very low to low capability rated residential land;

Minimum rural lot sizes recommended by this plan is shown on figure 8.40.

Recommended amendments to the Principal Instrument

- The rezoning of RU2 Rural Landscape area to RU5 Village (figure 8.40).



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

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 8.36);
- assessment to determine the likelihood of Aboriginal archaeological artefacts on the site (figure 8.37);
- steep lands (figure 8.37);
- identified heritage item No 350;
- riparian corridors (figure 8.38);

- bush fire protection measures to be undertaken in identified bush fire prone areas (figure 8.39);

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

- any potential adverse impacts on environmentally sensitive lands – biodiversity identified in figure 8.38.

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 8.40);
- 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.

(f) South West Marulan Precinct

The precinct consists of one zoned area RU2 Rural Landscape with a minimum lot size of 40 hectares.

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

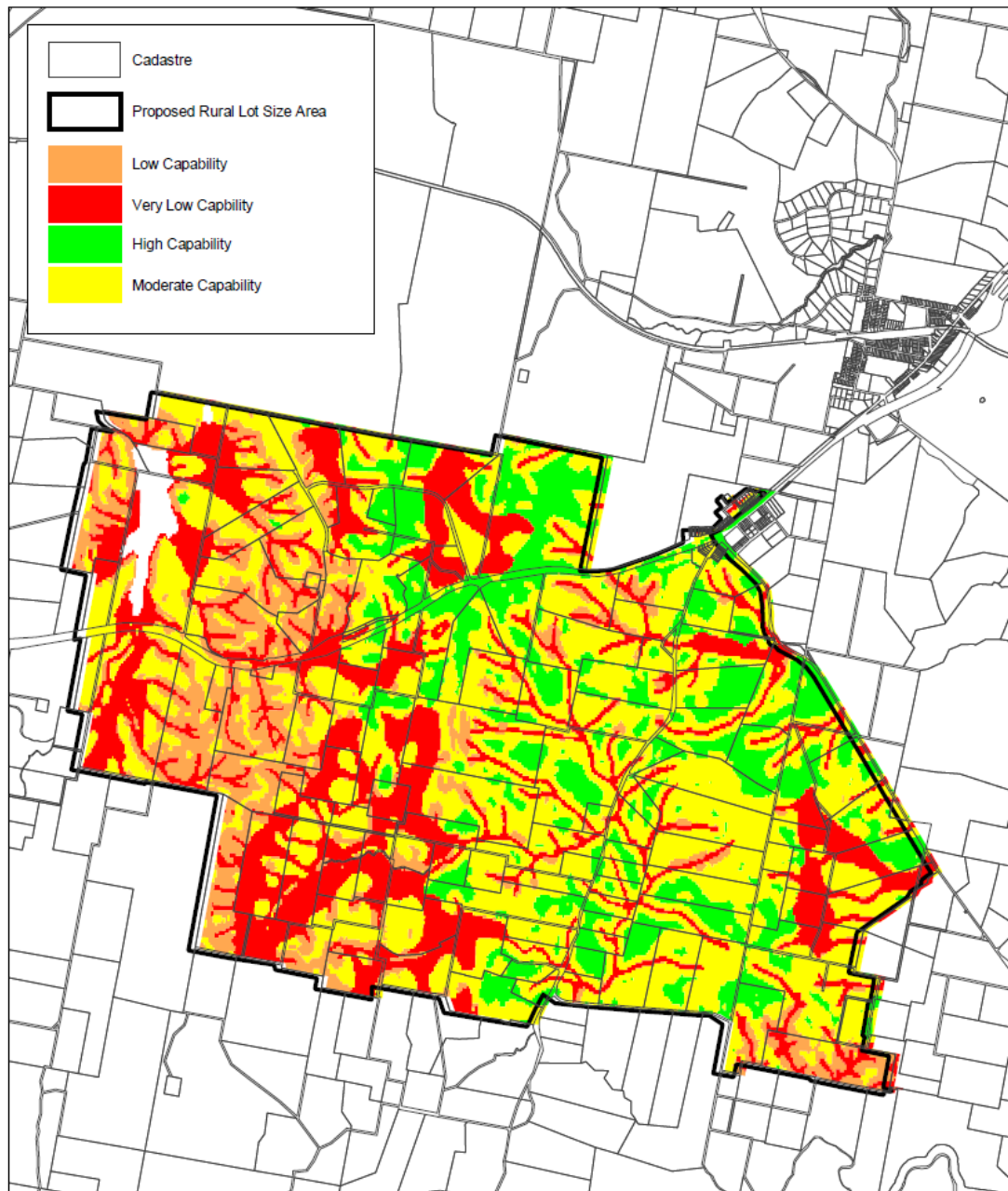
SLWCA mapping referenced included extensive agriculture, intensive livestock and plant agriculture and residential unsewered development for lots from 0.4 to 2 hectares.

The majority of the examined area is consistent with SLWCA recommendations with respect to the referenced agricultural land uses. (figure – Appendix J) However the Western sector is inconsistent and SLWCA recommends consideration of an alternative zone to the RU2 zone for this part of the area.

Residential unsewered development investigations have shown that the majority of the Eastern sector of this area is capable of supporting residential development on unsewered lots up to 2 hectares (figure 8.41). However the Western sector of the area is not capable of supporting such development (figure 8.41).

Consistency with SLWCA and the following constraint findings (eg high bush fire potential, major riparian corridor, steep slopes and identified mineral resource and buffer areas) will be better achieved by the introduction of additional larger lot size of 100 hectares in the steep 'un-developable' area, mineral and resource buffer areas and consideration of an alternative zone, E3 Environmental Management. In addition the remainder of the area will have a minimum lot size of 40 hectares. This will ensure better environmental outcomes for the future development of the area.

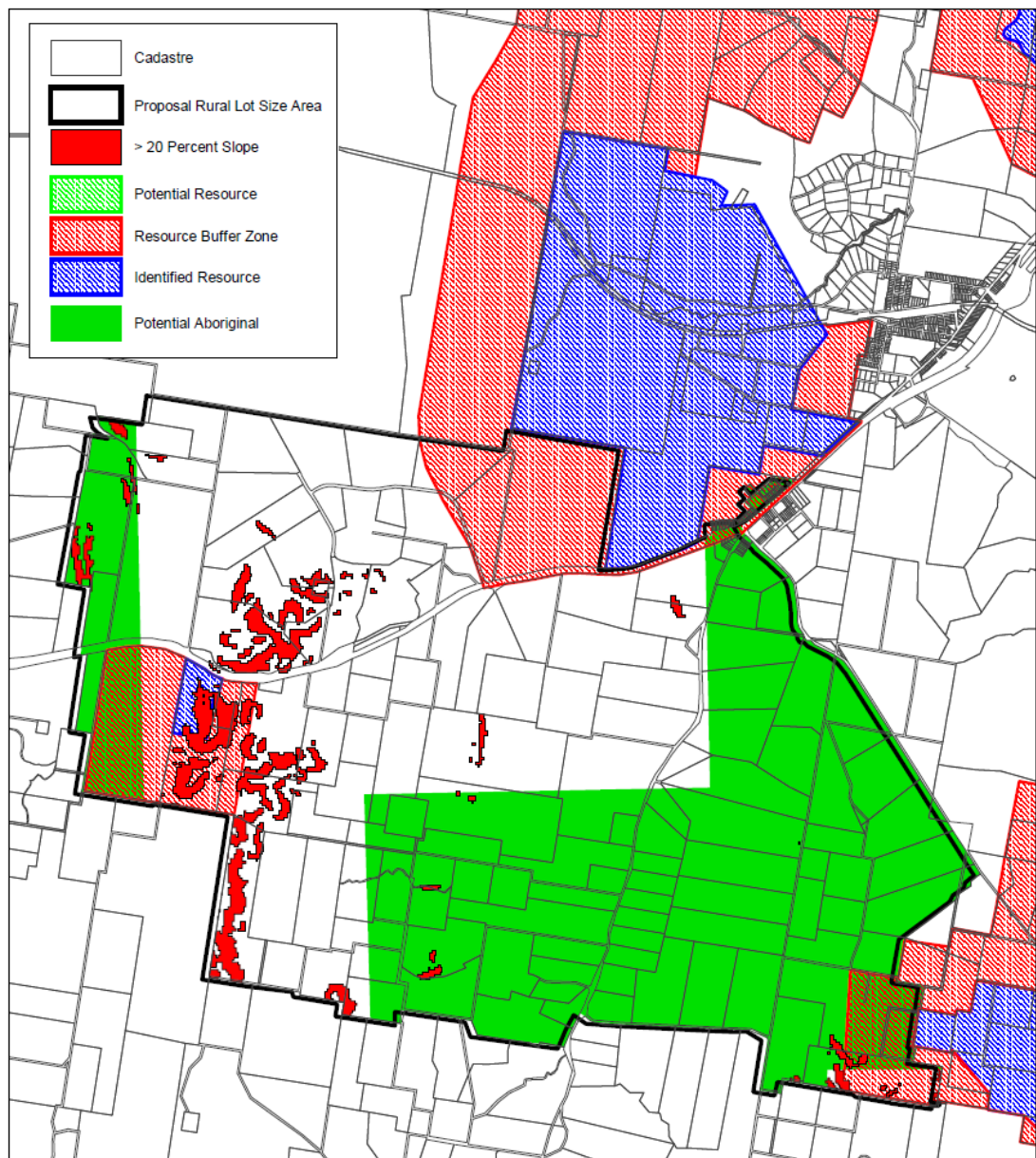
Figure 8.41 Residential Unsewered 4000 - 2ha - South West Marulan



(ii) Slope (>20%), potential, buffer and identified mineral resource areas and potential Aboriginal artefacts areas are shown on figure 8.42.

(iii) Heritage Conservation Area and Heritage items numbered 311 and 312 are shown on figure, heritage

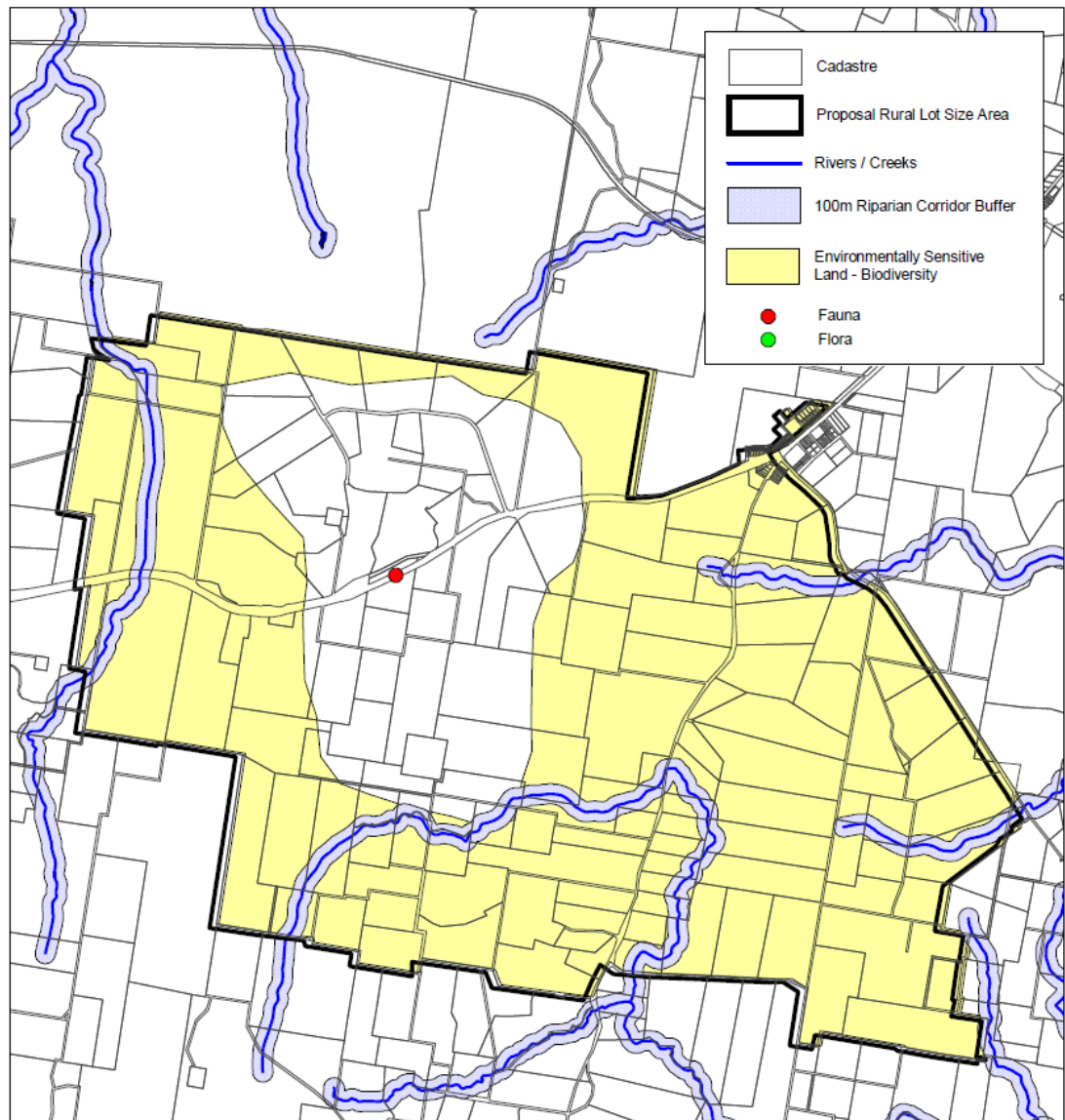
Figure 8.42 Constraints Mapping - South West Marulan



map – South West Marulan at appendix J.

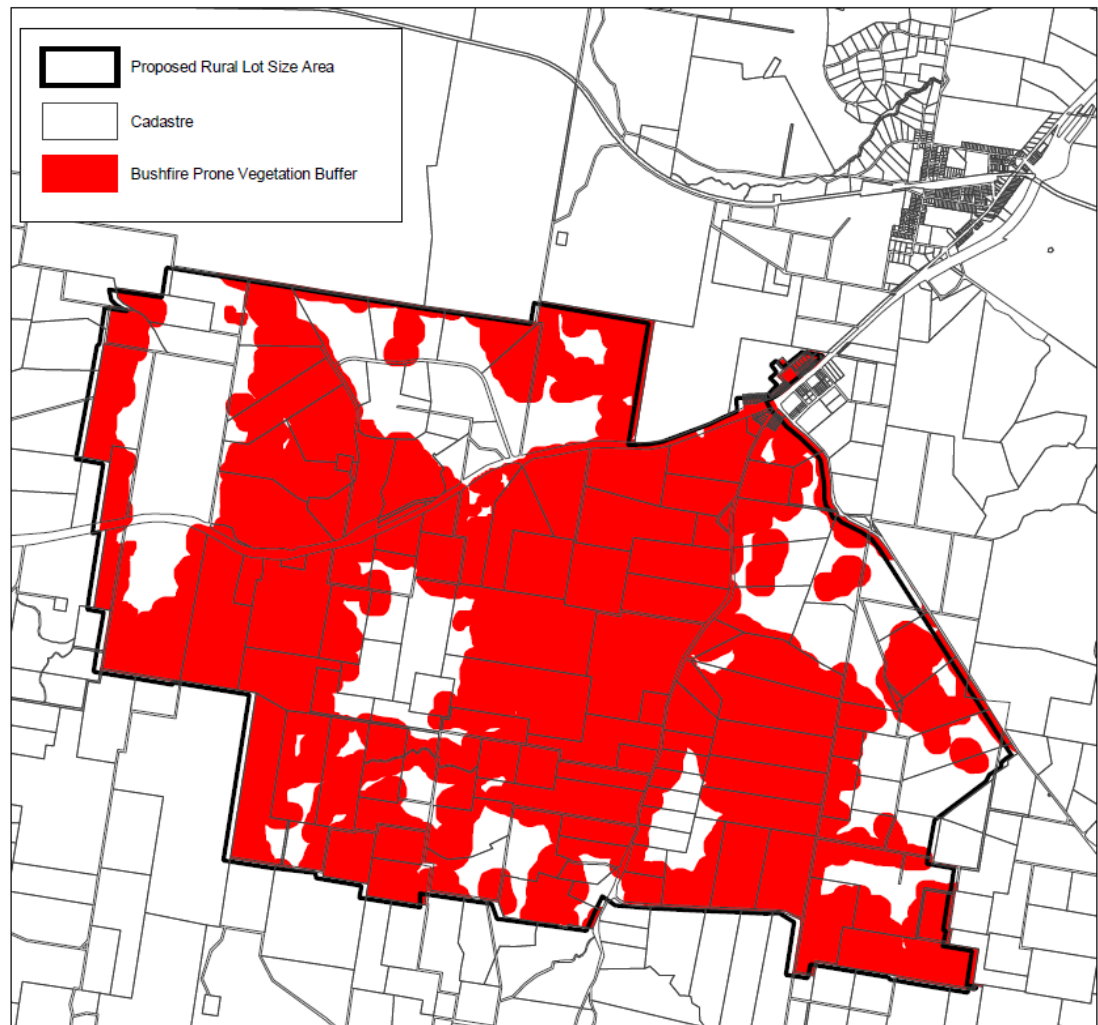
- (iv) Fauna, riparian corridors and environmentally sensitive land – biodiversity areas are shown on figure 8.43.

Figure 8.43 Constraints Mapping - South West Marulan



(v) Majority of the area has a high bushfire rating (figure

Figure 8.44 Bushfire Prone Vegetation Buffer - South West Marulan



8.44).

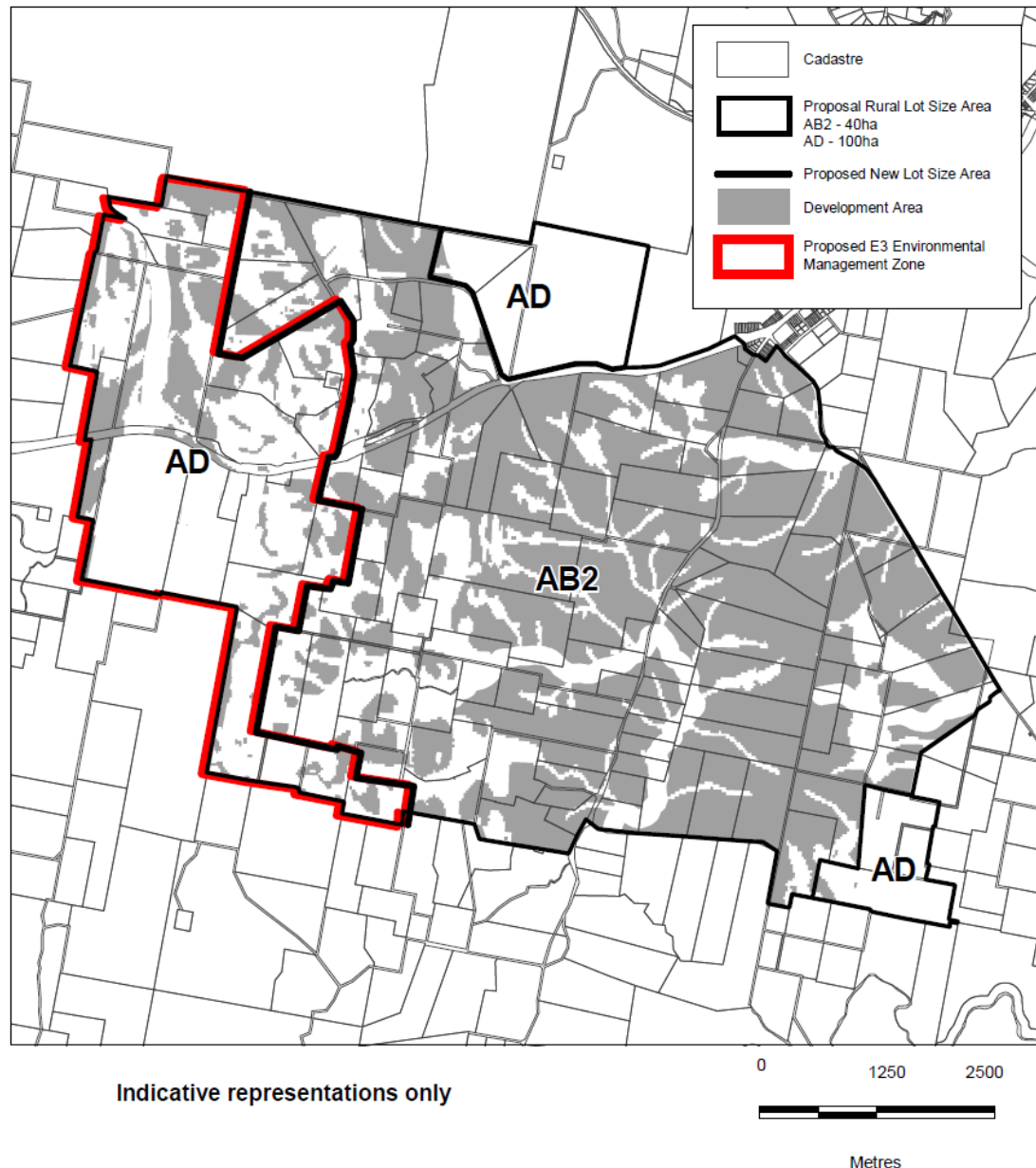
(vi) Having regard to the outcomes from the investigations above an indicative development area map (figure 8.45) has been developed by excluding:

- 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 8.45.
Recommended amendments to the Principal Instrument

- introduction of a larger minimum lot size of 100 hectares (figure 8.45) over part of the area in the west, north east and south east.
- The rezoning of part of RU2 Rural Landscape area to E3 Environmental Management (figure 8.45).

Figure 8.45 Development Area - South West Marulan



(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 8.41);
- steep lands (figure 8.42);
- identified mineral resource area and buffer area (figure 8.42);
- assessment to determine the likelihood of Aboriginal archaeological artefacts on the site (figure 8.42);
- identified local Heritage Conservation Area of 'old' Marulan and identified heritage item Nos 311 and 312 (appendix J);
- riparian corridors (figure 8.43);
- bush fire protection measures to be undertaken in identified bush fire prone areas (figure 8.44);

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

- any potential adverse impacts on environmentally sensitive lands – biodiversity identified in figure 8.43.

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 8.45);

- 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.

(g) Marulan / Tallong Precinct

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

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

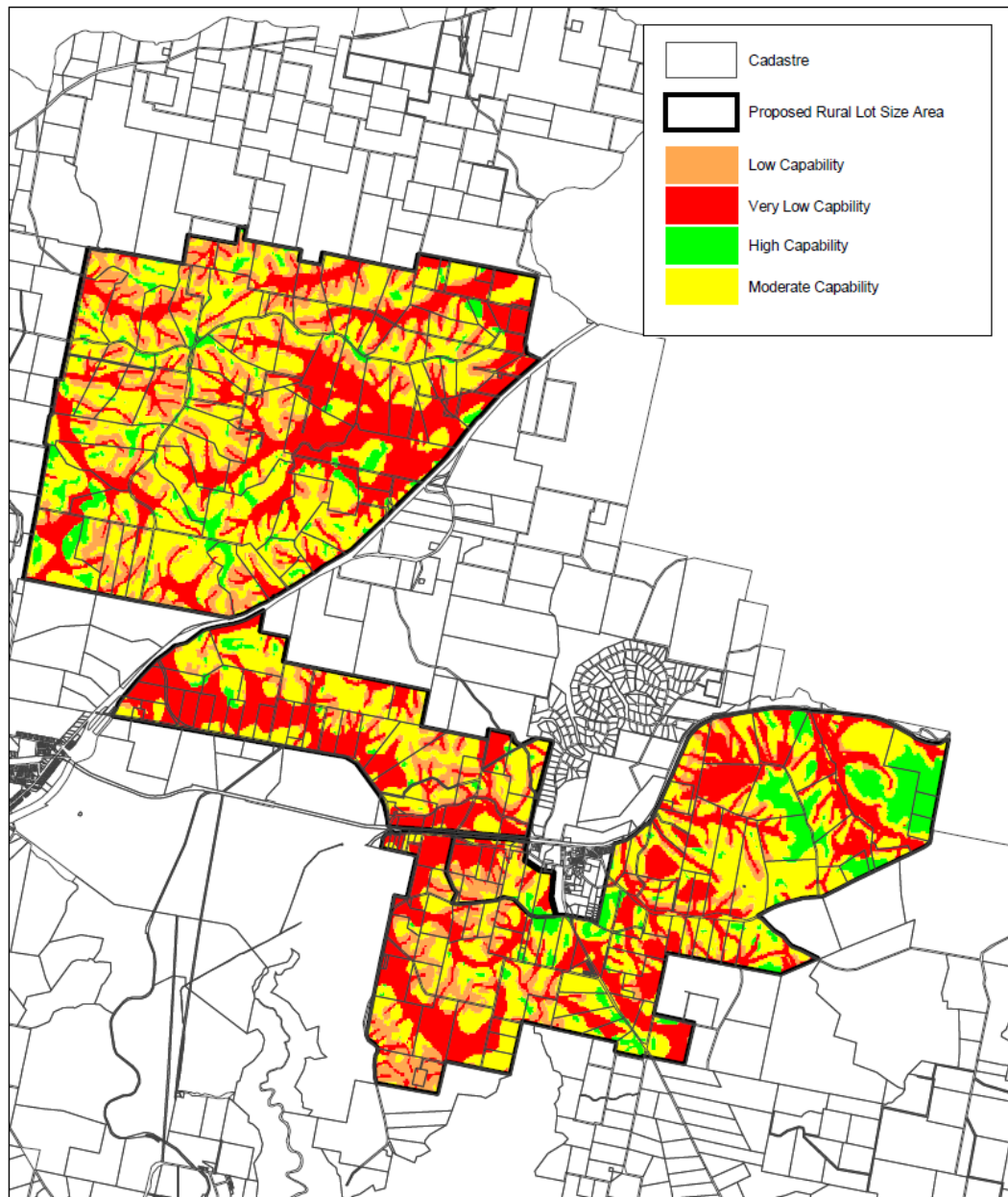
SLWCA mapping referenced included extensive agriculture, intensive livestock and plant agriculture and residential unsewered development for lots from 0.4 to 2 hectares.

The majority of the examined areas are inconsistent with SLWCA recommendations with respect to the referenced agricultural land uses. (figure – Appendix J) SLWCA recommends consideration of an alternative zone over the RU2 and RU6 zoned area.

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 8.46).

Consistency with SLWCA and the following constraint findings (eg high bush fire potential, high aboriginal artefacts potential, major riparian corridors, steep slopes and identified mineral resource and buffer areas) will be better achieved by the introduction of additional larger lot sizes of 40 and 100 hectares over land adjacent to the National Park and mineral resource areas and

Figure 8.46 Residential Unsewered 4000 - 2ha - Marulan / Tallong



considerations of an alternative zone, E3 Environmental Management. In addition the majority of the area will have a 20 hectare minimum lot size. This will ensure better environmental outcomes for the future development of the area.