



DESIGN BUILD INSTRUCT

PLANNING PROPOSAL

Rural Residential (R5)

Mountain Ash Road, Gundary, Goulburn NSW 2580



Views of Precinct 1 of the site, looking South-east along Mountain Ash Road (R).

Monday 18 July 2022 rev.2 (2ha parcels)

Rural Residential (R5)	1
Introduction / Executive Summary	4
Site Details	5
Planning Proposal	11
Intent & Objective	11
Explanation of Provisions	14
Justification	16
The South East and Tablelands Regional Plan 2036	16
Operational Plan 2021/22	21
Our Environment	21
Our Economy	22
Our Community	23
Our Infrastructure	24
Local Strategic Planning Statement	24
1. Infrastructure	25
Infrastructure meets the needs of a growing community	25
2. City, Town and Village Centres	25
Vibrant, accessible town centres which provide a range of services to meet the community's needs.	25
3. Community Facilities, Open Space and Recreation	26
Physical, social and cultural activity is supported by a range of facilities and shared spaces.	26
4. Housing	26
A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.	26
5. Primary Industry	26
Primary resource land is a valued asset; and primary industry is a significant economic sector within the LGA which contributes to positive environmental and social outcomes.	26
6. Industry and Economy	27
Local industry provides for the employment needs of the region within a thriving and diversified economy which is resilient to change.	27
7. Sustainability	27
A sustainable environment which utilises best practice to minimise waste and maximise renewables.	27
8. Natural Hazards	27

Natural hazards are identified, planned for and mitigated where possible throughout the planning process.	27
9. Heritage	28
Goulburn Mulwaree's cultural heritage is conserved, actively adapted for use (where appropriate) and celebrated.	28
10 Natural Environment	28
Protection and enhancement of the quality of natural environments and systems.	28
Goulburn Mulwaree Urban and Fringe Housing Strategy	29
Local Strategic Planning Statement	30
Goulburn Mulwaree Urban and Fringe Housing Strategy	30
Local Housing Strategy Objectives	32
SEPP55 Remediation of Land	33
SEPP Rural Lands	35
SEPP Sydney Drinking Water Catchment 2011	36
Goulburn Mulwaree Local Environmental Plan 2009	38
Direction 1.2 Implementation of Regional Plans	39
Direction 1.5 Rural lands	39
Direction 3.2 Heritage Conservation	39
3.3 Sydney Drinking Water Catchments	39
Direction 4.1 Flooding	40
Direction 9.1 Rural zones	41
Biodiversity Conservation Act (2016)	47
Goulburn Mulwaree Local Environmental Plan 2009	49
Conclusion	56
Attachment 1	57
Ecological Constraints Analysis	57
Attachment 2	58
Engineering Services Report	58
Attachment 3	59
Proposal Plans	59
Attachment 4	60
Strategic Bushfire Assessment	60

Introduction / Executive Summary

This Planning Proposal has been prepared by Design Build Instruct Pty Ltd on behalf of Windellama Road Pty Ltd & GTSMF Pty Ltd seeking council support for land identified along Mountain Ash Road as included within Precinct 10 of the Urban and Fringe Housing Strategy to be rezoned to R5 Large Lot Residential. The proposal has scope to provide much needed rural residential lifestyle living within less than 2 kilometres of Goulburn. Australia's first inland City.

Providing much needed housing for the community brings with it new people to the region. Enticing intra-regional migration often brings fresh and exciting ideas which can support increases in tourism and economic development. This proposal has been lodged in support of council initiatives to bolster and grow the regional economy of Goulburn.

Council has invested in infrastructure and facilities development that help to make Goulburn a good place to live, invest and visit. For example, a new Performing Arts Centre, refurbished Regional Art Gallery, Adventure Playground, Wollondilly River Walkway, Aquatic Centre Redevelopment, and War Memorial Museum. This Planning Proposal provides the housing for new residents to enjoy these facilities and in turn continue to grow the economy.

The proposal is reflected within numerous economic development drivers at the State, Regional and Local level. Positioned on the fringe of the city, with readable access to Canberra or Sydney via Hume Highway and less than two kilometres to the city centre, the proposal provides scope for new residents to enjoy the region and contribute positively to regional growth. The Planning Proposal is aligned with the South East and Tablelands Regional Plan 2036, Council's Operational Plan 2021-22 and Community Strategic Plan. The subject site is highlighted as Precinct 10 within council's Urban and Fringe Housing Strategy, and the Local Strategic Planning Statement.

Lodged pursuant to the relevant sections of Part III of the Environmental Planning & Assessment Act, 1979 and in accordance with the support of the aforementioned extrinsic material, Local Environmental Plan, adopted strategies and documentation. The proposal is the next logical progression for housing within the Goulburn - Mulwaree Shire, supporting job creation, and broadening economic growth in alignment with Canberra Region, Goulburn Australia and Goulburn Mulwaree Destination Action Plan 2020 to 2025.

We look forward to working with council to progress the assessment of this planning proposal in a proactive, timely manner.

Site Details

The subject site along Mountain Ash Road is positioned north and south of the carriageway and geographically presents as three distinct precinct areas (Figure 1) on State government mapping. North of Mountain Ash Road the site comprises allotments known legally as Lots 1 in DP779194, 103 in DP70346, 1 in DP853498 104, 105, 106 in DP126140 and 1, 2 in DP835278 South of Mountain Ash Road the allotments consist of Lots 3 in DP835278, 1 in DP731427 and 22, 23, 24 in DP811954.

The subject site comprises a total of 13 parcels fronting Mountain Ash Road Gundry in the parish's of Goulburn and Towrang.

The site is currently zoned RU1 Primary Production and totals 277ha in area. Access to the site can be made via 5 constructed and unconstructed gazetted road reserves which appropriately provide various access points, in, through, and surrounding the subject site from Windellama, Mountain Ash, Rosemont Roads and Barretts Lane.

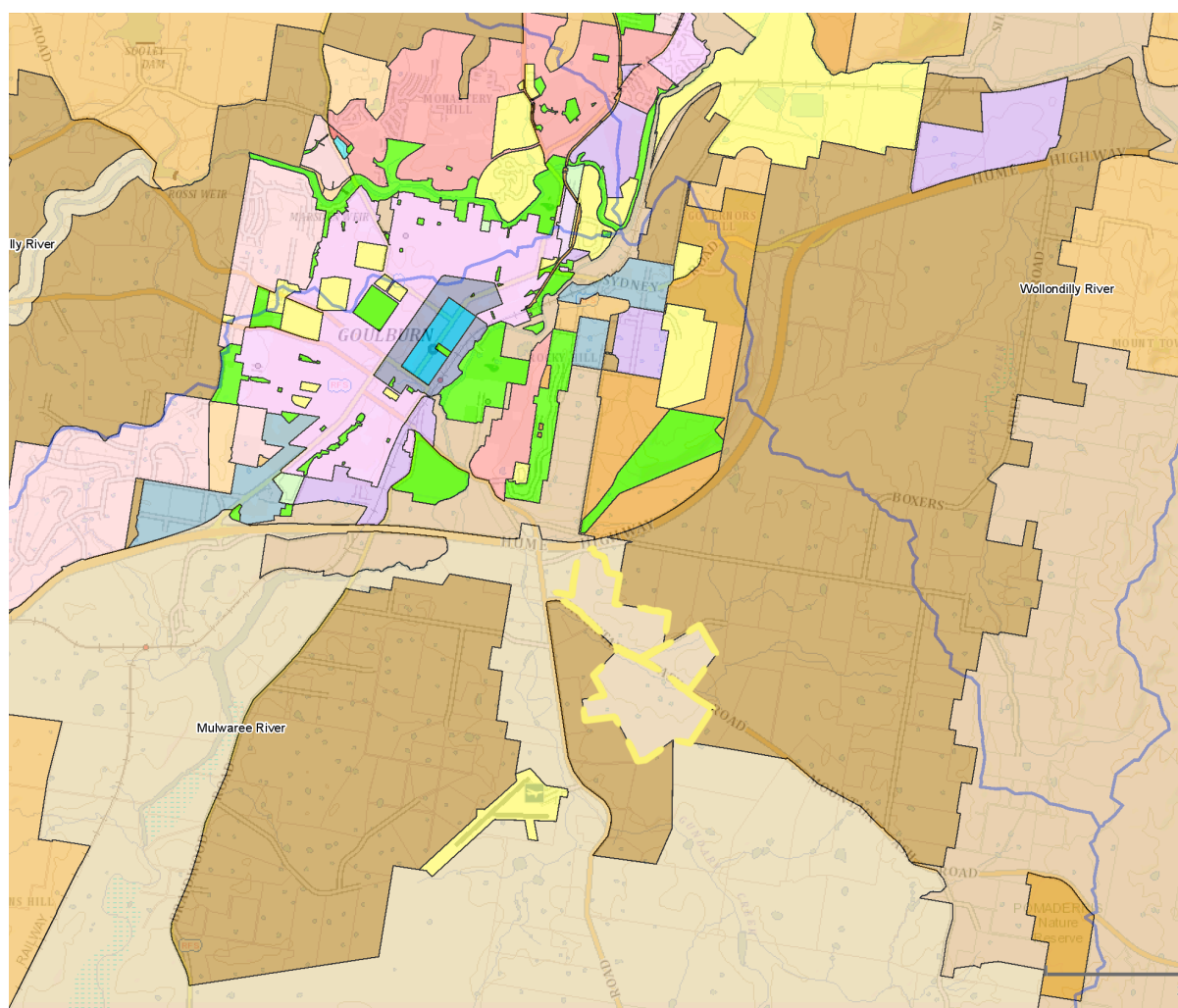


Figure 1. Regional Context of the site. Goulburn township North of Hume Highway

The regional context of the site positions it within very close proximity to Goulburn providing readable access to local employment centres, as well as easy access to Hume Highway for access to Canberra or Sydney. The site is situated within two (2) kilometres of the city centre positioning itself in a suitable location for rural residential sized allotments.

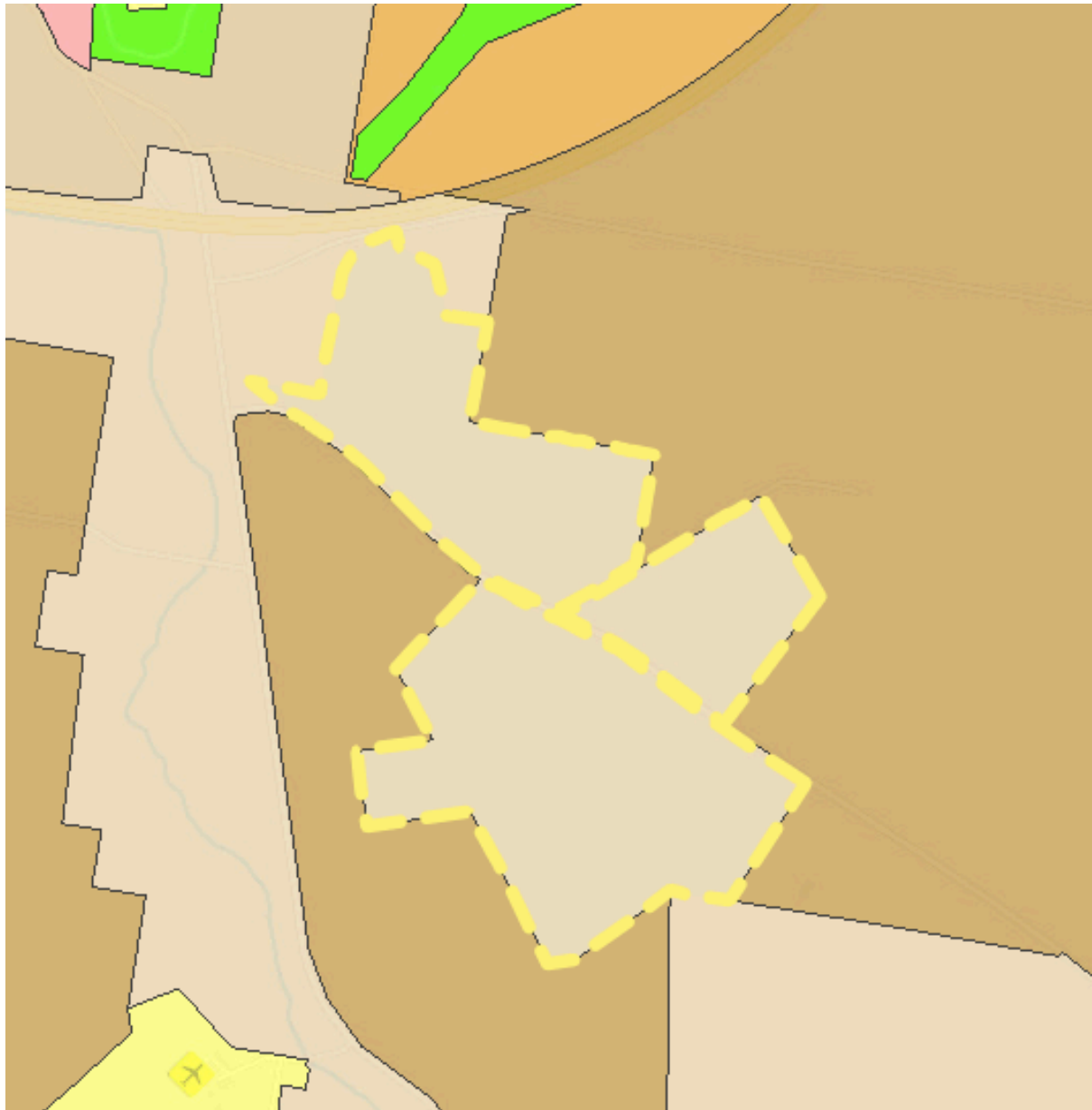


Figure 2. Site and surrounds Zoning layer (Goulburn township North of site)

The subject site contains no dominant vegetation and is generally described as farmed paddock lands and is currently utilised for low scale cropping (no spray). The subject site contains bushfire prone open plain grasslands and is situated within a blanket Vegetation Category 3 overlay.

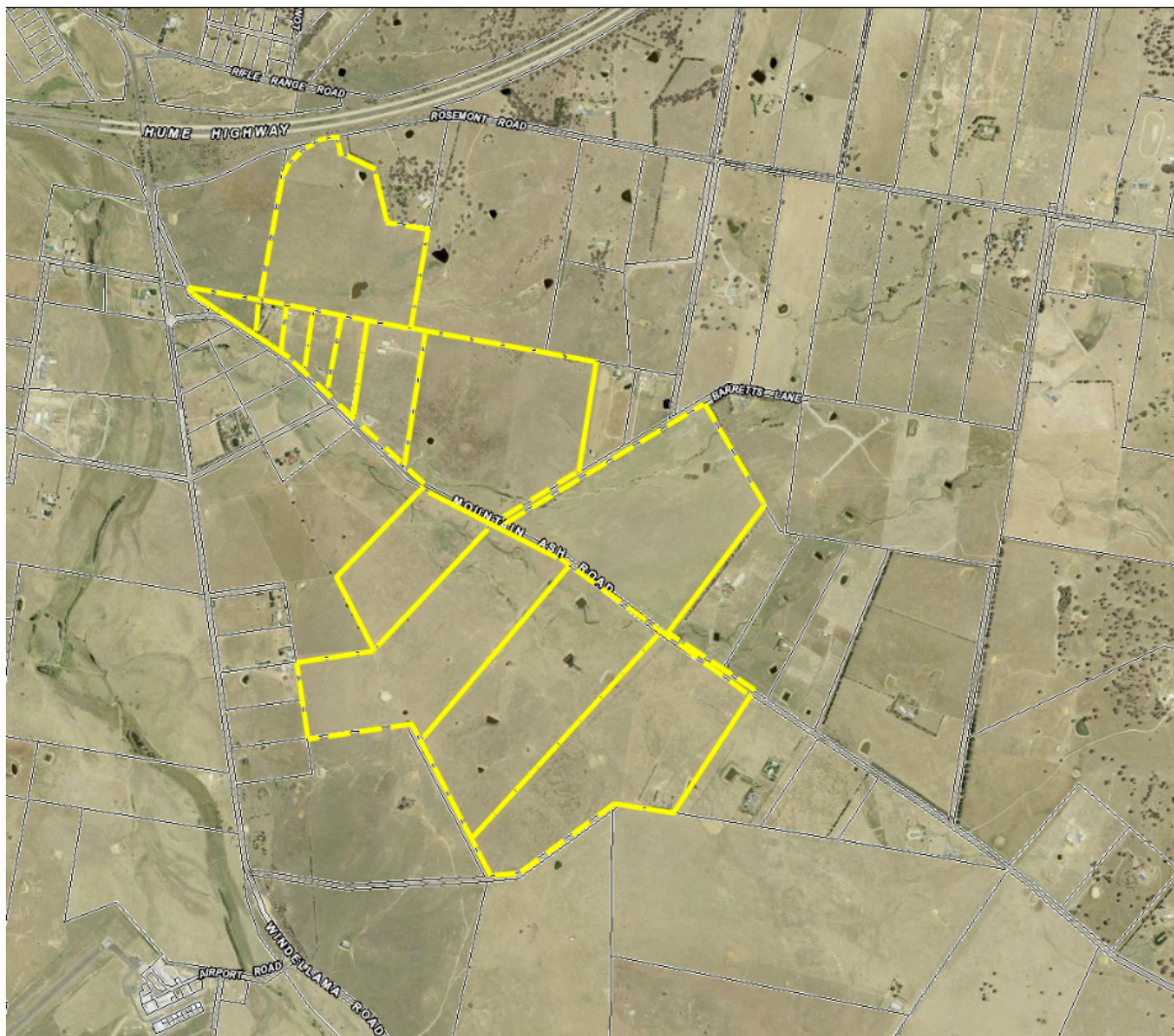


Figure 3. Subject site consisting of thirteen (13) allotments.

The site (Figure 3), comprised of several allotments is improved by dwelling house upon some of these allotments.

The site contains some minor drainage channels which could be classified as 1st, 2nd and 3rd order channels which present physically as heavily scoured drainage paths

containing no permanent water within the drainage channels. The drainage paths have been historically modified for numerous man-made dams.

The site and LGA is included within the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (ref. Figure 4) as the site's drainage channels are included as part of the SEPPs "Mulwaree River" Sub-Catchment (Map ID Number SEPP SDWC002 20101215). The drainage channels on site meander to the west eventually leading off site to Gundary Creek, which then continues into Mulwaree River. The entire region south of the Hume Highway has been heavily modified and impacted by early European settlement and the locality contains a number of constructed dams in the area (Ref. Figure 3 for aerial).

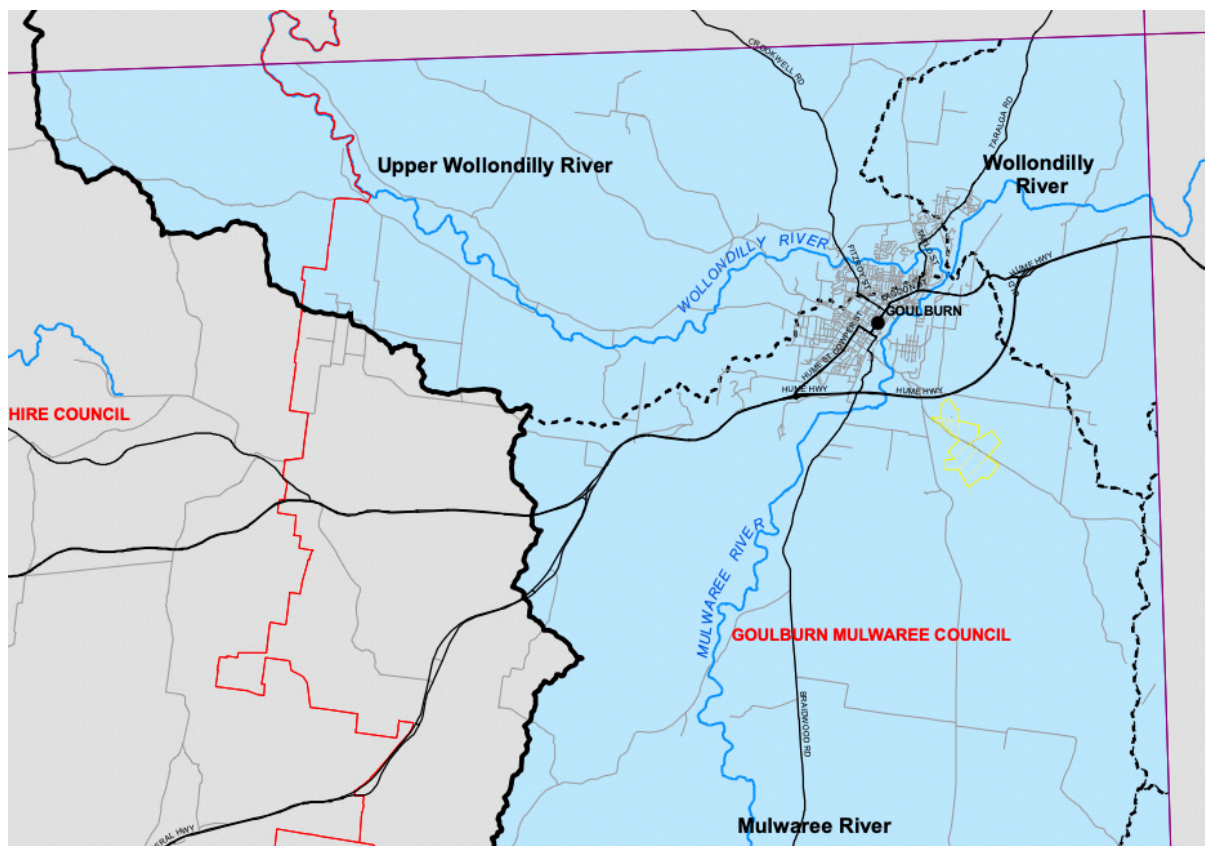


Figure 4. SEPP Sydney Drinking Water Catchment map extract with site location (map ID: SDWC_002)

The planning proposal acknowledges the cultural heritage of the Shire, both Early European and Aboriginal settlement and use of the lands in the Shire. The subject site is not identified as a heritage item nor is located in a heritage conservation area however individual heritage items can be found in close proximity. The most significant site of cultural interest is the 1924 Motor Cycle Grand Prix Memorial. The memorial erected at the start of the 1914 Tourist Trophy Race and 1924 Motor Cycle Grand Prix on Windellama Road is located adjacent to the subject land. A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that the site contains no places or sites of interest upon it.



Figure 5. View of the N-W portion (Precinct 1) of the site, looking South along Mountain Ash Road (R).



Figure 6. View N-E being part of Precinct 2 of the site, looking from road reserve on Mountain Ash Road.

Planning Proposal

Intent & Objective

Part 1

Design Build Instruct Pty Ltd has been commissioned by Windellama Road Pty Ltd & GTSMF Pty Ltd to prepare a Planning Proposal for the subject site. We are seeking to better utilise the unconstrained land of the site for rural residential purposes, supporting

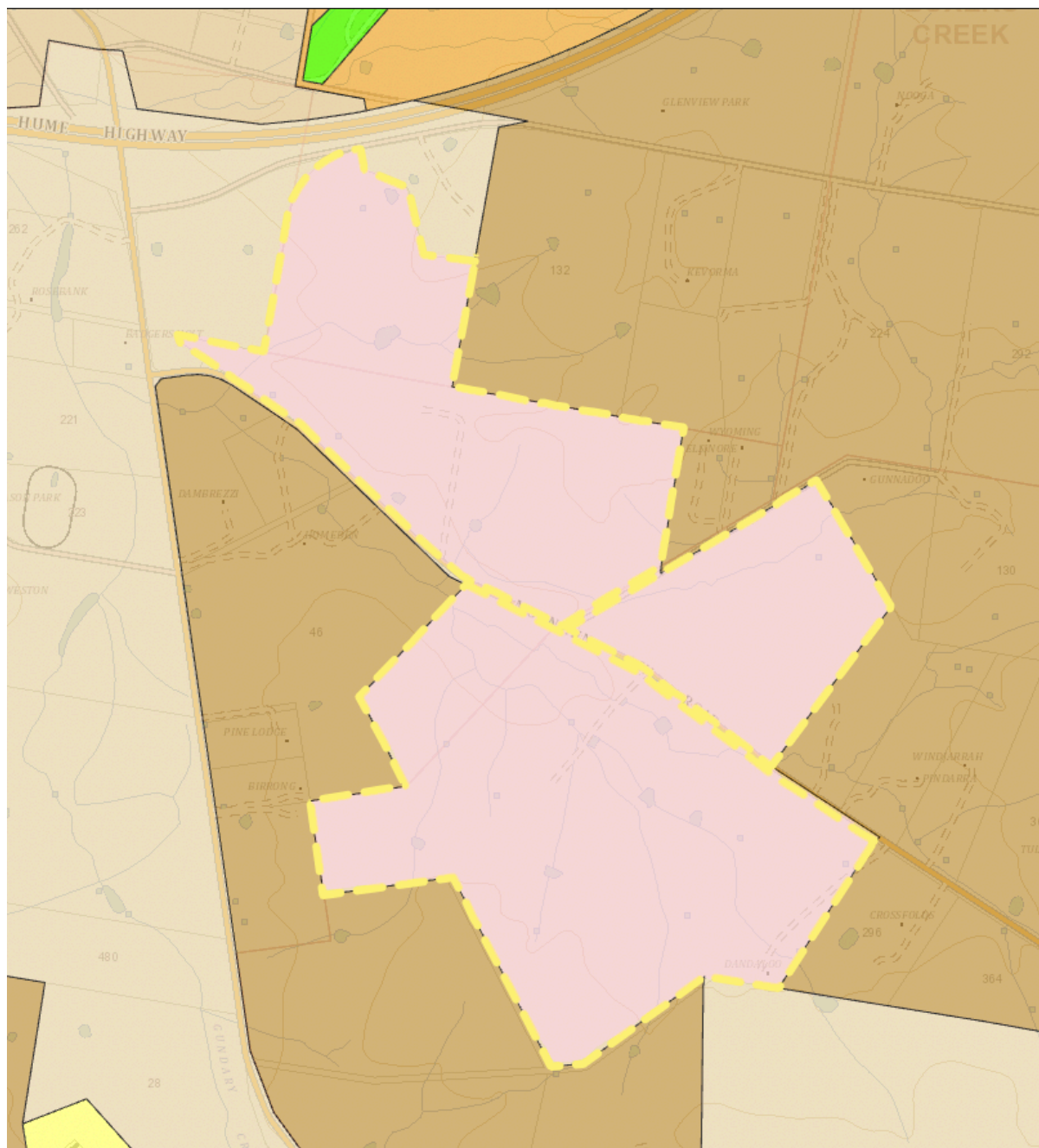


Figure 7. Subject Site Proposed zone to R5 - Large Lot Residential

urban growth of the Goulburn-Mulwaree Shire. In order for this to be achieved, we



Figure 8. Mountain Ash Road Looking S-E.



Figure 9. Mountain Ash Road Looking N-W.




submit this information seeking the council support for a Planning Proposal to amend the *Goulburn-Mulwaree Local Environmental Plan 2009* (LEP).

We are seeking to amend the LEP per s3.33(2) of the *Environmental Planning and Assessment Act 1979* in order to rezone the subject site from RU1 to an appropriate combination of suitably sized R5 Large Lot Residential Precincts, consistent with the State Government's South East and Tablelands Regional Plan 2036, Council's Local Strategic Planning Statement, and Goulburn Mulwaree Urban and Fringe Housing Strategy.

It is our belief that Goulburn and the wider region's population is increasing at a significantly quicker rate than was projected.

- Mayor Bob Kirk
Goulburn Post Article 6 July 2021

The proposal submits a concept plan identified as three (3) Precincts characterised by road boundaries and whole contained within Precinct 10 of the Urban and Fringe Housing Strategy. The precincts are:


-  Precinct 1 - Adjacent Mountain Ash Road and North of Barretts Lane.
-  Precinct 2 - South of Barretts Lane and East on Mountain Ash Road
-  Precinct 3 - South- west of Mountain Ash Road.

Proposal Plans aiding in the assessment of this report are included as Attachment 3.


Explanation of Provisions

Part 2

In order to carry out the intent of this proposal, it is considered the following matters would require attention to suit the desired outcome of this proposal. We consider amendment to the clause 1.7 Maps of the *Goulburn Mulwaree Local Environmental Plan 2009* as the only clause requiring change to the LEP and these map-specifics are as follows:

-  Land Zoning Map with reference for the allotments identified as the subject site change to R5 Large Lot Residential Zone upon:

- ☐ Land Zoning Map - Sheet LZN 001
- ☐ Land Zoning Map - Sheet LZN 001E

-  Subsequent map changes as a result of the zoning change to R5 will also need to occur. This includes but is not limited to the following:

- ☐ Lot Size Map - Sheet LSZ_001
- ☐ Lot Size Map - Sheet LSZ_001E
- ☐ Terrestrial Biodiversity Map - Sheet BIO_001

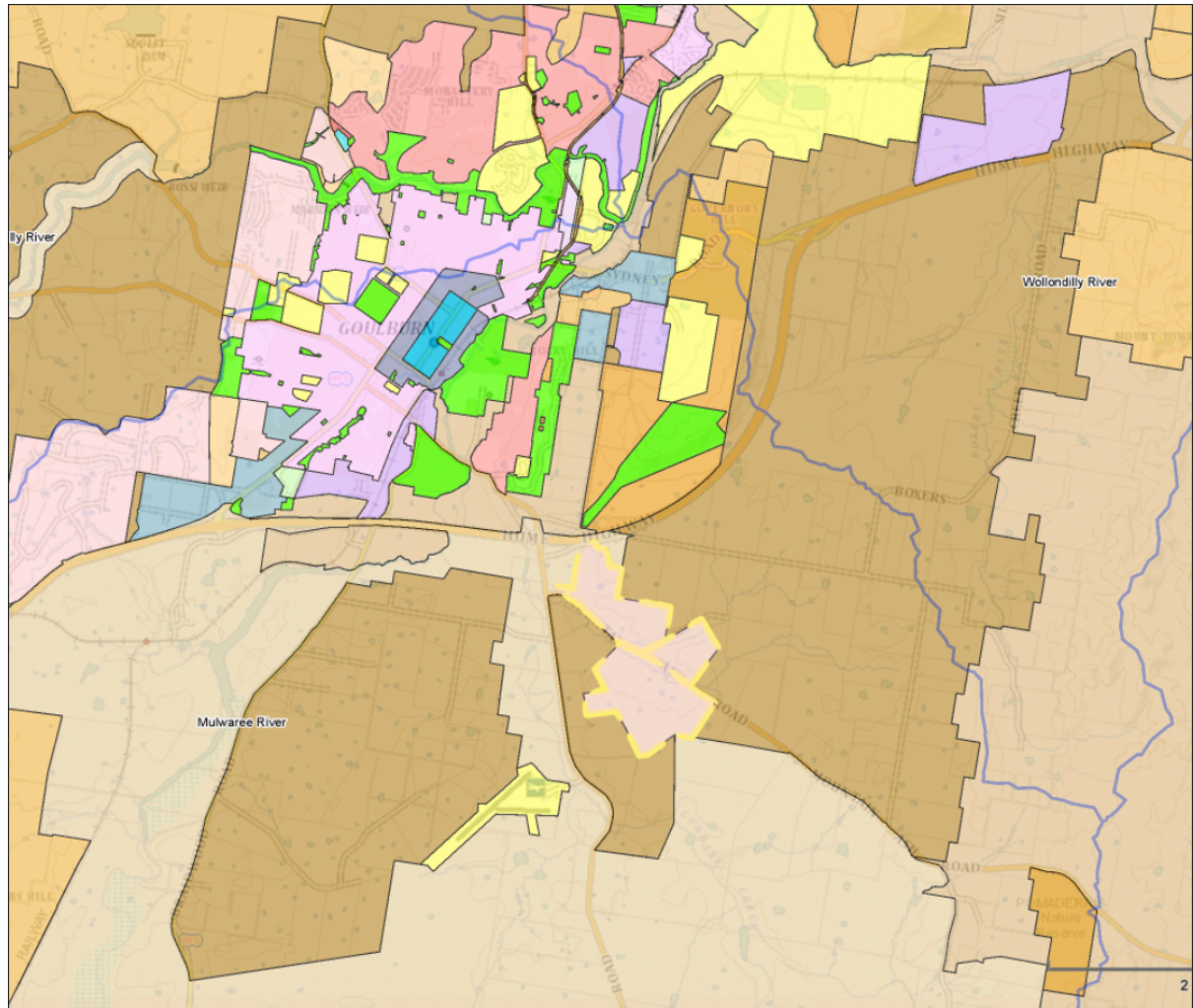


Figure 10. Locality Snapshot - Subject Site Proposed zone to R5 - Large Lot Residential

Justification

Part 3

In order to proceed with the proposal and the support of council and toward Gateway endorsement, necessary justification is required to be provided for the Planning Proposal. There are a number of supporting reports including the Regional Plan, Local Strategic Planning Statement and Goulburn Mulwaree Urban and Fringe Housing Strategy which procedurally outline the subject site as necessary for rezoning to R5 lands to support the growth of the community particularly with the regional growth experienced due to COVID19 interstate and regional internal migration changes.

Goulburn is a thriving regional city incredibly rich in heritage, contemporary services and natural beauty ... All this, just two hours from Sydney, an hour from Canberra and just under two hours to the coast.

- Goulburn Australia

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The subject site is included within the Goulburn Mulwaree Urban and Fringe Housing Strategy and also the council's local strategic planning statement. These documents also reflect the South East and Tablelands Regional Plan 2036. Compliance with these strategies and extrinsic material is provided as follows.

The South East and Tablelands Regional Plan 2036

The NSW Government has established a regional plan for the area being the *South East and Tablelands Plan 2036*. The regional plan includes a number of directions for the region including local government narratives. The population of the region is projected to increase by a minimum of 45,450 people between 2016 and 2036. With these figures likely to dramatically increase with the COVID-19 related exodus and intra-regional migration of Sydney based families into the regions. Providing for better lifestyles whilst maintaining employment opportunities locally is key to the success of Goulburn's growth.

The Key Priorities outlined in the Local Government Narrative for Goulburn Mulwaree identified in the Plan (Pg. 61) related to the delivery of housing and supporting growth are to:

- diversify the housing market to respond to demographic change and pre-empt housing affordability pressures
- promote successful adaptive heritage re-use opportunities and conserve the area's unique built heritage
- encourage design innovation and quality outcomes to complement the natural and built heritage with modern architecture.

- Strengthen relationships and opportunities with Western Sydney and Canberra to grow the local economy.

There are four goals in the Plan aimed at achieving the vision of building resilient and sustainable communities by balancing growth opportunities with protecting the region's diverse environment and lifestyles. The goals are supported by a number of directions and actions. The goals are:

Goal 1: A connected and prosperous economy

Goal 2: A diverse environment interconnected by biodiversity corridors

Goal 3: Healthy and connected communities

Goal 4: Environmentally sustainable housing choices

The following Goals and directions applicable to the Planning Proposal are provided as follows.

Goal 1: A connected and prosperous economy

Direction 1: Leverage access to the global gateway of Canberra Airport

Canberra's Airport provides direct access to New Zealand and Asia. Providing additional rural residential housing opportunities within Goulburn with such readable access to International cultures presents a much greater opportunity for residents to grow their base within the Goulburn locality, whilst expanding in to Asian markets both economically and culturally.

Relative easy of access to an international airport also offers visitors from these locations to visit local tourist areas. An opportunity to visit regional areas opens availability for families who may wish to relocate for a better lifestyle than the large city environments.

It is therefore considered that this planning proposal bolsters opportunity to relocate from higher density areas from both intra-regionally and international areas which therefore helps to leverage multiple opportunities for residents and future residents within the planning proposal able to provide opportunity to future residents to take advantage of this global gateway.

This planning proposal is consistent with Direction 1.

Direction 4: Leverage growth opportunities from Western Sydney

This direction discusses the Western Sydney area as Australia's third largest economy with greater jobs than Perth and Adelaide. It seeks to capitalise on this by promoting business opportunities in the Tablelands and hence a greater provision of living opportunities and typologies needs to be in place to support such growth.

It is considered this proposal presents great opportunity for people relocating from Western Sydney to work locally or travel to Sydney to work and maintain an enviable lifestyle. The Rural Residential allotments provide greater space than what they would normally be used to living in the Sydney Shires, and hence quality of life and mental health both improve in relocating to the Goulburn Shire.

This planning proposal is consistent with Direction 4.

Goal 2: A diverse environment interconnected by biodiversity corridors

Direction 18: Secure water resources

The proposal, and entire shire of Goulburn-Mulwaree is included within an overlay for the Sydney Water Catchment. And hence is within the SEPP requirements. The subject site is currently presented as open plains with one-hundred plus year old heavily scoured drainage paths traveling the site toward the eventual discharge of Mulwaree River.

The ability to improve the land for rural residential lifestyle allotments, improves the drainage standards which ultimately improves the ability to capture and transport water resources from the tablelands and provide to an improved standard, which ultimately improves the surrounding environment as well as water quality objectives.

This planning proposal is consistent with Direction 18.

Goal 3: Healthy and connected communities

Direction 22: Build socially inclusive, safe and healthy communities

The planning proposal has been presented in three precincts which provides opportunity for improved infrastructure in the provision of suitable roads, bicycle paths, stormwater drainage and electrical and communication standards. Being situated on the fringe of the city of Goulburn, the proposal offers a number of transport methods to access the city centre (less than 2km). Improving lifestyles in the rural residential setting and promoting social inclusion given proximity to the city centre, the proposal provides support for healthy communities to grow.

This planning proposal is consistent with Direction 22.

Goal 4: Environmentally sustainable housing choices

Direction 24: Deliver greater housing supply and choice

The city of Goulburn, established during the 1830s has a long and defined structure for housing a low density residential setting, with more recent medium density living opportunities in the city centre. The spread for housing in the city is well catered for smaller dwelling typologies.

This planning proposal provides large lot residential sized blocks within 2km of this city centre, which at a minimum of 2ha provides greater housing choice and supply for Goulburn.

This planning proposal is consistent with Direction 24.

Direction 25: Focus housing growth in locations that maximise infrastructure and services

The planning proposal is proposed within an area allocated within council's growth urban and fringe housing strategy, as Precinct 10, identified and studied to be suitable for rural residential development. The proximity to the city centre, relative ease of open plain terrain, provides positive cost effective improvements to infrastructure for the shire both in the immediate vicinity to the subject site for servicing, as well as shire wide improvements under a contribution policy.

This planning proposal is consistent with Direction 25.

Direction 28: Manage rural lifestyles

Having a ready supply of well located land for residential development will create downward pressure on house prices, maximise the use of existing infrastructure and protect environmentally sensitive areas. The proposal also provides necessary upgrades to infrastructure for the community through the contribution policies and capital works program of council.

It's all about balance and in Goulburn, you'll get a great work/life balance ... That means more time for family, friends and recreation. More time to live.

- Canberra Region

Latest ABS Statistics demonstrate that in 2020 the local population was 31,554 an increase almost 1.5 times the rest of regional NSW with the previous 10 year horizon including an additional 3900 people moving to the shire (Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0)).

The local government Narratives for the Goulburn-Mulwaree Shire states:

As Australia's first inland city, Goulburn is a strategic centre rich in heritage, contemporary services and natural beauty. Goulburn and its surrounding towns and villages combine an easygoing lifestyle and city accessibility.

The plan continues that Goulburn provides:

a better cost of living and proximity to Canberra and Sydney, with easy access to the South Coast and the Snowy Mountains, attract new residents. Goulburn-Mulwaree's population is projected to increase by at least 4,700 people by 2036, requiring more than 3,000 new dwellings.

The list of priorities for the locality all aim to further strengthen our first inland city as an enviable place to live and build businesses.

This Planning proposal is situated upon the edge of the Goulburn township with readable access to the Hume Highway connecting Canberra and Sydney. Given new movements in remote working as a requirement of COVID-19 restrictions, the planning

proposal provides opportunity to assist with economic and employment opportunities aligning with the following priority under the Local Government Narratives.

-  *diversify the housing market to respond to demographic change and pre-empt housing affordability pressures*
-  *promote successful adaptive heritage re-use opportunities and conserve the area's unique built heritage*
-  *encourage design innovation and quality outcomes to complement the natural and built heritage with modern architecture.*
-  *Strengthen relationships and opportunities with Western Sydney and Canberra to grow the local economy.*

These Local Government Narratives reflect the previously listed Goals and Directions of the Regional Plan for the Shire. It has been demonstrated the planning proposal is consistent with these goals and hence carrying with it the implicit requirement to support the priorities in housing, economy and employment for the shire.

The planning proposal promotes, supports and actions the local government narratives of the South East and Tablelands Regional plan.

This planning proposal is consistent with Direction 28.

Council have with the support of DPIE endorsed the Goulburn-Mulwaree Urban and Fringe Housing Strategy for the shire. Of which the subject site is situated within Precinct 10 of the Strategy.




Combined with the council's Operational Plan, Local Strategic Planning Statement, and the South East and Tablelands Regional Plan 2036, these primary documents provide support for the subject site to provide part of the much needed housing for continued growth of the area. An enviable location between Canberra and Sydney.

At the time of drafting this proposal the council has the following documents of interest for this planning proposal with a response to relevant items following.

1. Operational Plan 2021/22 and Delivery Program 2017/22
2. Local Strategic Planning Statement
3. Goulburn Mulwaree Urban and Fringe Housing Strategy

Operational Plan 2021/22

The Goulburn-Mulwaree Shire's Operational Plan 2021-2022 adopted 15 June 2021 is used to steer the council's operations, budget and delivery program over an extended (covid) five (5) year period. The plan includes a number of areas for the shire including of relevance to this Planning Proposal. The plan includes five strategic pillars. These are:


-  Our Environment
-  Our Economy
-  Our Community
-  Our Infrastructure
-  Our Civic Leadership

Each pillar contains a number of strategies with delivery program actions, activities and scales for success. The strategies relevant for the planning proposal are provided herein with respect to the planning proposal's ability to reflect the actions sought within the Operational Plan which reflect the objectives of the Community Strategic Plan (CSP).

Our Environment


CSP Strategy EN1

Protect and enhance the existing natural environment including flora and fauna native to the region

Delivery Program Action	Activity	Measure	Compliance
EN1.2 Review and monitor Local Environmental Plan and Development Control Plan	EN1.2.1 Undertake reviews as set out in the Strategic Planning Program	Ongoing – currently implementing recommendations from Local Strategic Planning Statement (LSPS, Urban and Fringe Housing Strategy (UFHS), Employment Lands Strategy (ELS) and Social Sustainability Strategy & Action Plan (SSS AP)	 This Planning Proposal seeks to implement the LSPS and UFHS strategies with the provision of additional suitably identified R5 Large Lot Residential lands within Precinct 10 of the Strategy.

CSP Strategy EN4


Maintain a balance between growth, development and environmental protection through sensible planning

Delivery Program Action	Activity	Measure	Compliance
EN4.2 Review and monitor the Local Environmental Plan and Development Control Plan	EN4.2.2 Undertake Urban and Fringe Housing Strategy (UFHS)	Implementation of Strategy Recommendations commenced.	 Commencement of UFHS Strategy Recommendations is via this Planning Proposal which is consistent with Precinct 10 recommendations.

Our Economy


CSP Strategy EC1

Capitalise on the region's close proximity to Canberra and its position as a convenient hub to South East Australia to attract industry and investment

Delivery Program Action	Activity	Measure	Compliance
EC1.1 Implementation of the Goulburn Australia Marketing Campaign and associated activities to attract new residents, new industry and investment	EC1.1.1 Implement Goulburn Australia campaign activities	Ongoing campaign implementation activities; Data collection	<div style="text-align: center;">  </div> <p>This Planning Proposal provides within Precinct 10 of the UFHS the lands necessary to attract new residents which in turn supports the goals of the Goulburn Australia Marketing Campaign.</p> <p>The location of the subject site provides easy access to Hume Highway (Canberra/Sydney) and located less than 1.2km from the city centre.</p>


CSP Strategy EC1

Capitalise on the region's close proximity to Canberra and its position as a convenient hub to South East Australia to attract industry and investment

Delivery Program Action	Activity	Measure	Compliance
EC1.1 Implementation of the Goulburn Australia Marketing Campaign and associated activities to attract new residents, new industry and investment	EC1.1.1 Implement Goulburn Australia campaign activities	Ongoing campaign implementation activities; Data collection	<div style="text-align: center;">  </div> <p>This Planning Proposal provides within Precinct 10 of the UFHS the lands necessary to attract new residents which in turn supports the goals of the Goulburn Australia Marketing Campaign.</p> <p>The location of the subject site provides easy access to Hume Highway (Canberra/Sydney) and located less than 1.2km from the city centre.</p>

CSP Strategy EC1


Capitalise on the region's close proximity to Canberra and its position as a convenient hub to South East Australia to attract industry and investment

Delivery Program Action	Activity	Measure	Compliance
EC1.1 Implementation of the Goulburn Australia Marketing Campaign and associated activities to attract new residents, new industry and investment	EC1.1.1 Implement Goulburn Australia campaign activities	Ongoing campaign implementation activities; Data collection	 <p>This Planning Proposal provides within Precinct 10 of the UFHS the lands necessary to attract new residents which in turn supports the goals of the Goulburn Australia Marketing Campaign.</p> <p>The location of the subject site provides easy access to Hume Highway (Canberra/Sydney) and located less than 2km from the city centre, an easy walk, run or ride.</p>

Our Community

CSP Strategy CO5


Maintain our rural lifestyle

Delivery Program Action	Activity	Measure	Compliance
CO5.1 Review and monitor Local Environmental Plan (LEP) and Development Control Plan (DCP)	CO5.1.1 Update planning controls reflecting community expectations as required	Ongoing	 <p>The inclusion of the UFHS, LSPS and Regional Plan identifying the lands within this Planning Proposal solidify these lands and the surrounding Goulburn fringe lands for rural residential use, and beyond that, for the continued agricultural pursuits.</p> <p>This clear delineation provides strength for both typologies and activities to exist without any negative implications.</p>

Our Infrastructure

CSP Strategy IN2

Improve public transport links to connect towns within the region and increase access to major centres

Delivery Program Action	Activity	Measure	Compliance
IN2.1 Maintain and upgrade GMC regional road network	IN2.1.1 Complete rehabilitation and upgrade works on Regional Roads.	Completion of annual Capital and Maintenance works attributed to Block Grant and RRRP funding	<div style="text-align: center;">  </div> <p>Proceeding with this planning proposal will result with the improvement of Mountain Ash Road and Windellama Road (refer Figure 7 and Figure 8) for the establishment of a new rural residential estate. Additional funding is also raised with the development assessment process.</p> <p>With these works, comes improvements for amenity and for all council assets under a contribution policy and capital works program with various improvements for infrastructure and other vegetation improvements presenting an aesthetically pleasing and low scale relaxing rural residential environment for residents to enjoy.</p>
	IN2.1.2 Complete roadside vegetation management program on Regional Roads	Completion of annual Maintenance programs attributed to Block Grant funding.	

This Planning Proposal provides actions and goals in alignment with councils Operational Plan 2021/22.

Local Strategic Planning Statement

The Goulburn-Mulwaree Shire's Local Strategic Planning Statement (LSPS) was adopted by Council 29 September 2020. The document sets out planning priorities consistent with our strategic planning documents such as the Tablelands Regional Community Strategic Plan, Regional Economic Development Strategy, and South East and Tablelands Regional Plan along with Council's own strategic framework.

The LSPS includes ten (10) planning priorities for the Shire which are considered critical to achieve the vision for the shire. These priorities are cited herein with information as to how this planning proposal supports, actions, or implements each priority. The planning principles are broad and range from various matters which may or may not relate to the

planning proposal. The priorities that are applicable have been cited and a response provided under each priority.

1. Infrastructure

The vision for this priority is:

Infrastructure meets the needs of a growing community

With all development in any shire of NSW, costs for infrastructure not already covered under a capital works program or by other funding mechanisms are born by the developer. This planning proposal will provide improvements to Mountain Ash Road and Windellama Road for the establishment of a logically sequenced new rural residential estate.

Planning Principle: New development and planning decisions provide for adequate infrastructure (water, sewerage, stormwater management) to accommodate new development.

With the works associated with subsequent development of Precinct 10 (the subject site), comes improvements for all associated civil services and inherently improvements to amenity provisions. With various improvements for infrastructure and other vegetation improvements present an aesthetically pleasing and low scale relaxing rural residential environment for the community to enjoy.

2. City, Town and Village Centres

The vision for this priority is:

Vibrant, accessible town centres which provide a range of services to meet the community's needs.

Challenge: Maintaining Goulburn's CBD as the main retail precinct in Goulburn, whilst also ensuring that new essential retail services are also provided within walking or riding distance of new residential areas on the outskirts of Goulburn.

The site of the planning proposal is positioned within 2km from the city centre. This affords alternative transport modes to access the CBD for example via bicycle. With renewed interest in the Precinct 10 locality brings with it renewed opportunities to strengthen the CBD retail centre with new employment and business opportunities through new ideas by existing and new residents moving to the locality.

3. Community Facilities, Open Space and Recreation

The vision for this priority is:

Physical, social and cultural activity is supported by a range of facilities and shared spaces.

Planning Principle: Ensure new subdivisions and development includes open space using both natural systems such as riparian corridors and areas for active recreation use and provides pedestrian cycle connectivity to existing footpath and cycleway networks.

Within the areas of proposed precinct 2 and 3 there are larger allotments which cater for defined flood events. These areas during the DA stage could be modified and utilised for open space and civil stormwater purposes. This would provide additional open space areas within the locality for active recreational use.

4. Housing

The vision for this priority is:

A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.

Planning Principles:

Goulburn continues to be the focus of housing growth for the region.

Ensure that residential development is supported by relevant infrastructure.

The subject site is included within the Urban and Fringe Housing Strategy as Precinct 10 and is situated within 2km of Goulburn. Due to its close proximity the site is capable of providing infrastructure improvements for the area and future land holders.

5. Primary Industry

The vision for this priority is:

Primary resource land is a valued asset; and primary industry is a significant economic sector within the LGA which contributes to positive environmental and social outcomes.

Planning Principle: Ensure local planning provisions provide adequate protection for primary industry activities while also balancing the interests of the community.

The subject site has been identified within council's Urban and Fringe Housing Strategy as being suitable for Rural Residential development. This demonstrates the site has been researched and hence identified to support the continued growth of the city of Goulburn without impacting on Primary Industry activities which occur in the outer localities of the shire.

6. Industry and Economy

The vision for this priority is:

Local industry provides for the employment needs of the region within a thriving and diversified economy which is resilient to change.

Actions - Council General: Promote our competitive advantages to businesses considering relocating or struggling with high operating costs and overheads in Sydney, particularly industries leaving Sydney due to second airport and growth western Sydney/Sydney generally.

This planning proposal directly supports this action in providing the much needed housing for the Shire to cater for individuals and families looking to relocate and operate businesses locally and remotely.

7. Sustainability

The vision for this priority is:

A sustainable environment which utilises best practice to minimise waste and maximise renewables.

Planning Principle:

Incorporate best practice energy, water and waste management in new development.

Building design is to be resilient to extremes of climate.

Rural Residential sized allotments provide opportunity for best practice waste management systems, as well as water collection and storage initiatives. In today's climate the majority of new housing always results with the provision of solar energy, hence my virtue of the planning proposal, future housing will enable best use of renewable resources to suit the locality and greater shire.

8. Natural Hazards

The vision for this priority is:

Natural hazards are identified, planned for and mitigated where possible throughout the planning process.

Planning Principle: Identification and mitigation of vulnerabilities to natural hazards is incorporated into planning provisions

The Planning Proposal has provided a development layout that has considered the natural environment including such risks due to flood, drought, and bushfire. The size, orientation and location of the allotments and carriageways has been designed to cater for defined flood events, to reduce risk to property and life, and also identified separation distances for APZs and emergency access/egress to be provided for bushfire risks as well as provision with infrastructure upgrades to secure reticulated water supply to avoid potential drought scenarios and in lieu on site storage of water and firefighting tanks. Not only will these hazards be further assessed at gateway, however in more detail during the development assessment process.

9. Heritage

The vision for this priority is:

Goulburn Mulwaree's cultural heritage is conserved, actively adapted for use (where appropriate) and celebrated.

Challenge: Ensuring the promotion of heritage as an opportunity rather than constraint to development.

The planning proposal acknowledges the cultural heritage of the Shire, both Early European and Aboriginal settlement and use of the lands in the Shire. The subject site is not identified as a heritage item nor is located in a heritage conservation area however individual heritage items can be found in close proximity. The most significant site of cultural interest is the 1924 Motor Cycle Grand Prix Memorial. The memorial erected at the start of the 1914 Tourist Trophy Race and 1924 Motor Cycle Grand Prix on Windellama Road is located adjacent to the subject land. An AHIMS search was also carried out for the planning proposal and there were no known results returned.

10 Natural Environment

The vision for this priority is:

Protection and enhancement of the quality of natural environments and systems.

Action: Locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater sources.

This planning proposal has identified a Neutral or Beneficial Effect (NorBE) on the water quality attributed to and via the drainage channels of the land. It is considered these values will be further upheld during the detailed design phase for civil engineering providing a clear improvement in water quality above the no worsening standards adopted elsewhere. Particularly with reduction in siltation from the heavily scarred and scoured drainage paths which traverse the site with improvements to stormwater drainage through these areas.

Goulburn Mulwaree Urban and Fringe Housing Strategy

The subject site is situated within the strategy as Precinct 10 Mountain Ash and provides the following recommendations for the Precinct:

The strategy included that "The majority of vegetation in the precinct has been removed for agricultural purposes and is therefore significantly disturbed and represents low ecological value."

Further details in relation to this strategy are discussed further under Q4.

Recommendations

- Rezone the land that is least constrained by topography and environmental constraints to a Large Lot Residential zone.
- Amend GMLEP to address anomalies in split zone created by Highway.
- Priority – High

Excerpt: Precinct 10 Recommendations

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is reflected within the Goulburn Mulwaree Urban and Fringe Housing Strategy. With the intended design layout the proposal also adopts the council's operational plan objectives and ultimately supports the state government's regional plan.

The proposal is demonstrated via various extrinsic material and council strategies which implies the land as proposed is the best possible use to support the ongoing needs of the community providing housing diversity with readable access to the city centre or further afield on the Hume Highway.

It is considered this planning proposal provides the best means of achieving the outcomes desired of the State and council.

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

As identified within response to Question 2, the planning proposal reflects the objectives and actions of the South East and Tablelands Regional Plan as well as the council's Local Strategic Planning Statement and Urban and Fringe Housing Strategy. These are further under the following section.

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Snapshot: The proposal is consistent with and supports council's Local Strategic Planning Statement and Urban and Fringe Housing Strategy objectives and goals. Reflected as Precinct 10, the objectives of the LSPS and Strategy are fulfilled with logical extension to the city centre for rural residential lifestyle lots.

Local Strategic Planning Statement

The Goulburn-Mulwaree Shire's Local Strategic Planning Statement (LSPS) was adopted by Council 18 August 2020. The Statement sets out the 20 year visions, objectives and planning priorities for land-use in the local area. A detailed response of the LSPS was provided in response to Question 1.

Goulburn Mulwaree Urban and Fringe Housing Strategy

The subject site is included within the strategy as a site suitable for rezoning for rural residential use. The strategy provides within the **Housing Demand** section that "It is estimated that an additional 3,359 dwellings will be required to meet demand to 2036." The Regional Plan also reflects this requirement providing that the "population is projected to increase by at least 4,700 people by 2036, requiring more than 3,000 new dwellings." Noting that this was written pre COVID19, and the reality of intra-regional migration which is already occurring to the shire, we consider this estimate to realistically be conservative.

This is evident with the improved remote working conditions from NSW Government organisations and other industry corporations affording greater flexibility in employment location opportunities as an outcome of the pandemic. What this means is that there has been, from both Melbourne and Sydney, a large exodus of residents moving away from these heavily affected areas, and into regional locations such as Goulburn to improve lifestyle and continue to progress with their careers. The remote working conditions have been highly supported and will likely continue well into the future providing the key for the much sought after work/life balance, which thanks to remote employment technology is now better achievable.

The prime location of Goulburn situated between Sydney and Canberra, with recent and ongoing improvements to the Hume Highway and improvements to infrastructure and facilities has provided the development that has helped to make Goulburn a good place to live, invest and visit. For example, a new Performing Arts Centre, refurbished Regional Art Gallery, Adventure Playground, Wollondilly River Walkway, Aquatic Centre Redevelopment, and War Memorial Museum. This Planning Proposal provides the housing for new residents to enjoy these facilities and in turn continue to grow the economy.

The proposal is reflected within numerous economic development drivers at the State, Regional and Local level. Positioned on the fringe of the city providing 2ha lots, with readable access to Canberra or Sydney via Hume Highway and less than two kilometres to the city centre, the proposal provides scope for new residents to enjoy the region and contribute positively to regional growth. The Planning Proposal is aligned with the South East and Tablelands Regional Plan 2036, Council's Operational Plan 2021-22 and Community Strategic Plan. The subject site is highlighted as Precinct 10 within council's Urban and Fringe Housing Strategy, and the Local Strategic Planning Statement and will continue to bolster Goulburn as an enviable place to position families and maintain links to city locations within easy reach, where necessary.

10/11 - Brisbane Grove & Mountain Ash constraints and opportunities

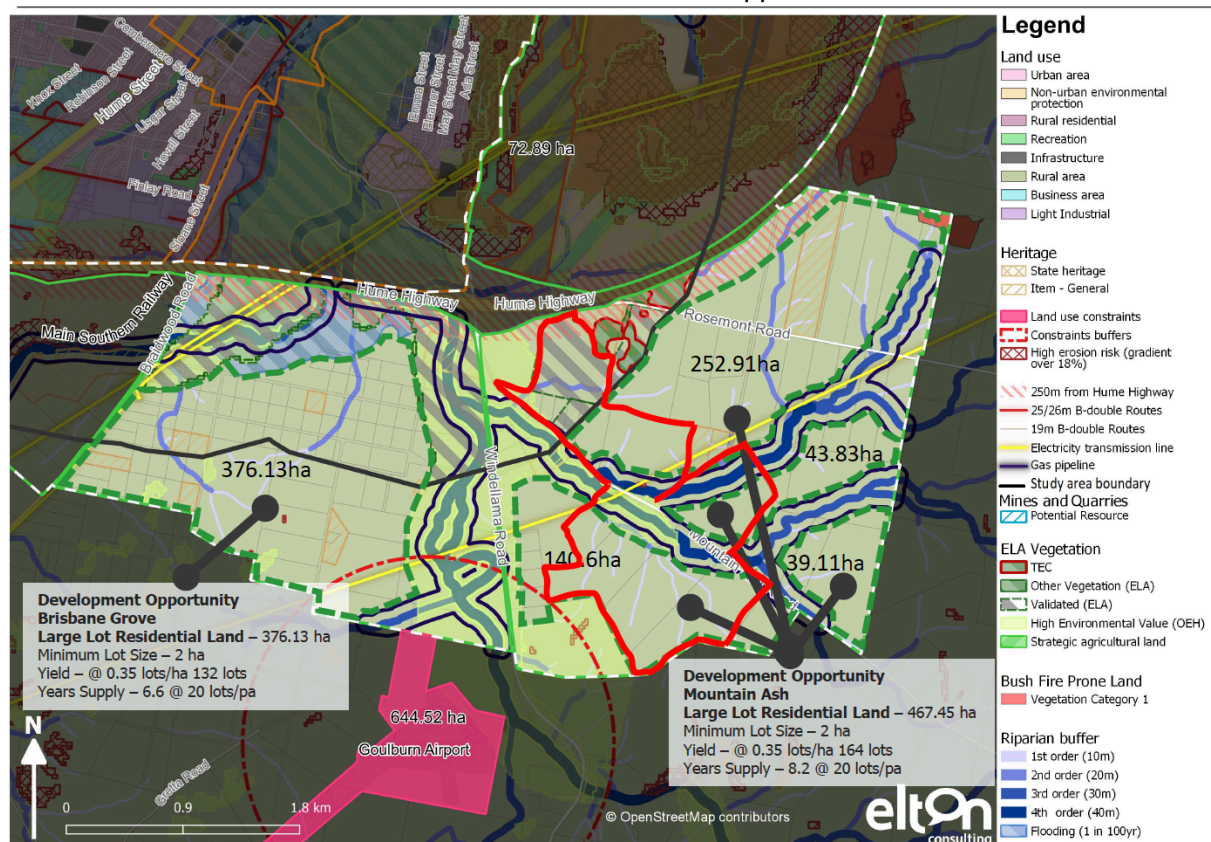


Figure 11. Precinct 10 and 11 constraints and opportunities (site highlighted in red)

Local Housing Strategy Objectives

» ensure the timely delivery of suitable residential zoned land to meet the current and future needs of the Goulburn Mulwaree LGA to 2036

The conservative pre-covid housing speculation within the strategy sighted a need for 195 new dwellings per year for R5 zoned Large Lot Residential Housing within the Goulburn area. However when spreading the load for the 15 year period to 2036 the dwelling number amounts to 313 dwellings per year.

This planning proposal provides scope for an anticipated approximate 100 allotments with minimum lots sizes at 2ha which spans over Three Precincts and supported by Water NSW's NorBE requirements, appropriate remediation measures, cultural heritage matters and bushfire risk. This provides clarity that the proponent is able to provide flexibility with the release of land which supports the desires of council and the community in the timely delivery for rural residential lifestyle lots.

The proposal is consistent with this Objective.

» ensure growth occurs in a contiguous and logical manner concentrating on the central areas of settlements for medium density and on the fringe of settlements (within the investigation areas) for rural lifestyle lots

The subject site is situated within the strategy as being suitable for R5 large lot residential housing and is positioned logically adjacent the Hume Highway south-east of the township and 2km from the CBD. Labelled as Precinct 10 Mountain Ash within the Strategy the site provides a contiguous extension of the city for rural residential lifestyle lots, occurring in a logical manner extending away from the city centre.

The proposal is consistent with this Objective.

» provide for development that will complement and reinforce existing and future settlement structure, character and uses and allow for the creation of legible and integrated growth

As with the previous objective, the site is connected to the city and within 2km from the city centre provides a logical settlement structure for rural residential lifestyle lots on the fringe of existing city zones. The location in such close proximity provides an ability for future residents to access locations with varying transport modes such as cycling to employment centres and provides larger lifestyle lots differentiating from low density residential established closer to town, whilst still maintaining close proximity to the city centre.

The proposal is consistent with this Objective.

» encourage large lot residential development where opportunity areas are identified in the Goulburn and Marulan Precinct Maps

This Planning Proposal is for large lot rural residential development within the city of Goulburn, and is supported by the council's Urban and Fringe housing Strategy as Precinct 10.

The proposal is consistent with this Objective.

» residential development should avoid areas of environmental significance, significant natural and/or economic resources, potential hazards, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change

The design of the planning proposal's precinct layout, has taken into account the surrounding topography, the soil types, and flora and fauna surrounding the locality. It is considered the proposal is consistent with this objective providing a well thought out allotment layout which responds to the needs of the community as well as the natural environment.

The proposal is consistent with this Objective.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Snapshot: The proposal is consistent with all applicable SEPPs and LEP. LEP consistency only impact is an amendment to zoning map, minimum lot size map and terrestrial map. Subject Site is in proximity to the township in an enviable location situated adjacent Major arterial road networks for the town connecting Canberra and Sydney (Hume Highway).

SEPP55 Remediation of Land

The site contains some minor drainage channels which could be classified as 1st, 2nd and 3rd order channels which present physically as heavily scoured drainage paths containing no permanent water within the drainage channels. The drainage paths have been historically modified for manmade dams. The site is included within the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 as the site's drainage channels are included as part of the SEPPs "Mulwaree River" Sub-Catchment.

The drainage channels on site meander to the west eventually leading off site to Gundary Creek, which then continues into Mulwaree River. The entire region south of the Hume Highway has been heavily modified and impacted by early European settlement and the locality contains a number of constructed dams in the area. The Goulburn Mulwaree Urban and Fringe Housing Strategy provided in relation to the subject site being precinct 10 that "The majority of vegetation in the precinct has been removed for agricultural purposes and is therefore significantly disturbed and represents low ecological value."

Currently a large area of the site is being used for agriculture which may require the use of fertilisers and possibly pesticides. The planning proposal has the potential to reduce the amount of contaminants that would currently be washed into the existing depressions and watercourses.

The Site & Soil Evaluation (being a preliminary Contamination Assessment) undertaken by ACT Geotechnical Engineers P/L (Attachment 2) included 31 test holes across the proposed development site and included NATA test results in relation to potential contaminated land for the presence of organochlorine pesticides (OCP) and organophosphorus pesticides (OPP) in three locations.

The results of these tests were assessed against the National Environmental Protection Measure (NEPM) and were significantly below the required health-based investigation levels for residential development.

Five (5) samples from client-specified locations were also sent to a NATA accredited environmental testing laboratory to test for the presence of organochlorine pesticides (OCP) and organophosphorus pesticides (OPP). The results of these tests, including assessment against the National Environmental Protection Measure (NEPM) 1999, (as amended 2013) human health guideline values for commercial and industrial land uses, are shown in Table 6.

TABLE 6 – LABORATORY TEST RESULTS ON SOILS FOR PESTICIDES

Contaminant	Borehole / Sample Depth					Required health-based investigation levels (HIL) (mg/kg)	
	A6 (0.0m – 0.2m)	B4 (0.0m – 0.2m)	C2 (0.0m – 0.4m)	D2 (0.0m – 0.2m)	D4 (0.0m – 0.2m)	Residential A ¹	Residential B ²
OCPs (mg/kg)	<0.1	<0.1	<0.1	<0.1	<0.1	<6 ⁽ⁱ⁾	<10 ⁽ⁱ⁾
OPPs (mg/kg)	<0.1	<0.1	<0.1	<0.1	<0.1	<6 ⁽ⁱ⁾	<10 ⁽ⁱ⁾

Notes:

¹ HIL A – Residential with garden/accessible soil (home grown produce)

² HIL B – Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments

⁽ⁱ⁾ Lowest OCP/OPP specified guideline value

Figure 12. Contamination Assessment Extract (p.7 Engineering Attachments)

Given the results of soils testing, the proposal is considered to be in accordance with the requirements of SEPP55 – Remediation of Land and as the results presented are significantly below health requirements, remediation is unlikely to be required.

The site is therefore considered to be low in risk with regard to contamination and is unlikely to present any concerns for future residents. Should there be any additional concern during gateway determination a further assessment can be undertaken or deferred to development assessment stage.







SEPP Rural Lands


The Rural Planning Principles outlined in the State Environmental Planning Policy (Rural Lands) 2008 relates to:

- a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,
- b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,
- c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,
- d) in planning for rural lands, to balance the social, economic and environmental interests of the community,
- e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,
- f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,
- g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,
- h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

The SEPP also contains provisions relating to Rural Subdivision Principles and matters for consideration when determining a development application for a rural subdivision.




The planning proposal is consistent with the Rural Lands SEPP in the following terms:

-  The proposal facilitates rural lifestyle, settlement and housing in close proximity to a major regional centre (approximately 2 km).
-  The proximity of the subject land to Goulburn and adjoining land with appropriate minimum lot size provisions will ensure that the proposal will not result in fragmentation of farm land.
-  The proximity of the site to Goulburn ensures the proposal will increase compatibility and minimise any potential for land use conflicts caused by intensive agricultural uses.
-  The proximity of the subject land to the Hume Highway and network of local roads will minimise the potential for land use conflicts. The ridgeline to the south of the subject land will also assist to reduce any land use conflicts if there was to be any significant intensification of use in the surrounding rural land.
-  The planning proposal will have minimal environmental impact on the local biodiversity and water resources.
-  The subject site is adequately serviced in terms of electricity, telecommunications, road network and associated services (e.g. school bus and postal services). The proximity to Goulburn will ensure readable access to all the services provided by the City of Goulburn (e.g. health, education, employment, recreational and social etc).

-  No significant development of an intensive agricultural or rural industry nature has been approved in close proximity to the subject land. The surrounding rural area is used predominately for rural residential purposes with agricultural activities restricted to grazing or low scale cropping (no sprays).

SEPP Sydney Drinking Water Catchment 2011

This SEPP has three primary aims being:

-  To provide for healthy water catchments that will deliver high quality water and permit development that is compatible with that goal
-  To ensure that consent authorities only allow proposed developments that have a neutral or beneficial effect on water quality (NorBE)
-  To support water quality objectives in the Sydney drinking water catchment.

The SEPP gives effect to Water NSW's current recommended practices and standards, including the practice of referring development applications and planning proposals to Water NSW for concurrence where so required. The SEPP represents a key environmental constraint to the expansion of land for residential development where the site would be reliant on on-site waste treatment. This SEPP also relates to Ministerial Direction 5.2 Sydney Drinking Water Catchment.

The subject site is located within the Sydney Drinking Water Catchment Area. Therefore, concurrence will be required from Water NSW for any proposed development of the site relating to achieving a Neutral or Beneficial Effect (NorBE) in regards to stormwater runoff quality and effluent management.

Discussions were held with the local Water NSW officer regarding the site. The site assessment to achieve NorBE incorporated the application of the department's guidelines particularly the Water Sensitive Design Guide for Rural Residential Subdivisions 2021. The assessment included site inspections to classify the existing watercourses. Furthermore, there were no indications from the inspections of any areas of salinity and/or possible contamination and there was only the one localized area of rock outcrops.

The result of the assessment is that the development site would be able to support onsite effluent management areas within unencumbered lots of as small as 4000m² in suitable locations onsite. The Planning Proposal provides minimum lots at 2ha.

Treatment of Stormwater Runoff








The proposed roads will incorporate table drains which will assist in treating the runoff from the roads. To offset any increase in pollutants in the runoff from the site, it is proposed that tree planting is undertaken along the main watercourses. The widths of planting would be in the order of 10-15m wide and will be fenced. This could also be applied in conjunction with modifying the two 3rd order watercourses within Precinct 3 to create one channel if desired.

Effluent Management

For each lot, an area of up to approximately 2,000m² for an Effluent Management Area (EMA) has been considered in the determination of the proposed lot sizes & layout. A process in accordance with the Water NSW's guidelines 'Water Sensitive Design Guide for Rural Residential Subdivisions' was applied to support this area for an EMA to each lot.

A Preliminary Soils Assessment was undertaken by ACT Geotechnical Engineers which included 31 test holes across the proposed development site. The report is included in Attachment 2.

The data from the report was then entered into the WaterNSW's NorBE assessment tool for a number of test locations applying:

-  Four bedrooms excluding a spa bath
-  Rainwater water supply
-  Standard Aerated Wastewater Treatment System (AWTS)
-  Sub-surface irrigation for disposal
-  Ground water generally >1m deep as none test holes encountered any ground water
-  The calculated permeability applied where suitable
-  Slope gradients were obtained from the terrain model

The AWTS system was trialed as this would be the most likely cost-effective methodology of wastewater treatment but other treatment systems would also be suitable. A spa bath was included for one of the locations and the required area of treatment was less than 2,000m². The results of the test holes entered into the assessment tool would be indicative of the whole of the site and supported the area of 2,000m² for the EMA's. The proposed lot layout will require some additional refinement during the preparation of a Development Application including identifying the location of table drains to the proposed roads.


The detailed NorBE assessment summaries with the test hole reference number shown on the top left corner is included within attachment 2 of the engineering report.

Given that the result of the assessment is that the development site would be able to support onsite effluent management areas within lots of 2ha it is considered that the planning proposal provides no risk to the catchment.


The proposal provides per clause 11A of the SEPP that the development will provide a neutral or beneficial effect on the catchment.

Goulburn Mulwaree Local Environmental Plan 2009

Amendment to the clause 1.7 Maps of the *Goulburn Mulwaree Local Environmental Plan 2009* is the only clause requiring change to the LEP and these map-specifics are as follows:

-  Land Zoning Map with reference for the allotments identified as the subject site change to R5 Large Lot Residential Zone upon:

- Land Zoning Map - Sheet LZN 001
- Land Zoning Map - Sheet LZN 001E

-  Subsequent map changes as a result of the zoning change to R5 will also need to occur. This includes but is not limited to the following:

- Lot Size Map - Sheet LSZ_001
- Lot Size Map - Sheet LSZ_001E
- Terrestrial Biodiversity Map - Sheet BIO_001

These maps are required to be updated to reflect the intended zone change from RU1 to R5. It is not advised to provide spot zoning for any low lying areas, and recommendations for s88b instruments and titles the most appropriate measures in these instances.

Consistency of this planning proposal is evidenced with the intent of the Regional Plan, Local Strategic Planning Statement and the subject site identified as Precinct 10 within the Goulburn Mulwaree Urban and Fringe Housing Strategy.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

All of the direction applicable to the Planning Proposal have appropriately been identified within the extrinsic material, being the South East and Tablelands Regional Plan and subsequent documentation adopted by council being the Local Strategic Planning Statement and the Urban and Fringe Housing Strategy.

Compliance with these documents has been provided earlier within this proposal, and hence by virtue with the appropriate reflection, the planning proposal achieves the requirements of the ministerial directions. For thoroughness, the directions are cited below with a general response provided.

Direction 1.2 Implementation of Regional Plans

The proposal is consistent with the outcomes and actions nominated in the Regional Strategy. The site is located in close proximity to an existing Regional centre.

Direction 1.5 Rural lands

The proposal will facilitate the orderly and economic development of rural lands for rural and related purposes by the provisions of rural lifestyle living in close proximity to an existing Regional centre thereby reducing fragmentation of rural lands.

Direction 3.2 Heritage Conservation

Previous Heritage investigations have been provided for the subject site with various past planning proposals as well as the council Growth Management Strategy and have been previously accepted by council. Whilst the site contains no known aboriginal significance (likely due to the significant and well established early colonial agricultural pursuits in the area) there are sites within the wider community which are identified on the AHIMS register adjacent the Hume highway.

We have commissioned a cultural heritage consultant to carry out an aboriginal cultural heritage assessment and heritage impact statement, however due to competing priorities and lack of resources in the area this is taking longer than expected to supply with the Planning Proposal at this point in time. It is intended to produce the report to council when completed which can be provided to council and the State prior to / as part of the Gateway process to assist in the determination of this Planning Proposal.

3.3 Sydney Drinking Water Catchments

This has been addressed under the SEPP for Sydney Drinking water catchments and within the attached reports. The outcome from the studies and reporting provide no impact for future residential lots as small as 4000m² in area, meaning the 2ha sites are more than adequate. The proposal has minimal environmental impact. Compliance with the Neutral or Beneficial Effects (NorBE) test for impact on water quality has been clearly demonstrated with further detailed assessment provided in Attachment 2.

Direction 4.1 Flooding

Since the original submission in 2021, council has recently been provided with an extension to its overland flow modelling for the Mountain Ash Precinct.

Of particular interest for this Planning Proposal the direction provides the following items:

(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:

(a) permit development in floodway areas,

(b) permit development that will result in significant flood impacts to other properties,

(c) permit a significant increase in the dwelling density of that land,

(d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,

(e) are likely to affect the safe occupation of and efficient evacuation of the lot, or

(f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.

The Planning Proposal has recently been revised, significantly reducing the potential lot yield by two thirds to that originally put forward. The allotment sizes of a minimum 2ha, combined with internal carriageways, improved stormwater drainage, detention and other engineering solutions provide significant improvement to that which is currently demonstrated in the modelling. There are a number of formal and informal proposed and existing road reserves and carriageways for emergency use.

Additionally, there is scope within the concept plan to identify certain sites, which can provide alternate egress points in the unlikely event of catastrophic flood. Furthermore, there is better scope at the dwelling house stage to provide a building pad which is positioned appropriately on site with the minimum freeboard of 500mm above probable maximum flood level (PMF) as each allotment shown on the concept plan include areas above the PMF this will not be of any major concern in implementing at this stage of the Planning Proposal.




As we progress with this Planning Proposal we will continue to work with council to identify sites requiring building envelopes and necessary increases to ground level should the need arise. Given the site is 277ha in area and each lot has a minimum area of 2 hectares, there is considerable area to provide a number of access points both formally and informally providing solutions for future occupation with the development of the large Mountain Ash Precinct.

Direction 9.1 Rural zones





The proposal will not significantly affect the agricultural production value of rural land in the Goulburn Mulwaree area given its close proximity on the fringe of Goulburn City. This has been considered previously during the establishment of the council LSPS and Urban and Fringe Housing Strategy of which the proposal is consistent and the site is proposed for R5 Large Lot Residential land use.

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?







An Ecological Constraints Analysis (ECA) of the site was undertaken by James Warren and Associates (JWA) Ecological Consultants Pty Ltd. the ECA is included in full as **Attachment 1**. The ECA involved a desktop review, was undertaken to identify any Commonwealth, State and Local environmental constraints that may apply to the subject site. These include, but may not be limited to the following:

-  the presence of any Commonwealth, State and/or Locally threatened vegetation / ecological communities;
-  the presence of, or likelihood of occurrence of any Commonwealth, State and/or Locally threatened flora and fauna species; and
-  habitat and corridor values at a local and regional scale.

Based on the outcomes of the ECA, any ecological constraints occurring on the subject site were identified to assist in planning for a proposed re-zoning for a rural residential lot development. Ecological constraints were allocated to a category ranging from high to low depending upon the following assessment criteria:

-  Presence of significant flora species;
-  Presence of significant vegetation communities/ecosystems;
-  Presence of significant fauna species and/or their habitat; and
-  Recognition of environmental values in planning and policy documents.



Following the ECA, and during subsequent meetings with Goulburn Mulwaree Council (GMC) on 7th December 2021 and 17th February 2022, GMC officers indicated the need for targeted field surveys to determine the presence (or likely presence) of threatened flora and fauna species and threatened ecological communities (TECs), and the preparation of an Ecological Assessment report to development application standards. This Ecological Assessment (EA) has involved the following:

-  Mapping and ground truthing vegetation units and determining their conservation status;
-  Searching for and recording threatened and regionally significant plant species;
-  Determining the suite of threatened fauna that occurs in the locality and assessing their potential occurrence on the subject site;
-  Assessing habitat provided by the site in relation to adjacent habitat and making an assessment of the corridor value of the subject site;
-  Addressing statutory requirements including State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act); and
-  Assessment of the proposed development against the Goulburn Mulwaree Local Environmental Plan 2012 (GWLEP) (GMC 2009).

Subsequently, a vegetation survey was completed by two JWA ecologists between the 21st – 25th February 2022 in conjunction with general and targeted fauna surveys. A total of approximately 44 person hours were spent on this component of the survey.

Threatened ecological communities (TECs)

Database searches using the Commonwealth PMST revealed that two TECs may occur within 10 km of the subject site:

-  Natural temperate grassland of the south eastern highlands – critically endangered; and
-  White box-yellow box-Blakely's red gum grassy woodland and derived native grassland – critically endangered.

The subject site is characterised by “grassland with lightly scattered timber including remnant stands of Blakely’s Red Gum (*Eucalyptus blakelyi*)” (Mecone 2019) which has the potential to align with the critically endangered TEC white box-yellow box-Blakely’s red gum grassy woodland and derived native grassland. However, as identified in Mecone (2019), “preliminary ecological assessment was undertaken by Pat Guinane, a Senior Ecologist with Macrozamia Environmental (BAM Assessor Accreditation Number BAAS19018) in July 2019. As part of this assessment, it was concluded that due to the highly modified nature, the subject site did not contain any TECs.

Threatened flora species

Database searches identified 16 threatened species that may occur within 10 km of the subject site. These included 16 species identified using the Commonwealth PMST based on the availability of suitable habitats, of which three species were identified using the BioNet database. A compiled species list from both database searches is provided in the following Table 8.

Scientific name	Common Name	EPBC Act	BC Act
<i>Acacia bynoeana</i>	Bynoe’s wattle	V	
<i>Caladenia tessellata</i>	Thick-lipped spider-orchid	V	
<i>Calotis glandulosa</i>	Mauve burr-daisy	V	
<i>Commersonia prostrata</i>	Dwarf kerrawang	E	
<i>Diuris aequalis</i>	Buttercup doubletail	E	E
<i>Dodonaea procumbens</i>	Trailing hop-bush	V	
<i>Eucalyptus aggregata</i>	Black gum	V	
<i>Lepidium hyssopifolium</i>	Basalt pepper-cress	E	
<i>Leucochrysum albicans</i> subsp. Tricolor	Hoary sunray	E	

<i>Pomaderris delicata</i>	Delicate pomaderris	CE	CE
<i>Pomaderris pallida</i>	Pale pomaderris	V	
<i>Prasophyllum petilum</i>	Tarengo leek orchid	E	
<i>Rhizanthella slateri</i>	Eastern underground orchid	E	
<i>Rutidosia leptorhynchoidea</i>	Button wrinklewort	E	E
<i>Swainsona recta</i>	Small purple-pea	E	
<i>Thesium australe</i>	Austral toadflax	V	
<p>EPBC Act - Commonwealth Environment Protection Biodiversity and Conservation Act 1999 BC Act – New South Wales Biodiversity Conservation Act 2016 Conservation status: CE - Critically endangered; E – Endangered; V – Vulnerable; NT – Near threatened Note: conservation status is only listed for those species identified during the database search. As a result, some species not identified using one database may still be listed as threatened.</p>			

TABLE 8. RECORDS OF LISTED THREATENED FLORA SPECIES WITHIN 10 KM OF THE SITE

Most of the subject site is clear of any native vegetation and is currently grazed by sheep and comprised of fodder crops including Harding grass* (*Phalaris aquatica*), Perennial ryegrass* (*Lolium perenne*) and Cocksfoot* (*Dactylis glomerata*), or currently disused spelled paddocks containing a mixture of exotic/pasture grasses and common agricultural weeds. There are very few mature trees or shrubs, and most native flora species are comprised of scattered grasses, sedges, rushes and forbs amongst exotic/pasture grasses within lower-lying areas of the site.

A total of 155 flora species were recorded at the subject site, 50% of which (i.e. 78 species) are exotic/weed species, however exotic/weed species are estimated to contribute greater than 95% of the sites biomass. No threatened species listed within schedules of the EPBC Act or BC Act were recorded.

Threatened Fauna Species

Database searches identified 28 threatened species that may occur within 10 km of the subject site. These included 20 species identified using the Commonwealth PMST based on the availability of suitable habitats, and 11 species recorded using the BioNet database.

A compiled species list from both database searches is provided in TABLE 9. Species that rely heavily on large permanent waterbodies and will clearly not occur on the subject site have been omitted e.g. Macquarie perch (*Macquarie australasica*).

Scientific name	Common Name	EPBC Act	BC Act
Amphibians			
<i>Litoria aurea</i>	Green and gold bell frog	V	E
Birds			
<i>Anthochaera phrygia</i>	Regent honeyeater	CE	CE
<i>Botaurus poiciloptilus</i>	Australasian bittern	E	
<i>Calidris ferruginea</i>	Curlew sandpiper	CE	
<i>Daphoenositta chrysoptera</i>	Varied sittella		V
<i>Falco hypoleucos</i>	Grey falcon	V	
<i>Falco subniger</i>	Black falcon		V
<i>Grantiella picta</i>	Painted honeyeater	V	
<i>Haliaeetus leucogaster</i>	White-bellied sea-eagle		V
<i>Hieraaetus morphnoides</i>	Little eagle		V
<i>Hirundapus caudacutus</i>	White-throated needletail	V	
<i>Lathamus discolor</i>	Swift parrot	CE	
<i>Polytelis swainsonii</i>	Superb parrot	V	
<i>Rostratula australis</i>	Australian painted snipe	E	
Insects			
<i>Synemon plana</i>	Golden sun moth	CE	
Mammals			
<i>Chalinobolus dwyeri</i>	Large-eared pied bat	V	
<i>Dasyurus maculatus</i> (SE mainland population)	Spotted-tail quoll	E	
<i>Falsistrellus tasmaniensis</i>	Eastern false pipistrelle		V
<i>Micronomus norfolkensis</i>	Eastern coastal free-tailed bat		V
<i>Miniopterus australis</i>	Little bent-winged bat		V
<i>Miniopterus orianae oceanensis</i>	Large bent-winged bat		V
<i>Petauroides volans</i>	Greater glider	V	
<i>Petrogale penicillata</i>	Brush-tailed rock wallaby	V	
<i>Phascolarctos cinereus</i>	Koala	V	
<i>Pseudomys novaehollandiae</i>	New Holland mouse	V	








<i>Pteropus poliocephalus</i>	Grey-headed flying-fox	V	V
Reptiles			
<i>Aprasia parapulchella</i>	Pink-tailed worm-lizard	V	
<i>Delma impar</i>	Striped legless lizard	V	
<p>EPBC Act - Commonwealth Environment Protection Biodiversity and Conservation Act 1999 BC Act – New South Wales Biodiversity Conservation Act 2016 Conservation status: CE - Critically endangered; E – Endangered; V – Vulnerable; NT – Near threatened Note: conservation status is only listed for those species identified during the database search. As a result, some species not identified using one database may still be listed as threatened.</p>			

TABLE 8. RECORDS OF LISTED THREATENED FLORA SPECIES WITHIN 10 KM OF THE SITE

The field assessment recorded 30 native bird species and two (2) exotic bird species (refer table 7 of the attached ecological report). No evidence of the threatened bird species was recorded during diurnal / nocturnal searches or call playback sessions.

The eastern grey kangaroo (*Macropus giganteus*) was the only native mammal species recorded during the field assessment.

The following five (5) exotic mammal species were recorded on the subject site during diurnal and/or nocturnal surveys:

-  Dog (*Canis familiaris*);
-  Fox (*Vulpes vulpes*);
-  Horse (*Equus caballus*);
-  Rabbit (*Oryctolagus cuniculus*); and
-  Sheep (*Ovis aries*).

Migratory species

Database searches using the Commonwealth PMST identified 12 migratory species that may occur within 10 km of the subject site based on the availability of suitable habitat.

Migratory species identified in database searches are listed in Table 9. Species that are heavily reliant on marine / large wetland environments and will clearly not occur on the subject site have been omitted.

Targeted diurnal and nocturnal field surveys were undertaken by two (2) JWA ecologists between the 21st – 25th February 2022. A total of approximately 48 person hours and 24 person hours were spent on the diurnal and nocturnal components of the survey, respectively.

Scientific name	Common Name	Status
<i>Apus pacificus</i>	Fork-tailed swift	-
<i>Adrea alba</i>	Great egret	-

Ardea ibis	Cattle egret	-
Haliaeetus leucogaster	White-bellied sea-eagle	-
Hirundapus caudacutus	White-throated needletail	V
Lathamus discolor	Swift parrot	CE
Merops ornatus	Rainbow bee-eater	-
Monarcha melanopsis	Black-faced monarch	-
Motacilla flava	Yellow wagtail	-
Myiagra cyanoleuca	Satin flycatcher	-
Pandion haliaetus	Osprey	-
Rhipidura rufifrons	Rufous fantail	-
Conservation status (EPBC Act): CE - Critically endangered, E - Endangered, V - Vulnerable		

TABLE 9. RECORDS OF COMMONWEALTH LISTED MIGRATORY SPECIES WITHIN 10 KM OF THE SITE

Targeted diurnal and nocturnal field surveys were undertaken by two (2) JWA ecologists between the 21st – 25th February 2022. A total of approximately 48 person hours and 24 person hours were spent on the diurnal and nocturnal components of the survey, respectively.

The highest quality habitat for threatened and/or migratory bird species is limited to lowlying areas across the subject site such as dams, watercourses, and drainage lines. The remainder of the subject site is highly degraded and provides limited ecological value.

No other threatened fauna species are considered a possible occurrence due to an absence of suitable habitat types and/or structural diversity.

Biodiversity Conservation Act (2016)

In accordance with Section 7.3 of the *Biodiversity Conservation Act* (2016), a 'test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitat' has been undertaken for all listed species/EECs recorded on the site, including threatened fauna predicted to occur over time.

In determining the nature and magnitude of an impact, it is important to consider matters such as:

- Pre-construction, construction and occupation/maintenance phases;
- All on-site and offsite impacts, including location, installation, operation and

maintenance of auxiliary infrastructure and fire management zones;

- All direct and indirect impacts;
- The frequency and duration of each known or likely impact/action;
- The total impact which can be attributed to that action over the entire geographic area affected, and over time;
- The sensitivity of the receiving environment; and
- The degree of confidence with which the impacts of the action are known and understood.

Recovery and threat abatement plans, priorities action statements and threatened species profiles may provide further guidance on whether an action/activity is likely to be significant.

Application of the precautionary principle requires that a lack of scientific certainty about the potential impacts of an action does not itself justify a decision that the action is not likely to have a significant impact. If information is not available to conclusively determine that there will not be a significant impact on a threatened species, population or ecological community, or its habitat, then it should be assumed that a significant impact is likely.

Threatened Flora

Based on a lack of suitable habitat and the highly disturbed nature of the subject site, no threatened flora species listed within schedules of the BC Act are considered possible occurrences.

Endangered Ecological Communities (EECs)

No EECs have been recorded from the subject site or are considered a possible occurrence.

Fauna

No threatened fauna species listed within schedules of the BC Act are considered possible occurrences due to an absence of suitable habitat types and/or structural diversity.

The BOS threshold test has determined that the proposed development may trigger entry into the BOS based on the area clearing threshold.

To determine if a test of significance (5-part test) test is required for ecological communities, a targeted field assessment should be undertaken to confirm the presence and extent of the EEC 'White Box–Yellow Box–Red Gum Grassy Woodland' on the subject site during detailed planning stages.

Targeted field surveys should be conducted to determine that no threatened flora or fauna species listed under the BC Act occur on the subject site. A 5-part test is not

considered necessary at this stage; nevertheless, this can be addressed at a later planning stage.

For full details, please refer to Attachment 1, ecological assessment carried out by JWA Associates.

Goulburn Mulwaree Local Environmental Plan 2009

No regulated vegetation is mapped on the subject site; however, parts of the subject site are mapped as Terrestrial Biodiversity – Biodiversity under the LEP. As per Clause 7.2 Terrestrial biodiversity of the LEP, the following constraints may apply:

Terrestrial biodiversity

- (1) The objectives of this clause are to protect, maintain or improve the diversity of the native vegetation, including—
 - (a) protecting biological diversity of native flora and fauna, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the recovery of threatened species, communities or populations and their habitats.
- (2) This clause applies to development on land that is identified as “Biodiversity” on the Terrestrial Biodiversity Map.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered a report that addresses the following matters—
 - (a) identification of any potential adverse impact of the proposed development on any of the following—
 - (i) a native vegetation community,
 - (ii) the habitat of any threatened species, population or ecological community,
 - (iii) a regionally significant species of plant, animal or habitat,
 - (iv) a habitat corridor,
 - (v) a wetland,
 - (vi) the biodiversity values within a reserve, including a road reserve or a stock route, and
 - (b) a description of any proposed measures to be undertaken to ameliorate any such potential adverse impact.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is consistent with the objectives of this clause and—
 - (a) the development is designed, sited and managed to avoid the potential adverse environmental impact, or
 - (b) if a potential adverse impact cannot be avoided, the development—
 - (i) is designed and sited so as to have minimum adverse impact, and
 - (ii) incorporates effective measures so as to have minimal adverse impact, and
 - (iii) mitigates any residual adverse impact through the restoration of any existing disturbed or modified area on the site.

Site Constraints Analysis

Each of the habitats or communities occurring on the subject site has been allocated to a constraint category ranging from high to low depending upon the satisfaction of the above criteria as summarised in Table 10.

Constraints category	Environmental attributes
High	<ul style="list-style-type: none">• World heritage areas• National heritage places• RAMSAR wetlands• Endangered species or endangered species habitat• Endangered populations• Endangered Ecological Communities (EEC)
Moderate-High	<ul style="list-style-type: none">• Areas containing habitat for a threatened species (other than endangered)• Areas of high biodiversity value (Biodiversity Values Map)
Moderate	<ul style="list-style-type: none">• Wildlife corridors of regional importance• Wetland buffer areas• Major waterways or waterbodies
Low-Moderate	<ul style="list-style-type: none">• Wildlife corridors of local significance• Minor waterways or waterbodies
Low	<ul style="list-style-type: none">• Exotic vegetation• Cleared areas

TABLE 10. KEY TO CONSTRAINTS ANALYSIS

Highly constrained areas

Areas mapped as high ecological constraint are generally not considered to be suitable for development. These areas should be retained, rehabilitated, and buffered as much as practicable. Where impacts cannot be avoided, biodiversity offsets are likely.

Based on the results of this assessment, there are currently no areas of the site considered to be highly constrained. However, the following should be noted:

- If confirmed, the presence of the EEC 'White Box–Yellow Box–Red Gum Grassy Woodland' would represent highly constrained areas on the subject site. Additionally, an assessment of condition can confirm the extent of this constraint.
- There are three endangered species that are considered possible on the subject site (i.e. green and gold bell frog, button wrinklewort and small purple pea). The importance and suitability of habitat on the subject site, and its relevance as highly constrained areas, will be guided by targeted surveys and confirmation of species presence/absence.

Moderately-highly constrained areas

Based on the results of this assessment, there are currently no areas of the site considered to be moderately-highly constrained. However, the following should be noted:

- There are six vulnerable species that are considered possible on the subject site (i.e. black gum, Austral toadflax, white-throated needletail, superb parrot, pinktailed worm lizard, and striped legless lizard). The importance and suitability of habitat on the subject site, and its relevance as moderately-highly constrained areas, will be guided by targeted surveys and confirmation of species presence/absence.

Moderately constrained areas

The constraints analysis has indicated that no moderately constrained areas are present on the subject site.

Low-moderately constrained areas

Stock dams and associated 1st and 2nd order watercourses / drainage lines on the subject site represent areas that may be considered low-moderately constrained areas. The importance of these can be guided by threatened species surveys (i.e. green and gold bell frog). Regardless, from a development planning perspective, consideration for relevant setbacks/buffers from watercourses/drainage lines (i.e. 10m buffers to 1st order watercourses; 20m buffers to 2nd order watercourses and 40m buffers to 4th order watercourses) are likely to be required.

Areas of low constraint

Apart from the 'possible' EEC, stock dams, and associated watercourses / drainage lines, most of the subject site is comprised of cleared areas dominated by exotic grasses. These areas are consistent with a category of low environmental constraint.

Based on interrogation of geographic ranges and specific habitat requirements, habitat suitability assessments combining this ECA and information provided in Mecone (2019) determined that, four (4) EPBC Act / BC Act listed flora species could possibly occur within the subject site. None of these species were previously recorded during site assessments; however, a targeted field assessment is warranted to confirm the presence or absence of these species, and the relevance of areas that may or may not be ecologically constrained.

Six (6) threatened fauna species listed within schedules of the EPBC Act and/or BC Act were considered a possibility to utilise habitat on the subject site. With this said, utilisation by five (5) is most likely by wide-ranging bird species that may aerially traverse the subject site on occasion. No other threatened fauna species are considered a possible occurrence due to an absence of suitable habitat types and/or structural diversity.

A targeted field assessment is warranted to confirm the presence or absence of the green and gold bell frog due to the presence of suitable stock dams and nearby grassy habitat. It is considered however that a change to the lower intensity of use being R5 large lot Residential would only improve any likelihood of survival if evidenced, when

compared to potential current agricultural affects to the land which would likely occur if not proceeding with the rezoning process.

With consideration of commonwealth, state, and local legislation and mapping, no other environmental constraints are applicable to the subject site. No state or regional corridors are mapped on or in the vicinity the subject site. As part of a wider context, the subject site provides no corridor value for fauna species in the locality.

Beyond the areas mentioned above, the remainder of the subject site is comprised of cleared areas dominated by exotic grasses, all of which are consistent with a category of low environmental constraint.








For further details, please refer to Attachment 1, ecological assessment carried out by JWA Associates.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The subject site is located within the gentle undulating and open slopes of the Gundry Plains. The bulk of the site is located in a shallow valley about 2km wide and 3km long. The topography ranges from relatively flat land to sloping landform with gradients of 10 to 1.

A Preliminary contamination assessment (**Attachment 2**) undertaking 31 bored samples has identified soil texture types including sand, sandy loam, loam, light clay, clay loams, medium and heavy clays and gravel of varying depth and moderate fertility. There are also a few outcrops of silty sandstone and quartz. The land is located in a hydrologic catchment which contains numerous overland flow paths and intermittent creeks which drain to the north-west via a drainage line that runs parallel to the southern side of Mountain Ash Road. The drainage line discharges to Gundry Creek which flows to the Mulwaree Chain-O-Ponds and ultimately into the Wollondilly River.

The data from the report was then entered into the WaterNSW's NorBE assessment tool for a number of test locations applying:

-  Four bedrooms excluding a spa bath
-  Rainwater water supply
-  Standard Aerated Wastewater Treatment System (AWTS)
-  Sub-surface irrigation for disposal
-  Ground water generally >1m deep as none test holes encountered any ground water
-  The calculated permeability applied where suitable
-  Slope gradients were obtained from the terrain model

The AWTS system was trialed as this would be the most likely cost-effective methodology of wastewater treatment but other treatment systems would also be suitable. The results of the NorBE assessment are included within Attachment 2.

The proposal is unlikely to impact upon existing flood events as most of the flooding is associated with water aflux from the confluence of the Wollondilly River well beyond the subject site. In flood events Windellama Road and Mountain Ash Road tend to be inundated near their intersection. The subject land is only prone to minor flooding, however with these infrastructure improvements at DA stage these matters will be less of an issue than what they currently present.

There is no indication of site contamination that would cause environmental or health impacts. Given the proximity to Goulburn it is unlikely that the storage of large volumes of fuel and chemicals occurred on site. Likewise access to waste disposal facilities at Goulburn would suggest that illegal disposal of waste on the site is highly unlikely. Nor evidenced in the soils study undertaken as part of this planning proposal.

Therefore the proposed change to R5 Large Lot Residential is a suitable amendment to the Local Environmental Plan warranting support of council and the State.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The planning proposal acknowledges the cultural heritage of the Shire, both Early European and Aboriginal settlement and use of the lands in the Shire. The subject site is not identified as a heritage item nor is located in a heritage conservation area however individual European heritage items can be found in close proximity.

The most significant site of cultural interest is the 1924 Motor Cycle Grand Prix Memorial. The memorial erected at the start of the 1914 Tourist Trophy Race and 1924 Motor Cycle Grand Prix on Windellama Road is located in proximity to the subject site. An AHIMS search was also carried out for the planning proposal and there were no known results on the site returned. However sites adjacent the Hume highway beyond the proposal boundaries are noted, of which a cultural heritage impact assessment is currently being carried out including consultation with the local aboriginal land council.

Q10. Is there adequate public infrastructure for the planning proposal?

Earthworks

The proposal does not include any regrading of the site and hence the required earthworks will be restricted to that required for the roads. As the topography is characterised by gently to moderately sloped hillsides, then there will not be any significant cut and fill required. There may be some works relating to stabilising the existing 3rd order watercourses but this will largely be limited to battering back of embankments which again will only require minimal earthworks and would not require any removal of spoil from the site nor require any additional material to be brought onsite.

Road Network

The existing roads that the development site has frontages are, Mountain Ash Road, Rosemont Road and Barretts Lane. All these roads are 20.115m wide sealed roads with 80kph speed zones.

The proposed road reserve widths are 20m in accordance with Council's Standards for Engineering Works Design Specification 2013. The new roads will incorporate table drains in accordance with Council's standard drawing SD-R 01 A. The table drains can incorporate mitre drains at regular intervals. It is expected that the any intersections with an existing road will incorporate BAR/BAL treatment.

Precinct 1 has two proposed intersections with Mountain Ash Road and one intersection with Barretts Lane. Precinct 2 has the single access with Mountain Ash Road whilst Precinct 3 has just the two intersections with Mountain Ash Road. This reflects the current number of driveway accesses to the existing lots. All of the proposed intersections have suitable separation from any other intersection whether it be existing or proposed.

The locations of the intersections enable suitable sight distance requirements in accordance with the Austroads guidelines.

Some of the roads follow depressions to avoid common boundaries crossing the flow paths. The roads incorporating a cul-de-sac are all less than 200m in length and suitable in terms of any bushfire risk and council's design specifications.

Water Supply

The nearest Council water main is located on the other side of the Hume Highway approximately 1km away from the intersection of Rosemont Road and Windellama Road. It is understood that the pipe size is 100mm which is expected to have insufficient capacity to service the site.

There is potential for upgrading this reticulated service with provision o pump station and rising main extension, alternatively on site supply of water can be collected via rain water tanks. It is expected that in such circumstances future dwellings will be required to

have not less than 46,000 litres of roof water storage for domestic purposes in accordance with the DCP.

Sewer

Connection of the site to an existing sewerage system is unavailable and therefore wastewater will be required to be treated and disposed of onsite.

Electrical

There is an overhead electrical service along Mountain Ash Drive from which it is expected that electrical power can be expanded through the proposed road layout to service the new lots.

Communications

There are existing telecommunication services within Mountain Ash Road, Rosemont Road and Barretts Lane. Telecommunication services to the lots can be reticulated from these existing services.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Contact was made with officers at WaterNSW as well as Dept of Environment in relation to the soils of the site during the conception of the planning proposals development plan layout. Further consultation will be made with State representatives during the Gateway determination process.

Conclusion

This Planning Proposal has been prepared with considerable investigation of constraints, the assessment and measure of the proposal in relation to compliance with Ministerial Directions, the South East and Tablelands Regional Plan 2036, the Council's Local Strategic Planning Statement and the Urban and Fringe Housing Strategy. The proposal has been developed in accordance with NSW Government's Guideline for the Preparation of Planning Proposals.

The proposal as submitted provides consistency with these extrinsic materials and adopted policies of the Goulburn Mulwaree Shire Council. Given the consistent nature of the proposal and the impending support for the local economy and much needed housing, We look forward to progressing this Planning proposal with council and the state government. We therefore consider that the support is warranted by council staff and Councillors for progression to gateway determination where we will be pleased to provide any additional reporting requirements or meeting requests in the instance they arise.

Should you have any queries in relation to this report please do not hesitate to contact the undersigned at our office on 0423 002 257 or via return email simon@dbilink.com.

Kind regards



Simon Halcrow, BUrbRegPlan
Property Development Consultant

Attachments:

Attachment 1 - Ecological Constraints Analysis
Attachment 2 - Engineering Servicing Report
Attachment 2 - Preliminary Soils Assessment
Attachment 3 - Concept Layout Plans
Attachment 4 - Strategic Bushfire Assessment

Attachment 1
Ecological Constraints Analysis

Attachment 2
Engineering Services Report

Attachment 3

Proposal Plans

Attachment 4
Strategic Bushfire Assessment