

# Draft Dossie Street Site Specific Chapter

## 8.9 Dossie Street

### Objectives

- To facilitate the development of large lot residential development and industrial development.
- To ensure that land use conflict between industrial and residential development is minimised.
- To protect identified sensitive native grasslands.

### 8.9.1 Land to which Plan applies

This Plan applies to the land on the map shown as **Figure 8-9-1**.

**Figure 8-9-1:** Land to which Plan applies – *Dossie Street*



### 8.9.2 Development potential

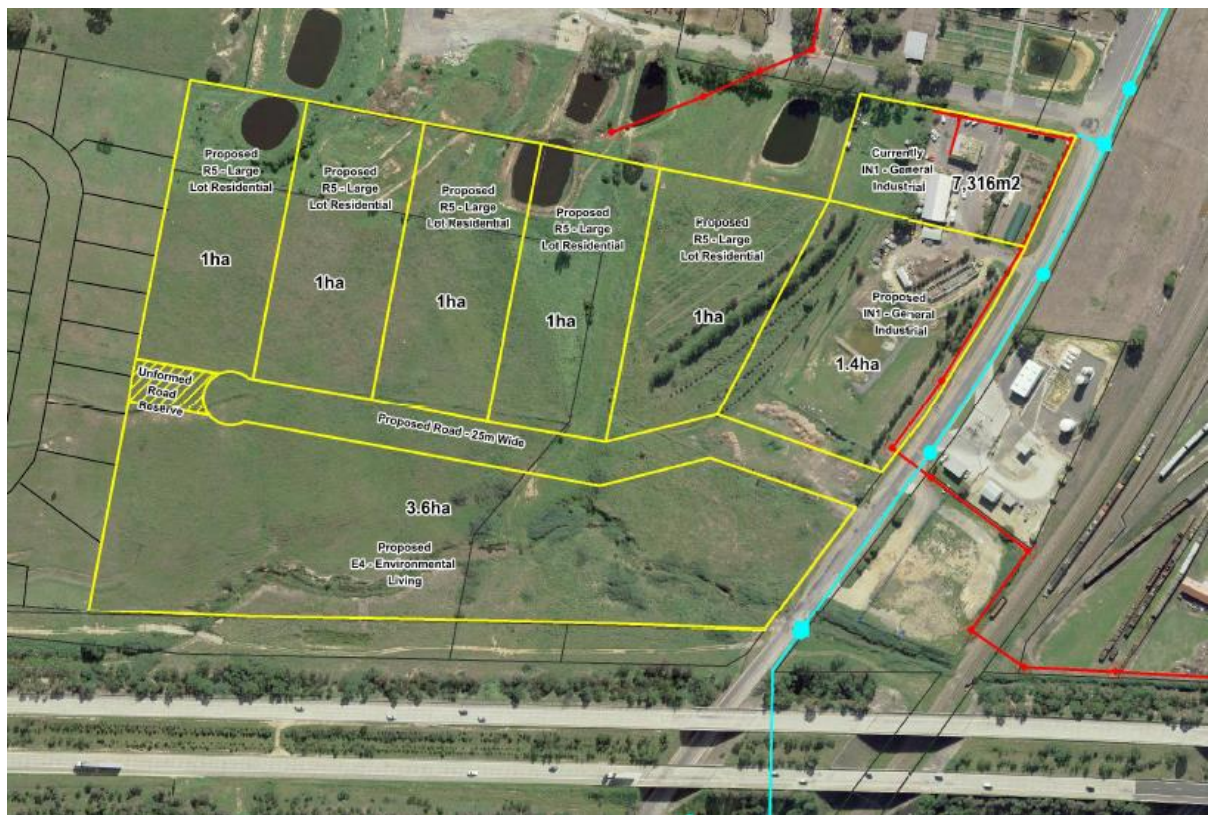
The land has been zoned to facilitate the development of a variety industrial developments and low density large lot residential development.

### 8.9.3 Internal road layout

Internal road layouts must allow for a connection between Sloane Street and Lockyer Street. However a combination of signage and traffic measures such as speed humps and curb extensions are to be used to prevent heavy vehicle traffic from utilising this connection.

**Figure 8-9-2** shows where the road is proposed for what is currently the eastern portion of the site.

**Figure 8-9-2:** Proposed subdivision plan for the eastern part of the subject area.



#### 8.9.4 Maximum site coverage

No development is to involve more than 70% of the lot being covered in hardstand surfaces.

#### 8.9.5 Contamination Assessment

All of the land in the subject area has been identified as potentially contaminated due to previous uses operating on or near the site. All development applications must be accompanied by a contamination assessment prepared in accordance with the *State Environmental Planning Policy No 55—Remediation of Land* if a prior assessment has not already been completed on the site.

#### 8.9.6 Noise abatement for residential development

Development for the purposes of dwellings must adhere to Australian Standard 2107 and provide appropriate measures to ensure that the following sound levels are not exceeded:

- a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,
- b) anywhere else in the residential accommodation other than a garage, kitchen, bathroom or hallway —40 dB(A) at any time.

Bedrooms in dwellings should be located at the furthest point from noise sources located in the IN1 General Industrial zone and at the Hume Highway.

An acoustic report is to be submitted with each development application for a dwelling addressing the controls above.

### 8.9.7 Noise abatement for non-residential development

Any non-residential development proposed that emits significant noise through either heavy vehicle movements or ongoing industrial or commercial processes must locate these loading areas or noise producing processes as far away from the R5 Large Lot Residential zone as feasible.

Where possible, buildings and structures should be situated in a manner that shields the R5 Large Lot Residential zone from industrial development.

### 8.9.8 Protection of grasslands

No structure is to be erected in the exclusion area identified below unless the structure actively facilitates or does not affect the conservation of the native grasslands contained within.

**Figure 8-9-3:** Exclusion area for all structures.

