

Figure 8.30 Development Area - Goulburn

Indicative representations only

(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 8.25);
- potential mineral resource area (figure 8.26);
- steep lands (figure 8.26);
- assessment to determine the likelihood of Aboriginal archaeological artefacts on the site (figure 8.26);
- identified heritage item Nos 001, 003, 009, 010, 011, 013, 014, 015, 184, 185; 238 and 341 (figure 8.27);
- riparian corridors (figure 8.28);
- bush fire protection measures to be undertaken in identified bush fire prone areas (figure 8.29);

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

- any potential adverse impacts on environmentally sensitive lands – biodiversity identified in figure 8.28.

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 8.30);
- 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.

(d) Boxers Creek Road Precinct

The precinct consists of two zoned areas RU2 Rural Landscape and RU6 Transition with a minimum lot sizes of 20 and 40 hectares.

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

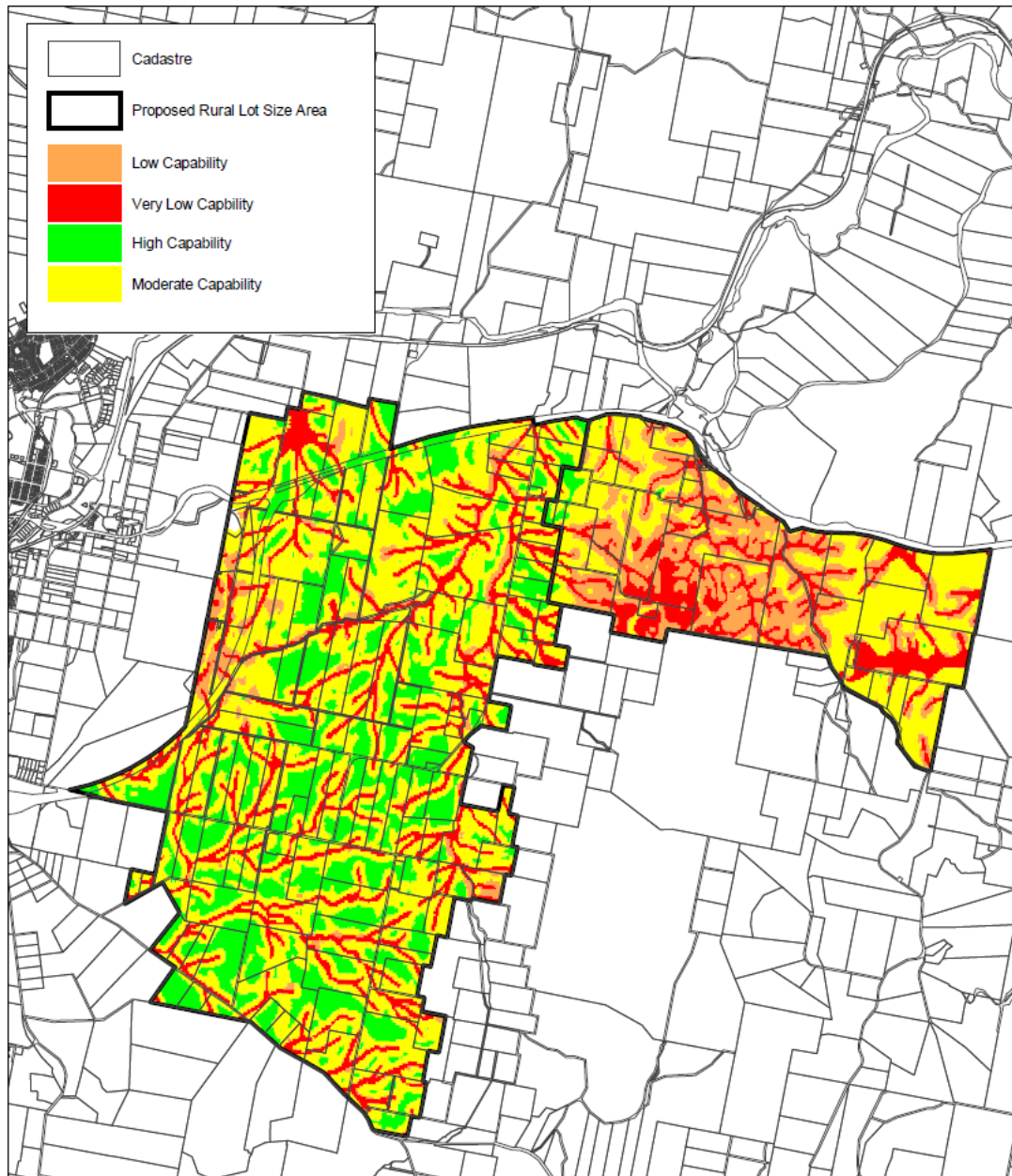
SLWCA mapping referenced included extensive agriculture, intensive livestock and plant agriculture and residential unsewered development for lots from 0.4 to 2 hectares.

The majority of the examined 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.

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

Residential unsewered development investigations on the RU2 zoned land have shown that the majority of land is not capable of supporting residential development on unsewered lots up to 2 hectares (figure 8.31).

Figure 8.31 Residential Unsewered 4000 - 2ha - Boxers Creek

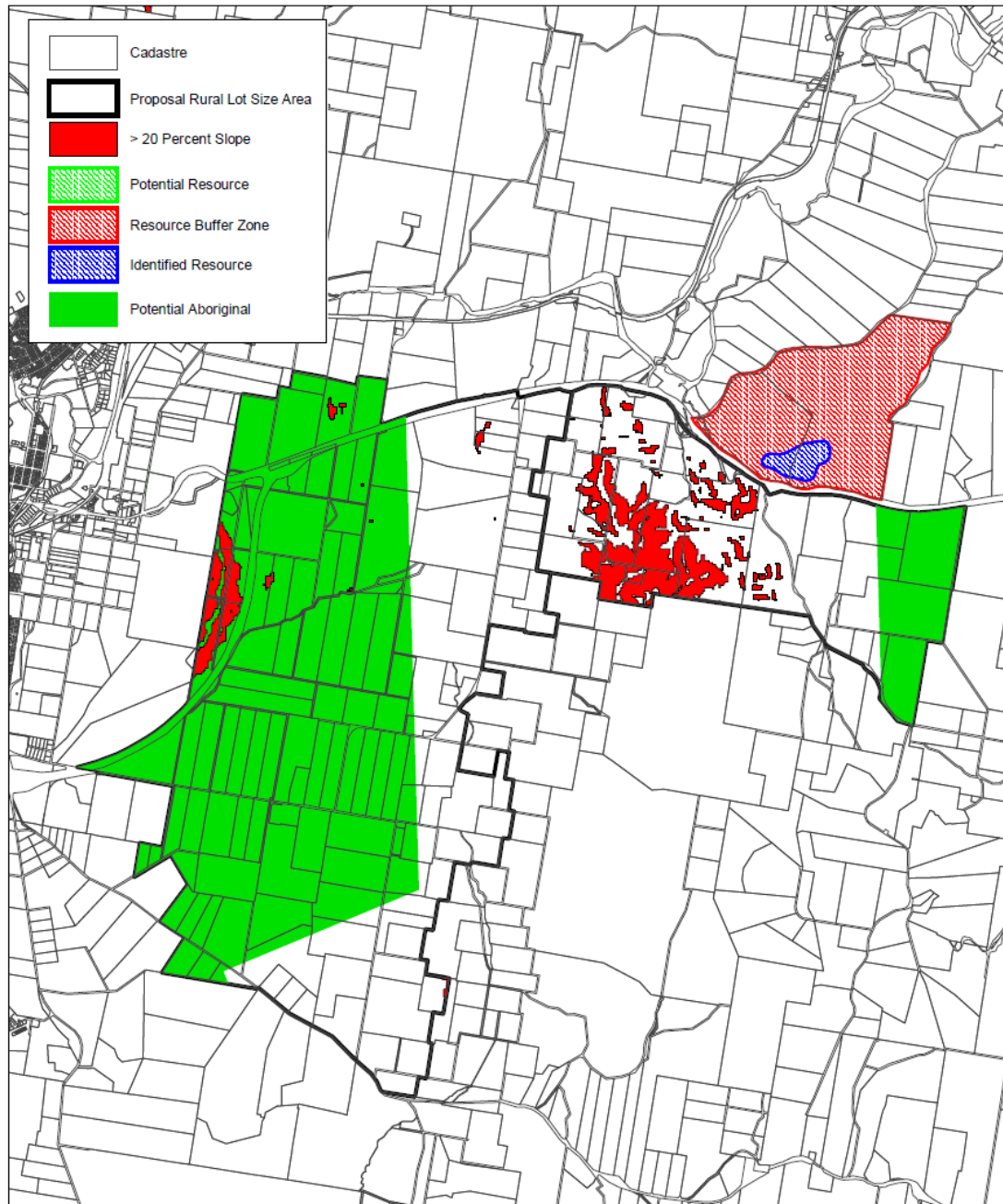


Consistency with SLWCA and the following constraint findings (eg high bush fire potential, major riparian corridors and steep slopes) will be better achieved by the introduction of additional larger lot size of 100 hectares in the steep 'un-developable' area and consideration of an alternative zone, E3 Environmental Management over the RU2 zoned area. In addition the remainder of the area will have minimum lot sizes of 20 and 40 hectares. This will ensure better environmental outcomes for the future development of this part of the area and link with the proposed eastern E3 zone.

- (iii) Slope (>20%) and potential Aboriginal artefacts areas are shown on figure 8.32.

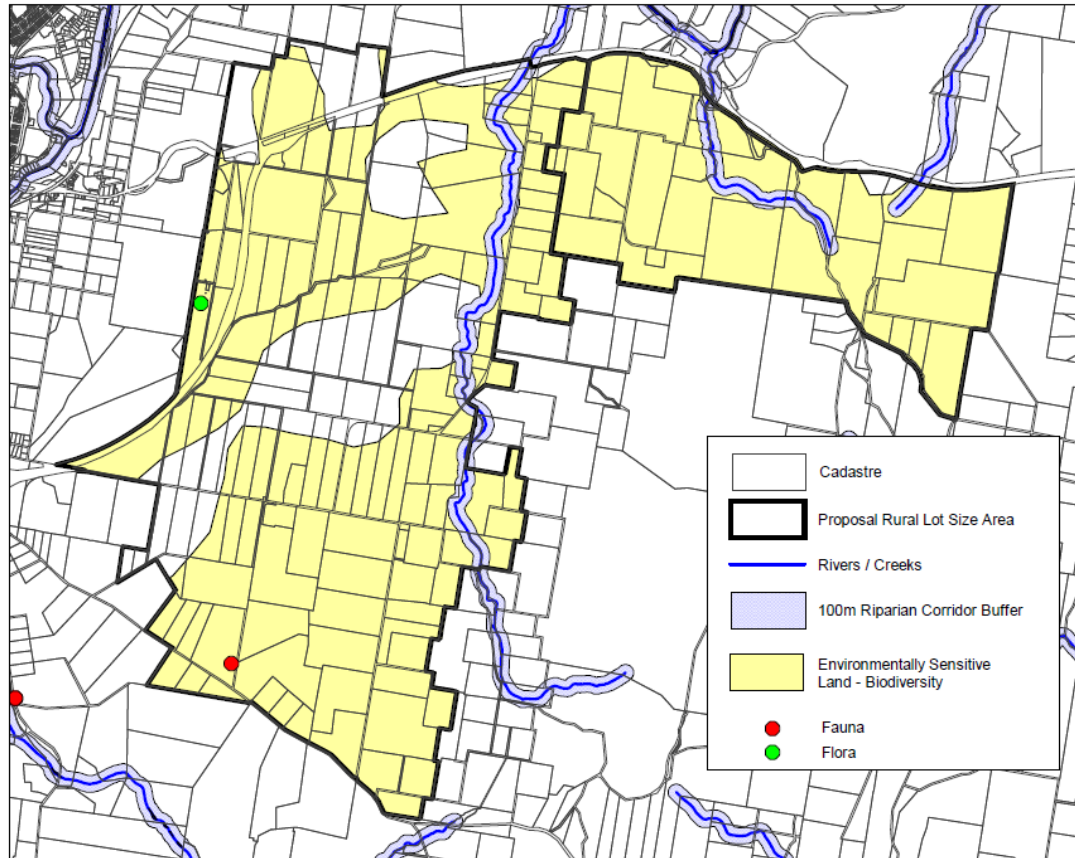
Eastern sector sub-area is severely affected by steep slopes.

Figure 8.32 Constraints Mapping - Boxers Creek



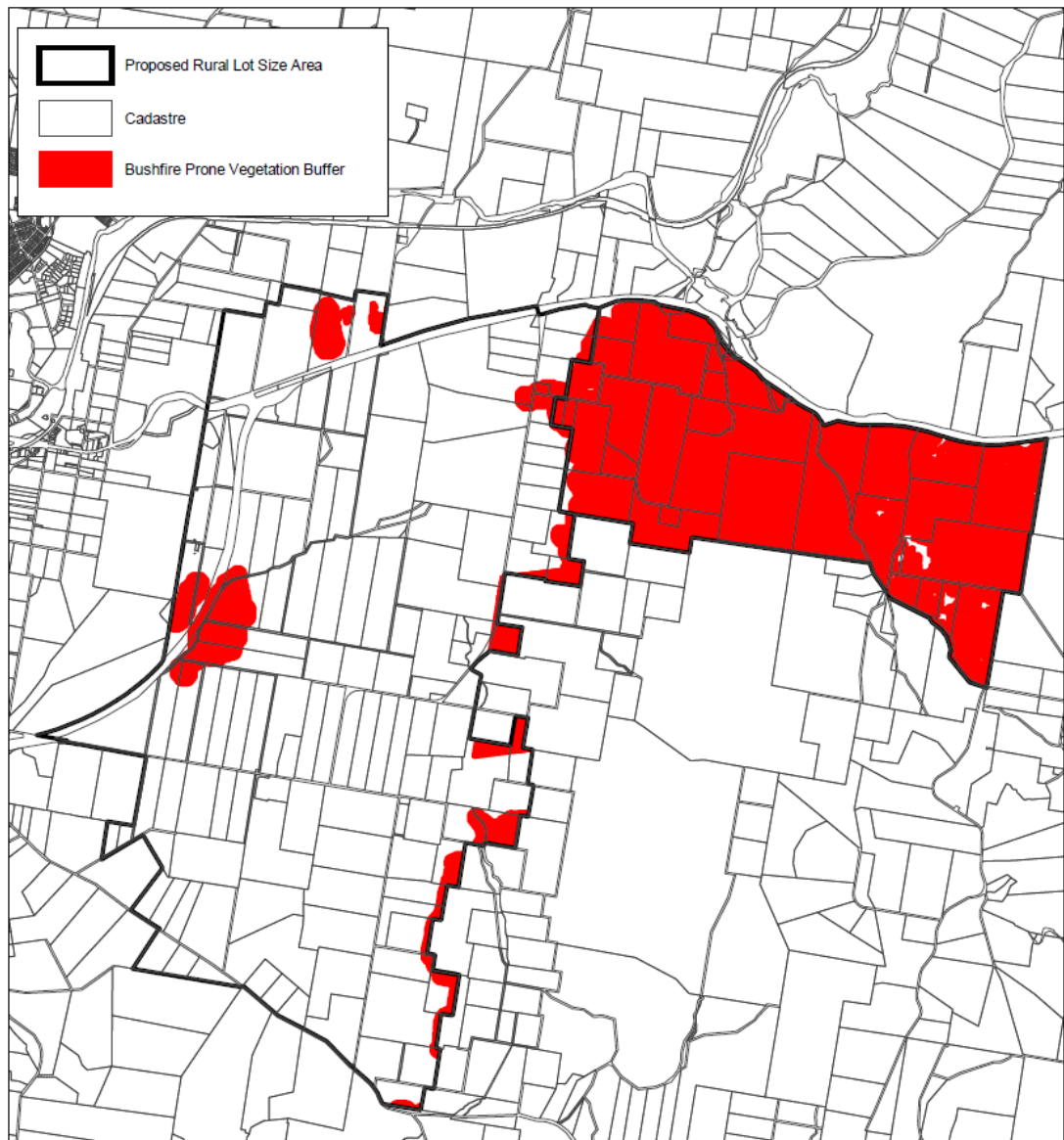
- (iv) Heritage items numbered 004, 007 and 345 are shown on figure, heritage map – Boxers Creek at appendix J.
- (v) Fauna / flora, riparian corridors and environmentally sensitive land – biodiversity areas are shown on figure

Figure 8.33 Constraints Mapping - Boxers Creek



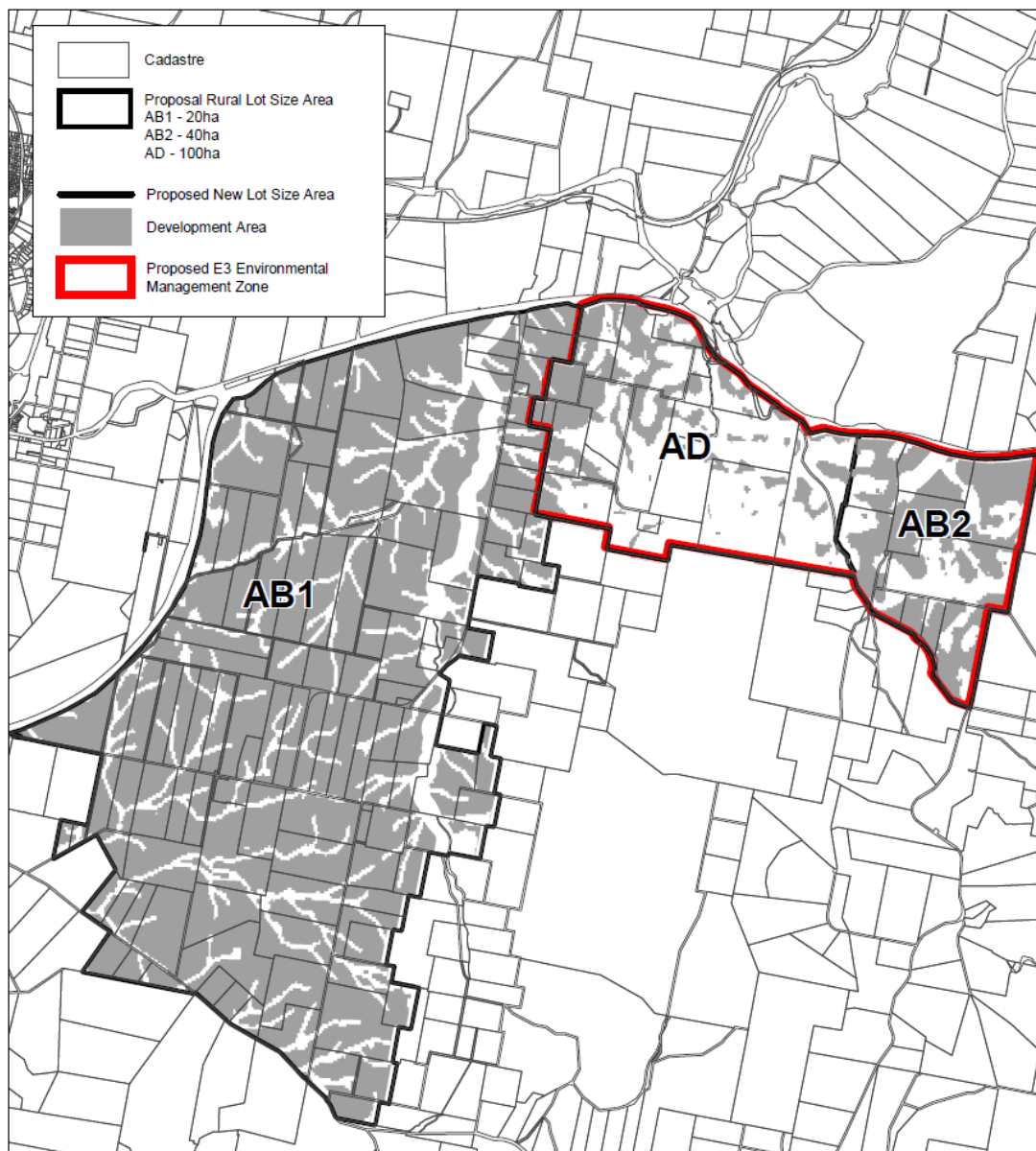
8.33.

- (vi) Eastern sector of the area has a high bushfire rating (figure 8.34) whereas the Western sector does not have a high bushfire rating.

Figure 8.34 Bushfire Prone Vegetation Buffer - Boxers Creek

(vi) Having regard to the outcomes from the investigations above an indicative development area map (figure 8.35) has been developed by excluding:

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

Figure 8.35 Development Area - Boxers Creek

Indicative representations only

0 1500 3000

Range of minimum rural lot sizes recommended by this plan are shown on figure 8.35.

Recommended amendments to the Principal Instrument

- introduction of a larger minimum lot size of 100 hectares (figure 8.35) over part of the area.
- The rezoning of RU2 Rural Landscape area to E3 Environmental Management (figure 8.35).

(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 8.31);
- assessment to determine the likelihood of Aboriginal archaeological artefacts on the site (figure 8.32);
- steep lands (figure 8.32);
- identified heritage item Nos 004, 007 and 345 (appendix J);
- riparian corridors (figure 8.33);
- bush fire protection measures to be undertaken in identified bush fire prone areas (figure 8.34);

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

- any potential adverse impacts on environmentally sensitive lands – biodiversity identified in figure 8.33.

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 8.35);

- 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.

(e) Towrang Village Precinct

The precinct consists of one zoned area RU2 Rural Landscape with a minimum lot size of 1 hectare.

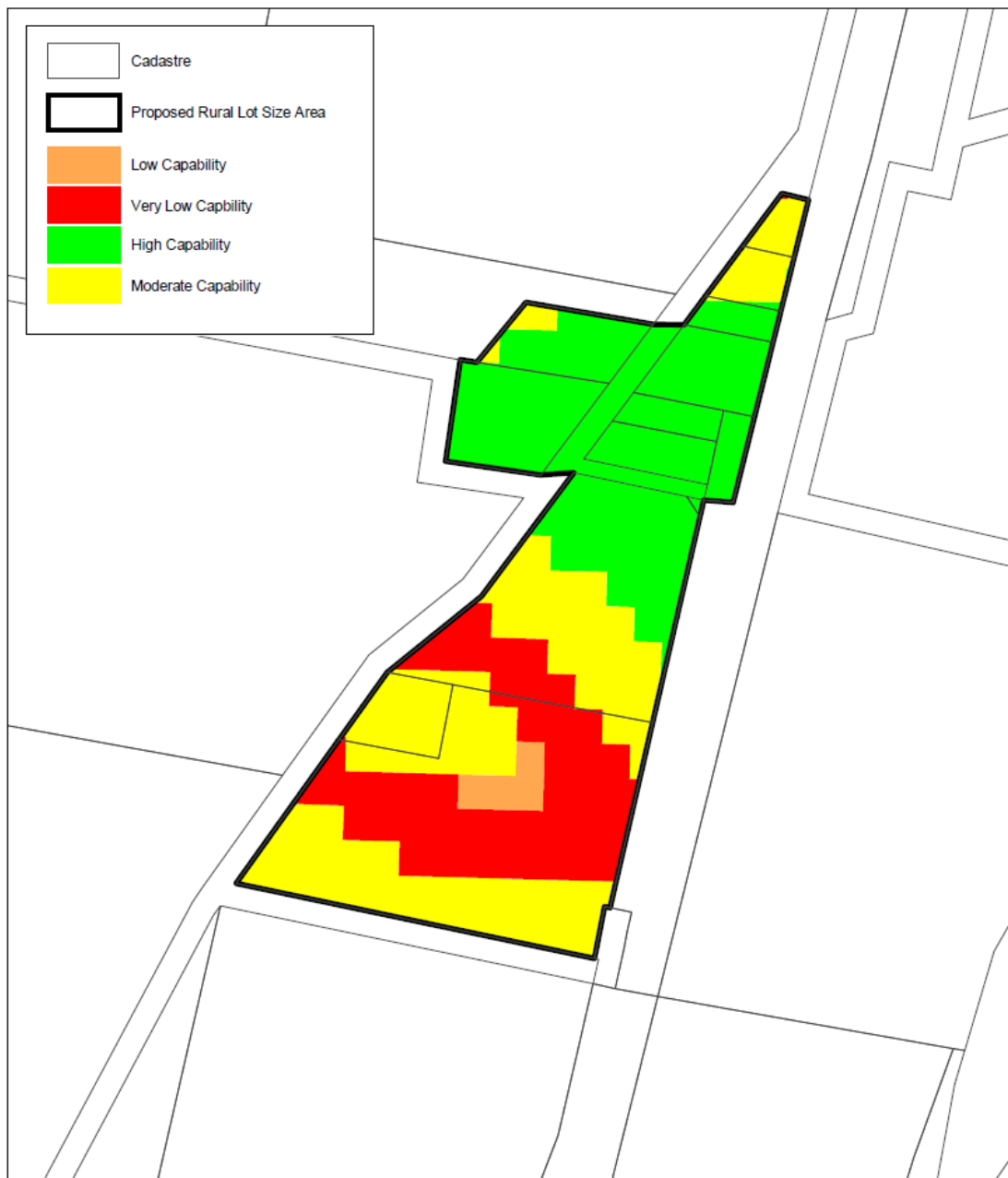
(i) Strategic Land and Water Capability Assessment (reference SCA)

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

A slight majority of the examined 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.

Residential unsewered development investigations have shown that the majority of the land is capable of supporting residential development on unsewered lots up to 2 hectares (figure 8.36).

Figure 8.36 Residential Unsewered 4000 - 2ha - Towrang



Consistency with SLWCA findings and the community's wish will be better achieved by consideration of an alternate zone, RU5 Village. This will ensure better environmental outcomes for the future development of this area as a 'village'.

- (ii) Potential Aboriginal artefacts area is shown on figure 8.37.

Figure 8.37 Constraints Mapping - Towrang



- (iii) Heritage item numbered 350 are shown on figure, heritage map – Towrang at appendix J.