8.13 Sooley Precinct

Objectives

- Safeguard the rural context of the Sooley Precinct.
- Future development promotes visual amenity and scenic quality.
- Development surrounding the high pressure gas transmission pipeline is sensitively designed and meets the requirements of applicable legislation.
- Protect and conserve significant flora and fauna.
- Protect and conserve Aboriginal cultural Heritage.
- Limit development within overland flood prone areas to alleviate risk to property and life.
- Ensure adequate internal access connection within the Sooley Precinct.
- Minimise traffic disruption to Crookwell Road.
- Maintain the integrity of natural drainage courses.
- Development has a neutral or beneficial impact on water quality.

8.13.1 Land to which this Plan applies

This Chapter applies to land within the Sooley Precinct, identified in the *Urban and Fringe Housing Strategy*, the extent of which is shown in Figure 1 below.

The Sooley Precinct is located on the urban fringe, north west of Goulburn, adjacent to the Mistful Park commercial area. It applies to land between the Wollondilly River and the western side of Crookwell Road and continues northerly along Crookwell Road to the extent shown in Figure 1 below. The part of the land shown represents the part of the land that does not drain to Sooley Dam.

This Chapter is applicable to the following zoned land:

- R5 Large Lot Residential,
- R2 Low Density Residential,
- RE1 Public Recreation, and
- C2 Environmental Conservation
- C3 Environmental Management (applicable to the extent of land applicable for the required road connection to Onslow road).

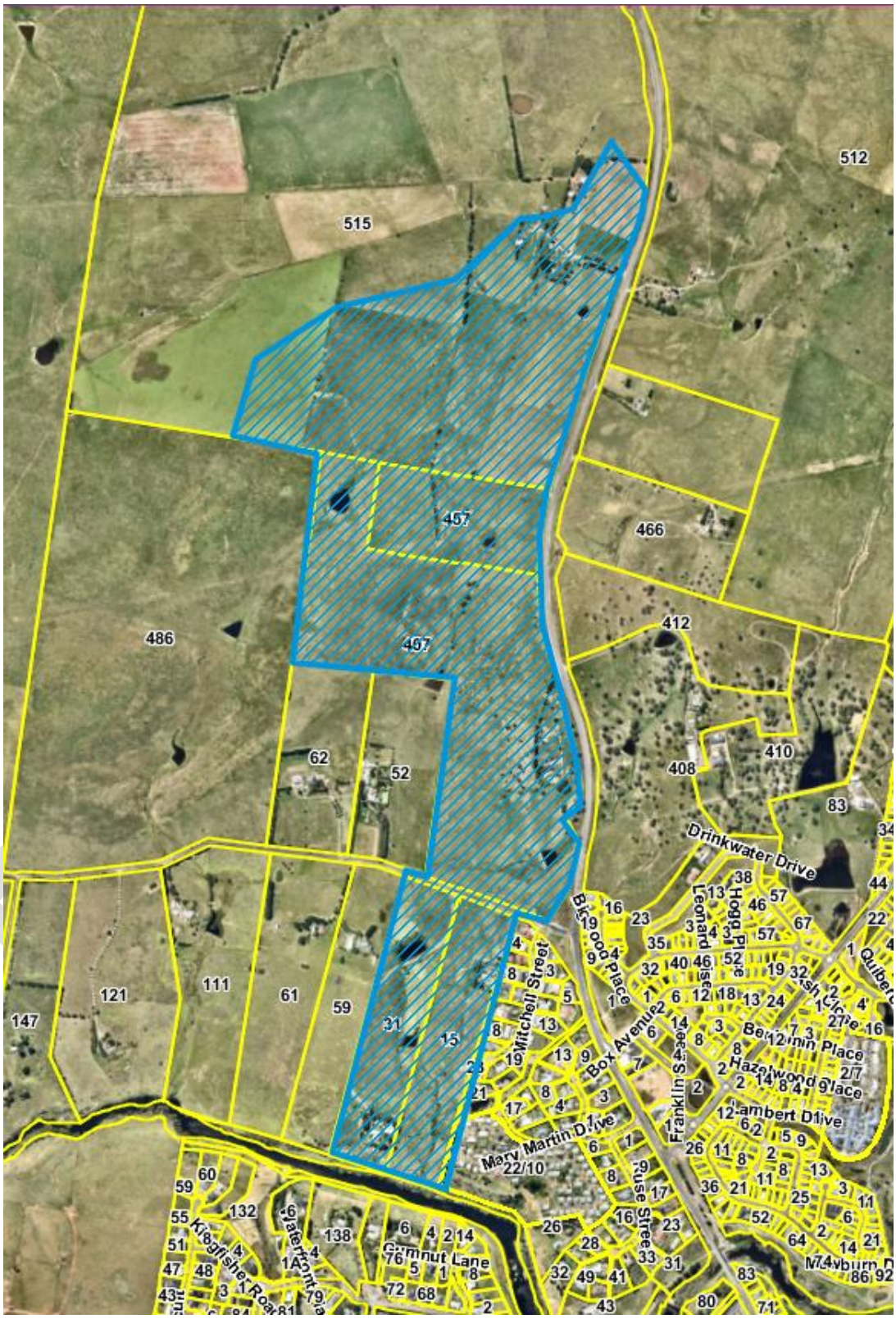

Figure 1: Sooley Precinct, shown hatched in blue.

This chapter contains specific and additional development controls when undertaking permissible and ancillary development, in addition to other Chapters in the Goulburn

Mulwaree Development Control Plan 2009 (*GM DCP 2009*). Where this Chapter is silent on controls that are raised in other DCP Chapters, those controls must be applied. This Chapter prevails to the extent of any inconsistency.

8.13.2 Development control and potential

The Sooley Precinct consists of two opportunity areas. Figure 2 below indicates the extent of each opportunity area.

Unless otherwise specified, development controls apply to all opportunity land areas.

Each opportunity area is further discussed below.

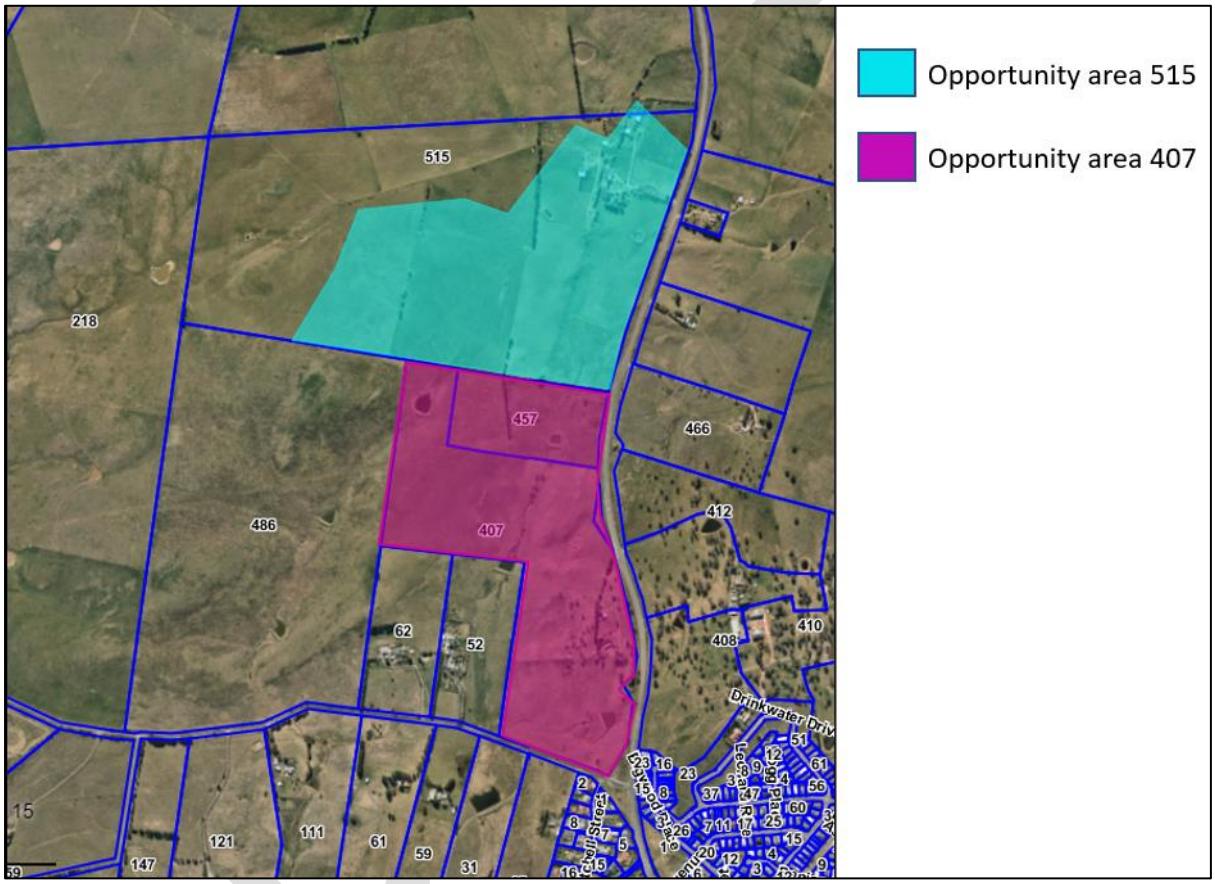

Figure 2: Opportunity lands within the Sooley Precinct.

Opportunity area 515

The land has been zoned to facilitate the development of R5 large lot residential development at the northernmost fringe of the Sooley Precinct. This land adjoins future opportunity land 407, which provides an opportunity for pedestrian and vehicular linkages south through to predominantly low density residential land.

Future large lot residential land will be unserviced, incorporating a minimum lot size of 2 hectares.

The area is partly burdened by overland flooding. The full extent of these areas are zoned C2 Environmental Conservation. The C2 zoning will also incorporate an area of

land that contains remnant native vegetation being habitat to threatened fauna. The C2 zoning is imposed to limit/avoid most development types within the area of flood prone land so as to alleviate impacts on flood prone areas, alleviate adverse water quality impacts and protect remnant native vegetation.

Opportunity area 407

The land has been zoned to facilitate the development of low density and large lot residential development that is contiguous to the existing Mistful Park residential and commercial area.

Potential impacts on land use conflict with surrounding agricultural land uses has also been taken into consideration. Large lot residential zoned land (unsewered) is located on the periphery of the precinct and incorporates two minimum lot sizes of 4,000m^2 and 2 hectares to aid in transition to the low density residential lots which incorporate a minimum lot size of 700m^2 (serviced).

The area is burdened in parts by overland flooding. The full extent of these areas are zoned RE1 Public Recreation (subject to a future Planning Agreement to dedicate land to Council for a public purpose) and C2 Environmental Conservation (for the part of the overland flood prone land to be located within future private property). The C2 zoning is imposed to limit/avoid most development types within the area of flood prone land so as to ensure the least impact to flood prone areas.

The central area of land that is zoned RE1 Public Recreation has been undertaken to preserve the biodiversity value of this part of the land. This land is not flood prone.

8.13.3 Urban Release Area (URA)

An Urban Release Area (URA) is prescribed under clause 6.2A of the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 (*GM LEP 2009*) to facilitate orderly and logical development.

The extent of the URA is shown below in Figure 3. Additional development controls follow.

To clarify, each of the requirements specifically under ‘Opportunity area 515’ and/or ‘Opportunity area 407’ (in addition to the general URA provisions) are required to be addressed prior to the issue of a single Subdivision Certificate for the area of land as applicable.

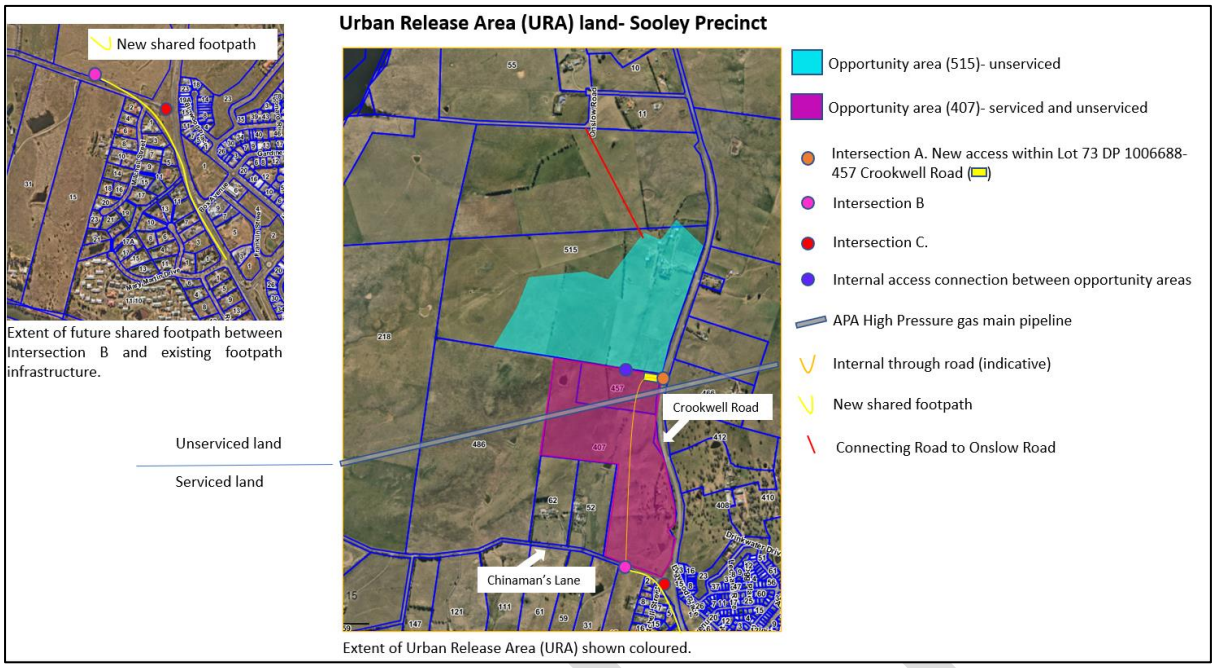

Figure 3: extent of Urban Release Area (URA) within the Sooley Precinct.

Opportunity area 515	Opportunity area 407
Intersection A is installed: Auxillary Left Turn (AUL) and Channelised Right Turn (CHR), and The internal access connection between opportunity lands, from Intersection A is installed to service future lots.	Intersection A is installed: Auxillary Left Turn (AUL) and Channelised Right Turn (CHR), and Intersection B is installed, and Intersection C is upgraded (AUL/CHR).
Connecting road from Opportunity area 515 to Onslow Road via Lot 104 DP 1007433. Minimum construction standard is all-weather* and is dedicated as a public road.	A new internal through road is provided, that links Intersections A and B
The main thoroughfare/s are designed to accommodate buses.	The new internal through road: - Provides a shared footpath and - is designed to accommodate buses.
	A new shared footpath is provided, from Intersection B, to where existing footpath infrastructure is located on Crookwell Road, in accordance with Council's adopted Pedestrian Access and Mobility Plan (PAMP). See Figure above.
General URA Provisions (applicable to all opportunity areas)	
Drainage development progresses from south to north	
Services reticulation (water and sewer) occurs from south to north	
Serviced land is located south of APA high pressure gas main pipeline	
Unserviced land is located north of APA high pressure gas main pipeline	
Subdivision proposals beyond three lots require more than one access into and out of the development (vide *Planning for Bushfire Protection 2019*).	
No direct access to Crookwell Road, other than via Intersection A.	

*All - weather access standard means a road that is constructed to safely convey a small vehicle during any stormwater event. Refer to Council's Engineering Standards and best practice guidelines.

Figure 4: Urban Release Area (URA) provisions

Additional URA controls supplementary to the Figures above are presented below.

Order and staging of subdivision	Subdivision development is carried out in accordance with the plan and staging requirements in Figure 3 and Figure 4 and each of the following: a) stipulates the requirements applicable to each opportunity area. b) stipulates the required order of development for future subdivision, services reticulation and drainage development, c) indicates the extent of serviced and unserviced land, d) indicates the location and minimum design requirements for additional traffic and transport infrastructure (vehicles and pedestrians), e) indicates the location of where main thoroughfares and internal road connections are required.
Access	To alleviate adverse traffic impacts, access to and from future development within the subdivision is facilitated only via proposed public roads indicated on the URA plan. No private access directly onto Crookwell Road or Chinaman's Lane is permitted. In this regard, a restriction as to user will be placed on the land title of future lots that have a boundary with Crookwell Road and Chinaman's Lane. Main thoroughfares in each subdivision proposal enable access by buses, including areas to enable a forward entry and exit. Compliance is demonstrated with 'Guidelines for Public Transport Capable Infrastructure in Greenfield Sites' prepared by Transport for NSW, or superseding guides.
Non-residential uses	To alleviate adverse amenity impact, future non-residential uses are clustered within the parts of the site closest to the Precinct's entry/exit point at Chinaman's Lane.
Natural hazards- bushfire prone land	Future subdivision proposals demonstrate compliance with: NSW Rural Fire Service Document *Planning for Bushfire Protection 2019* or superseding document. APZ's do not impact on the requirements in this Chapter for vegetation retention and/or revegetation within C2 Environmental Conservation zoned land, to ensure APZ's are wholly outside or independent of these areas.
Natural hazards- flood prone land	*Chapter 3.8 Flood Affected Land, Goulburn Mulwaree Development Control Plan (DCP) 2009 applies for development on flood prone land.*

	Specific flood related controls apply below: - All access roads are required to be engineered and constructed above the 1% Annual Exceedance Probability (AEP). - Subdivision development must not result in additional downstream impacts on the existing farm dam located at 52 Chinaman's Lane (Lot 2 DP 776381). - waste water reports must ensure proposed Effluent Management Areas (EMA) are capable of being located above the Probable Maximum Flood (PMF).

8.13.4 Subdivision

The aim of this Policy is to facilitate future development that is complementary to the rural landscape and minimises potential land use conflict with adjoining rural development. Existing environmental features including Aboriginal heritage, natural drainage channels, biodiversity values and specific amenity considerations have been considered in an effort to deliver a high-quality neighbourhood.

Please note that there are other requirements in this Chapter additional to the following requirements that are also relevant to a subdivision development proposal.

Water quality	Subdivision design meets the requirements of Water NSW Water Sensitive Design Guidelines and principles. Subdivision development is required to demonstrate compliance with Part 6.5 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.
Drainage channels	Boundaries are not positioned along the centreline of drainage channels and must seek to include both banks of the channel in the same lot boundary. Public roads and private access locations are to be sensitively located so as to ensure that the need to cross drainage channels is minimised.
Aboriginal Heritage.	Aboriginal Heritage locations relative to a subdivision layout are located to minimise conflict from future development. A restriction as to user under section 88B of the *Conveyancing Act 1919* is applied to lots in private ownership that contain Aboriginal Heritage, requiring the prevention of ground disturbance within a buffered area.
C2 Environmental Conservation zoned land	The subdivision design and layout distributes and shares the C2 zoned land within the future residential lots and avoids consolidating the C2 zoned land on a single lot. Lot design and configuration optimises protection of watercourses.
Lot identification	Subdivided lots are identified in the following manner:

<table>
<tr><td></td><td>
<table>
<tr><th>Zone</th><th>Numbering method and location</th></tr>
<tr><td>R2</td><td>Kerb (stencil spray painted)</td></tr>
<tr><td>R5</td><td>Metal plate mounted on fence adjacent to designated entrance point.</td></tr>
</table>
</td></tr>
<tr><td>Servicing of lots</td><td>The following fencing is to be provided at subdivision stage:

- an unpainted timber paling fence at the perimeter boundary with Crookwell Road of the R2 zoned land being subdivided, to a height no greater than 1.8 metres (to maintain rural character), and

-post and wire fencing (or a higher standard rural style fence) is provided at all boundaries of lots zoned R5 metres (to maintain rural character). When the boundary adjoins land zoned C3 or RU6, fencing incorporates wire netting, in order to mitigate against risk from dogs escaping and harming livestock, and/or risk from consumption of baits.

Where a lot adjoins the boundary of an adjacent lot zoned C3 Environmental Management and/or RU6 Transition, a dog proof fence is installed at this boundary, in order to mitigate against risk from dogs escaping and harming livestock, and/or risk from consumption of baits.

- All R5 zoned lots are provided with driveway access from the public road to the front property boundary in accordance with Council' Engineering Standards.</td></tr>
<tr><td>Rural land character and scenic quality</td><td>Subdivision lot layout and configuration meets the requirements of section 8.13.11 landscaping.

A restriction as to user is applied to each lot impacted by the fencing requirements above, that restricts construction and maintained to the above standard at the cost of the property owner. The covenant is to include the reason for its imposition to facilitate understanding.</td></tr>
</table>

Electricity	Electricity transmission lines are located underground.
Trigonometrical station	The existing trigonometrical station shown in Figure 5 is managed to ensure that it is preserved.
Amenity considerations	Perimeter roads are incorporated into the subdivision design.
Biodiversity values	The area of land shown in blue in Figure 11, in section 8.13.11 is conserved and maintained as Plant Community Type (PCT) 1334 being a Critically Endangered Ecological Community (CEEC). No forms of land cover removal are permitted other than by livestock grazing. A report is submitted by an appropriately qualified and experienced Accredited Ecologist as part of the subdivision DA, that includes a Vegetation Management Plan (VMP) for the PCT above. The VMP details: - all features within this area, and existing condition of this PCT. - measures to improve the condition of the PCT, and maintenance activities required to conserve the condition of the PCT into the future. Any areas of land that contain naturally occurring rocky outcrops are retained and not disturbed. A restriction as to user under section 88b of the *Conveyancing Act 1919* (including the reason for the imposition of the covenant) is imposed on the future impacted lots, that accounts for each of the requirements above (as applicable). Development within the area denoted by green hatching in Figure 5 requires: a) All mature hollow bearing trees are retained and conserved. This includes the retention of the natural land form within the Tree Protection Zone (TPZ). b) the lopping, trimming, ringbarking, topping or damage to these trees and/or their root systems is not permitted.

	c) subdivision proposals carefully consider Lot design/configuration relative to the location of the impacted trees to provide a future development Lot that is capable of meeting dwelling design requirements in this DCP. d) site coverage is a maximum of 50% A restriction as to user under section 88b of the Conveyancing Act 1919 (including the reason for the imposition of the covenant) is imposed on the future impacted lots, that accounts for items a & b above.
Riparian biodiversity values	Riparian areas and remnant vegetation are protected and enhanced, and contribute to the Critically Endangered Ecological Community (CEEC). In this regard re-vegetation is required in accordance with section 8.13.8 Drainage Channels.
Flood prone land	All future roads meet the requirements of Goulburn Mulwaree DCP, Chapter 3.8 and Appendix J. Where existing dams are to be retained for the purposes of stormwater management in a future residential subdivision proposal, their structural integrity and function is to be assured for all flood events (up to and including a PMF). This includes any work required to be carried out to ensure the above is satisfied in perpetuity. A written and certified report is required to be provided by an appropriately qualified and experienced engineer that includes: -evidence that each dam to be retained has been inspected, and -certification that each dam is suitable to be utilised for the purposes of stormwater management for the life of the development. This is to include any measures to be implemented at the commencement of development, and/or other requirements to be maintained in perpetuity.

Street trees	Landscaping is installed on all new public roads, by way of street trees. Specific requirements are in section 8.13.5.
Covenants	Developer imposed easements for future development are consistent with Council Policy and legislation and do not impose more onerous provisions.

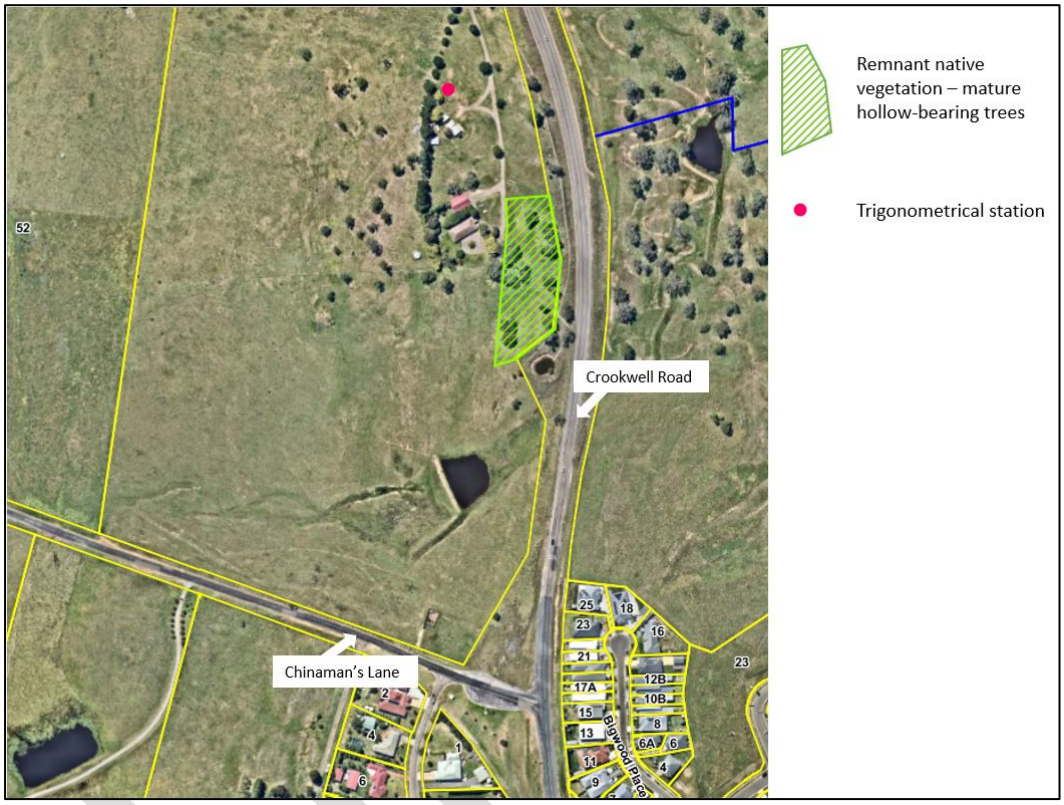

Figure 5: Remnant Native Vegetation, including hollow bearing mature trees, shown within the green area hatched above.

8.13.5 Infrastructure within public roads

For subdivision developments, public roads are designed with the following considerations:

- Public roads running immediately alongside/parallel to the boundary with Crookwell Road are minimised.
- Roads do not traverse, or are located within overland flood prone areas, unless roads are engineer designed to demonstrate no flooding obstruction during a PMF.

The road reserve accommodates the following infrastructure:

- Street lighting in accordance with the electricity supply authority requirements (R2 zoned land only).

- Street signage to convey street names, in accordance with Goulburn Mulwaree Council's Standard Drawings for Street Name Plate & Post.
- Street trees are provided in accordance with Table 1 below:

Table 1: Minimum street tree requirements within future road reserves

Zone	Trees required within primary frontage	Trees required within secondary frontage	Perimeter road along edge of subdivision boundary
R2	1	1	Trees planted at 15 metre centres
R5 (south of high pressure gas main pipeline)	1 street tree every 15 metres	1 street tree every 15 metres	Trees planted at 15 metre centres
R5 (north of high pressure gas main pipeline)	1 street tree every 30 metres	1 street tree every 30 metres	Trees planted at 30 metre centres

The species to be utilised for street trees consists of one of the following:

- Eucalyptus mannifera
- Acacia melanoxylon

Note: A combination of the above street trees may be used, as long as one street tree is allocated per new road.

Street trees are:

- Planted in a location which ensures the least potential for damage to any part of the tree and disruption to the road or footpath pavement and least disruption to future passing traffic, and
- when located near the junction of an intersection, street trees are setback 6 metres away from the boundary closest to the intersection.

Footpaths are provided within:

- R2 zoned land, on one side of the road, to a width of 1.5 metres.
- Public reserves and integrate with road footpath networks.

8.13.6 Water quality

Future development proposals will need to consider how particular development will impact water quality. This includes stormwater design and maintenance as a result of

additional hard stand area and changes to the landform, as well as impacts from future on-site waste water management systems.

Assessing impacts on water quality also includes the consideration of potentially contaminated land. This is considered in the section below under 'contamination'.

As the land is to be utilised for either large lot or low density residential purposes (or both), bore water is not considered a necessity for these uses and are to be decommissioned at the subdivision stage of development in accordance with Water NSW requirements. The site plan for subdivision DA is to include the location of each existing bore on the land, and indicate whether or not they are licensed.

In addition to the requirements above the following apply to a development proposal:

- DA's are accompanied by a Water Cycle Management Study (WCMS) demonstrating how the proposal achieves a neutral or beneficial impact on water quality.

- Impacts from required effluent management systems are also included, taking into consideration buffer distances.

- All components of the on-site waste water management system are to be located above the PMF.

- Within unsewered land, site waste water management systems are located:

    -100 metres from watercourses and operating groundwater bores (that are licensed for domestic water supply), and

    -at least 40 metres from drainage depressions and farm dams.

- Effluent management systems on the land to be demolished are required to be decommissioned in accordance with the NSW Health Advisory Note No. 3 (dated January 2017) for 'Destruction, Removal or reuse of septic tanks, collection wells, aerated wastewater treatment systems (AWTS) and other sewage management facilities (SMF).

- All components of an on-site wastewater management system must be contained wholly within the lot it services.

8.13.7 Contamination

Opportunity areas 407 and 515 are deemed suitable for future residential development. Additional small scale remediation may be required from investigations applicable to the subdivision DA stage of development, such as sampling beneath the footprints of, and around existing buildings and ancillary development that will be demolished, such as dwellings, ancillary buildings and on site waste water management systems.

A DA for subdivision is to be accompanied by contamination assessments that includes a Preliminary Site Investigation (PSI), Detailed Site Investigation (DSI) and Remediation Action Plan (RAP) as applicable. These reports are required to be

prepared by appropriately experienced and qualified consultants in the field of contaminated land management and prepared in accordance with NSW EPA Guideline 'Consultants Reporting on Contaminated Land.' Should these reports be over 3 years old, a set of new and current documents will be required to be submitted with a DA.

Residual levels of Hexavalent Chromium (Cr Vi) have been found in groundwater within opportunity area 407. Levels were below Australian Drinking Water Guidelines (ADWG). Surface water contains copper and zinc although under ADWG. Bores are to be decommissioned to prevent their use within opportunity area 515 and 407.

Opportunity area 515

Further investigations applicable at subdivision DA stage include:

- further investigation and monitoring of groundwater, including spatial and temporal viability of Cr Vi.
- Dewatering plan for farm dams to be decommissioned.

Opportunity area 407

Further investigations applicable at subdivision DA stage include:

- If farm dams are retained for the purposes of stormwater management a surface de-watering plan is to be implemented given elevated e coli levels detected in the dams.

In addition to the above, a development proposal must consider:

- Hazardous materials assessment prior to demolition of buildings and investigation of fill materials beneath the buildings.
- Unexpected finds procedure.

Council may request a Site Audit Statement from an accredited Site Auditor in order to certify the findings of submitted contamination reports when:

- Council considers the information to be incomplete or incorrect,
- Council wishes to confirm the information conforms to relevant legislation and guidelines
- Council does not have the capability/capacity to undertake technical reviews due to complex contamination issues and/or significant risks to health or the environment.

8.13.8 Drainage Channels

The Sooley Precinct contains drainage channels that ultimately drain to the Wollondilly River (see Figure 6). These must be preserved and maintained, and safeguarded at subdivision stage where the risk to them being disturbed increases as the land is developed.

As mentioned above, due consideration is required to be given to existing drainage systems and dams that serve an agricultural purpose.

For opportunity area 407, the existing farm dam, is predominantly located on neighbouring land (i.e. Lot 2 DP 776381). Therefore it is essential that there is no additional run off from future built development on this dam, which may have adverse impacts on adjoining land. In this regard, the pre and post development stormwater run off to this dam must be neutral, to ensure its structural integrity and hydrological function is not significantly altered. Stormwater from future built and hard stand development must be managed elsewhere on the land.

In addition to the above, sediment from construction phase of development must be managed on site so as to ensure it does not migrate off site and impact on neighbouring dams.

In addition to any DA requirements, a controlled activity approval may be required from the Natural Resources Access Regulator (NRAR) if development is carried out within 40 metres of a river, lake or estuary's mean high water mark (waterfront land). See Figure 8.

The following controls are required to be met in addition to the above considerations:

- Drainage channels are not altered.
- Proposed stormwater management systems result in neutral stormwater impacts on downstream properties and farm dams.
- Future subdivision proposals demonstrate how the site at full development capacity can achieve the same or neutral outcome for Pre development and post development stormwater flows.
- Where a natural drainage line traverses a proposed lot, a vegetation buffer is to be established at subdivision stage, on both sides of the watercourse. The following additional requirements are also applicable:
    - The extent of the vegetation buffer is to be determined in accordance with the following table, in conjunction with the Strahler Stream Order as per Table 2 and Figure 7.
    - The vegetation buffer is to be established on the outer boundary of either the vegetation buffer or the C2 zone boundary, whichever is greater.
    - The vegetation buffer is to be planted with dense native grass cover to buffer overland flow.
    - The vegetation buffer is to be fenced off from the remainder of the lot. Fencing style must be open rural style (post and wire) and not contain any netting. A gate must be incorporated in a suitable location to enable access and maintenance to be carried out.

- A Vegetation Management Plan (VMP) is submitted as part of the subdivision DA that includes:
    - A Plan showing the existing drainage channel relative to proposed boundaries, and the extent, location and type of existing vegetation cover;

- A plan showing the location and extent of proposed native grass plantings;
- An establishment and maintenance schedule that includes details of:
    a. the condition of the existing watercourse,
    b. any remediation work that is required to be carried out to facilitate the required work and meet the requirements of this Section, and
    c. details of on-going maintenance to ensure the drainage channel, fencing and native vegetation cover is maintained.

A positive covenant under the *Conveyancing Act 1919* (including the reason for the imposition of the covenant) is imposed on future lots impacted by drainage channels, that requires the on-going compliance with the Vegetation Management Plan above.

Drainage required within public roads do not consist of bioretention swales or the like, that can be easily damaged by vehicles or during road maintenance works.

Figure 6: Drainage channels within the Sooley Precinct, indicated by a thin blue line.

Table 2. Vegetation buffer requirements per watercourse type

Watercourse type	**Vegetation buffer width each side of the channel bank (metres)**
1st order	10
2nd order	20
3rd order	30
4th order	40

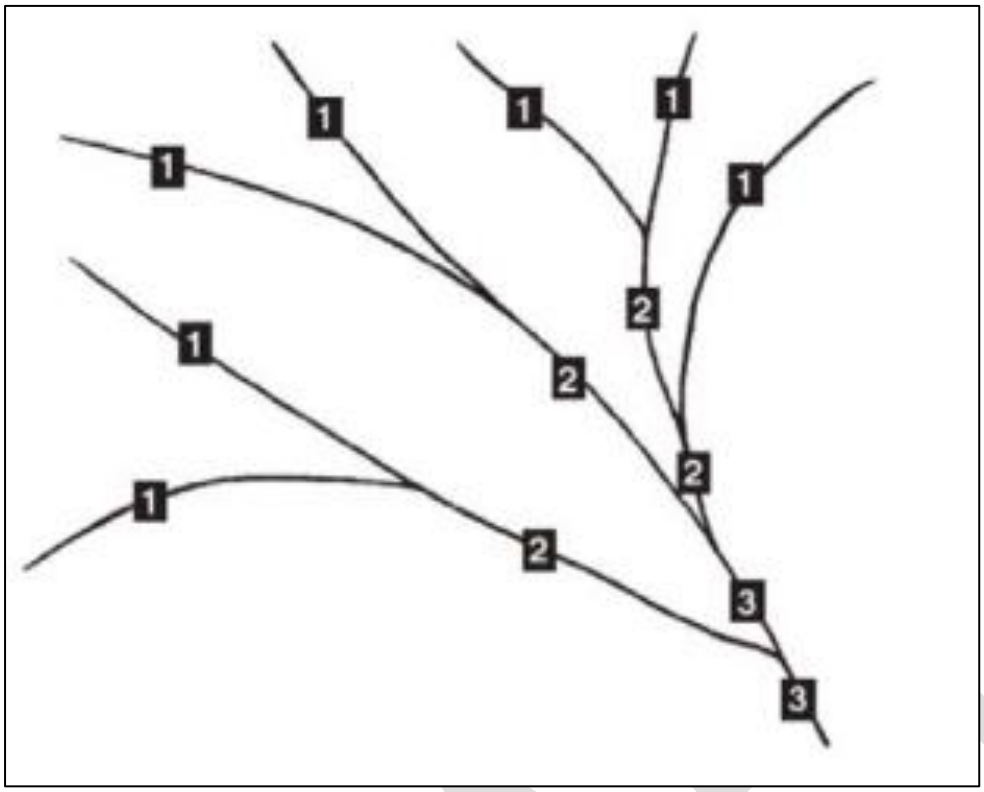

Figure 7: Strahler Stream Order (source: NSW Government – Water)

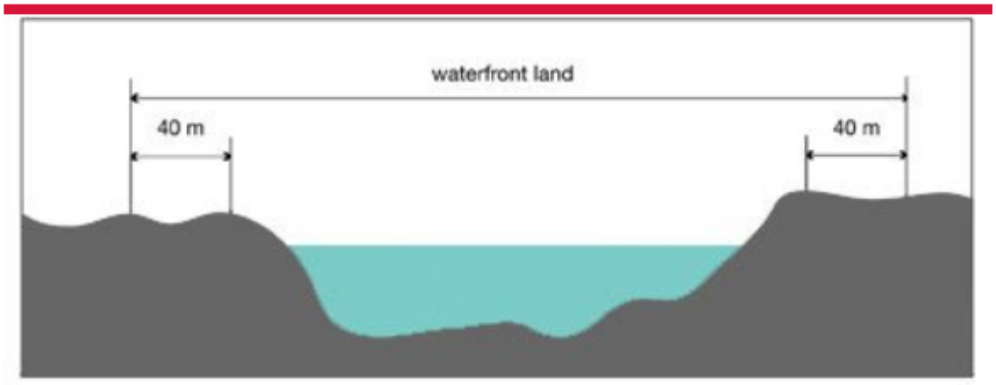

Figure 8: Extent of land to which a Controlled Activity Approval is required (source: NSW Government – Water).

8.13.9 Overland flood prone land

The Sooley Precinct is burdened by overland or flash flooding, along existing natural drainage channels.

For opportunity area 407 and opportunity area 515 the extent of flood prone areas up to and including the Probable Maximum Flood (PMF) as shown in Figure 9 and Figure 10 respectively, make up the C2 Environmental Conservation zoning to discourage the disturbance of this land and thereby maintain natural drainage channel paths.

There are residual areas of flood prone land that are not zoned C2 and therefore may impact future residential zoned land. In this case, future subdivision proposals will be required to design lot layouts to ensure that future buildings within R2 and R5 zoned

land are sited outside any areas of inundation, and that future roads are designed to enable evacuation during a 1% AEP flood event.

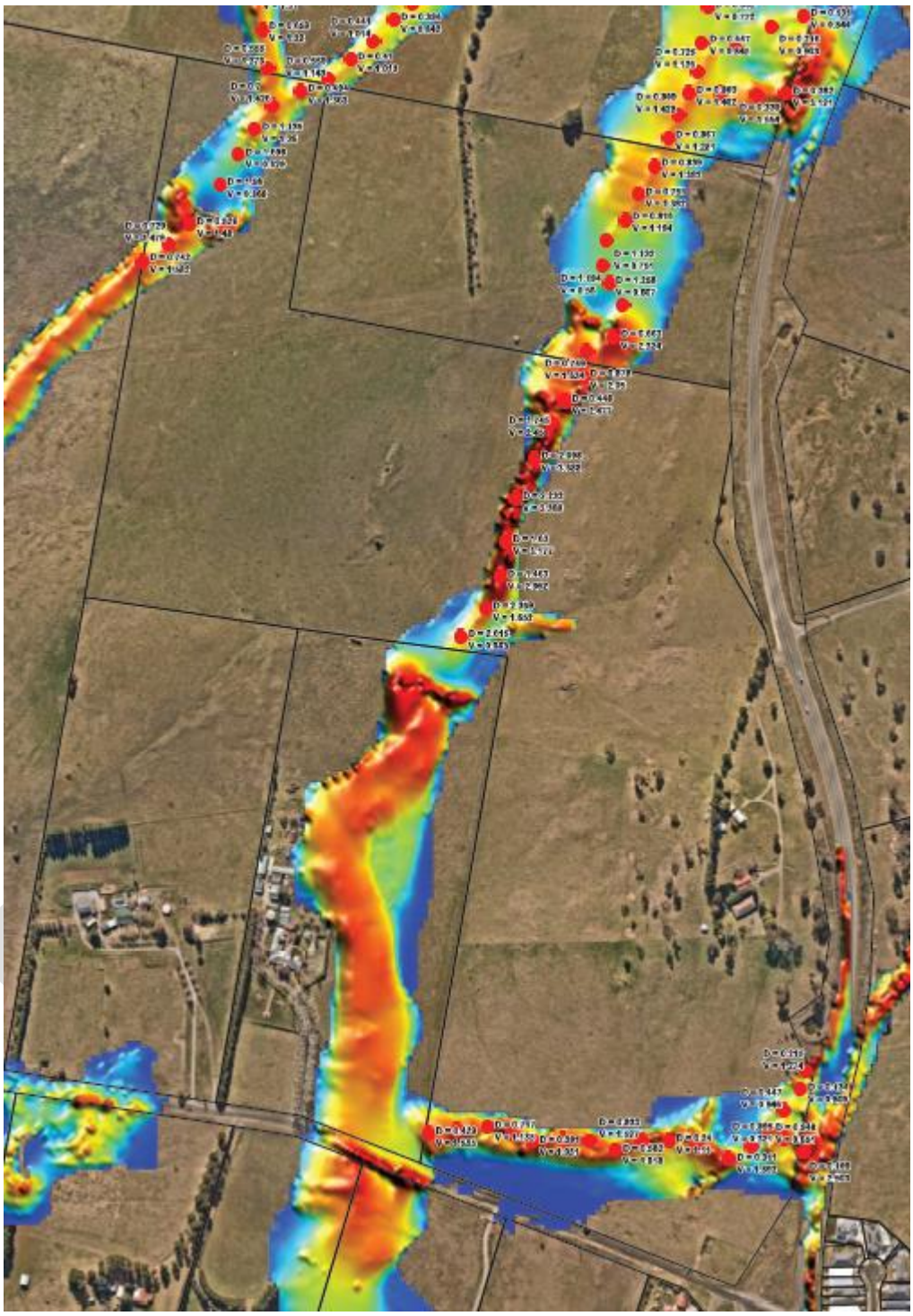

Figure 9: Extent of flood prone areas for opportunity land 407, up to and including the Probable Maximum Flood (PMF).

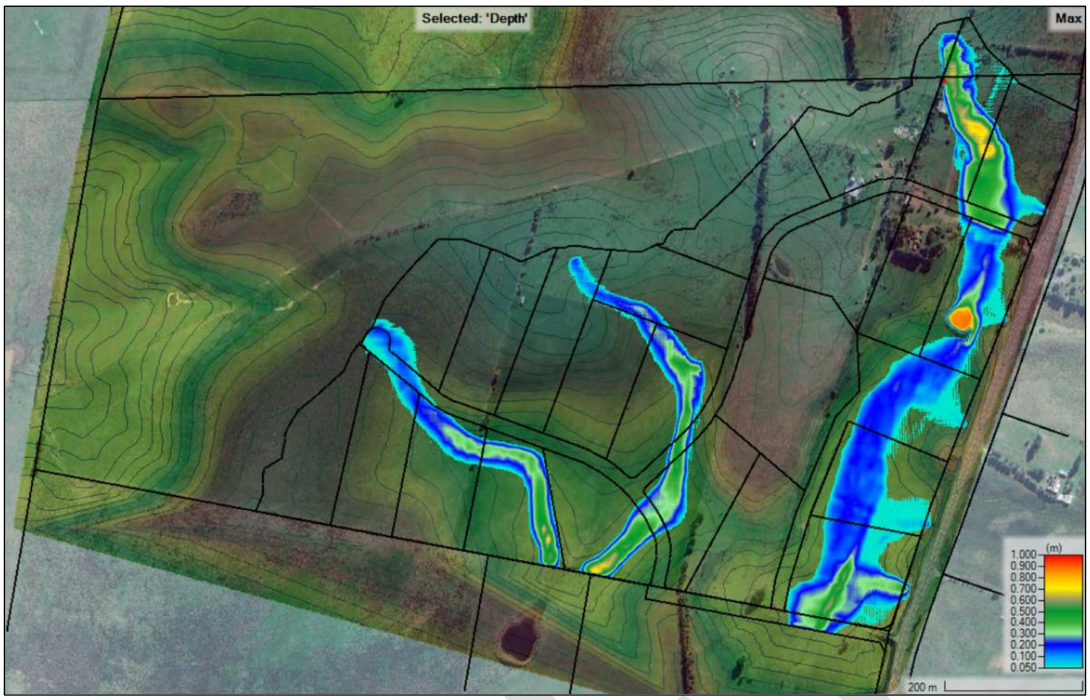

Figure 10: Extent of flood prone areas for opportunity land 515, up to and including the Probable Maximum Flood (PMF).

8.13.10 Bushfire Prone Lane

Lots within the Sooley Precinct, particularly those on the outer perimeter that adjoin rural land outside the precinct are prone to the highest bushfire risk from unmanaged land.

Development in bush fire prone land must ensure that compliance is demonstrated with Chapter 3.17 of the *GM DCP 2009*, and NSW Rural Fire Service Document *Planning for Bushfire Protection 2019.*

The DA must be accompanied by a bushfire assessment which addresses each of the requirements of *Planning for Bushfire Protection 2019.*

Perimeter roads are to be incorporated into the subdivision design to further protect future development from risk of bushfire from adjoining land.

8.13.11 Landscaping

The Sooley Precinct contains elevated topography, particularly towards the north. Careful consideration is therefore required to ensure that the visual impacts of future development are taken into account. This includes alleviating contrast between the natural landscape and future built development and retaining scenic quality.

The Sooley Precinct is benefited by scattered, established mature trees which will positively contribute to the rural landscape and provide visual relief from increasing hardstand areas, as development progresses.

In addition to the above, the following requirements are appliable:

- Existing mature trees and remnant native vegetation (shown as red and blue lines) are to be retained and conserved. See Figure 11 below.

- Future boundaries are located so as to ensure that potential damage to existing mature trees, their root systems or other required landscaping in this Policy is avoided.

- For lots with a boundary adjoining the lines shown in orange, green or blue, as per Figure 11, a landscape buffer is to be established within the lot at the subdivision stage of development. The requirements of the landscape buffer are as follows:

    - The landscape buffer is to be a designated 10 metre wide easement, alongside the boundary.
    - The landscaping is to consist of a mixture of native trees and shrubs across three rows.
    - Trees are planted at 15 metre centres.
    - Tree trunks are located at least 3 metres away from the edge of the easement.
    - The landscape buffer consists of 40% trees, and 60% shrubs of varying forms.

- The landscaping is to consist of tree species already located in the vicinity, such as Snowgums (Eucalyptus pauciflora), planted at an advanced height of 2 metres.

A covenant is to be submitted at subdivision certificate stage and registered over each proposed lot that is burdened by the lines shown in orange, green and blue in Figure 11. The covenant shall require the maintenance of the landscape requirements for the purposes of ensuring that future development visually complements the rural landscape and retains scenic quality.

A covenant is to be submitted at subdivision certificate stage and registered over each proposed lot that is burdened by the red lines shown in Figure 11. The covenant shall require that the established trees (and their root systems) are not the lopped, trimmed, ringbarked, topped or damaged. The trees are to be conserved and protected. Any dead trees are to be replaced with similar species in the same location. Replacement trees to be planted are advanced specimens.

The above requirement for a landscape buffer is not applicable where a perimeter road is proposed and therefore the requirements of Table 1 apply.

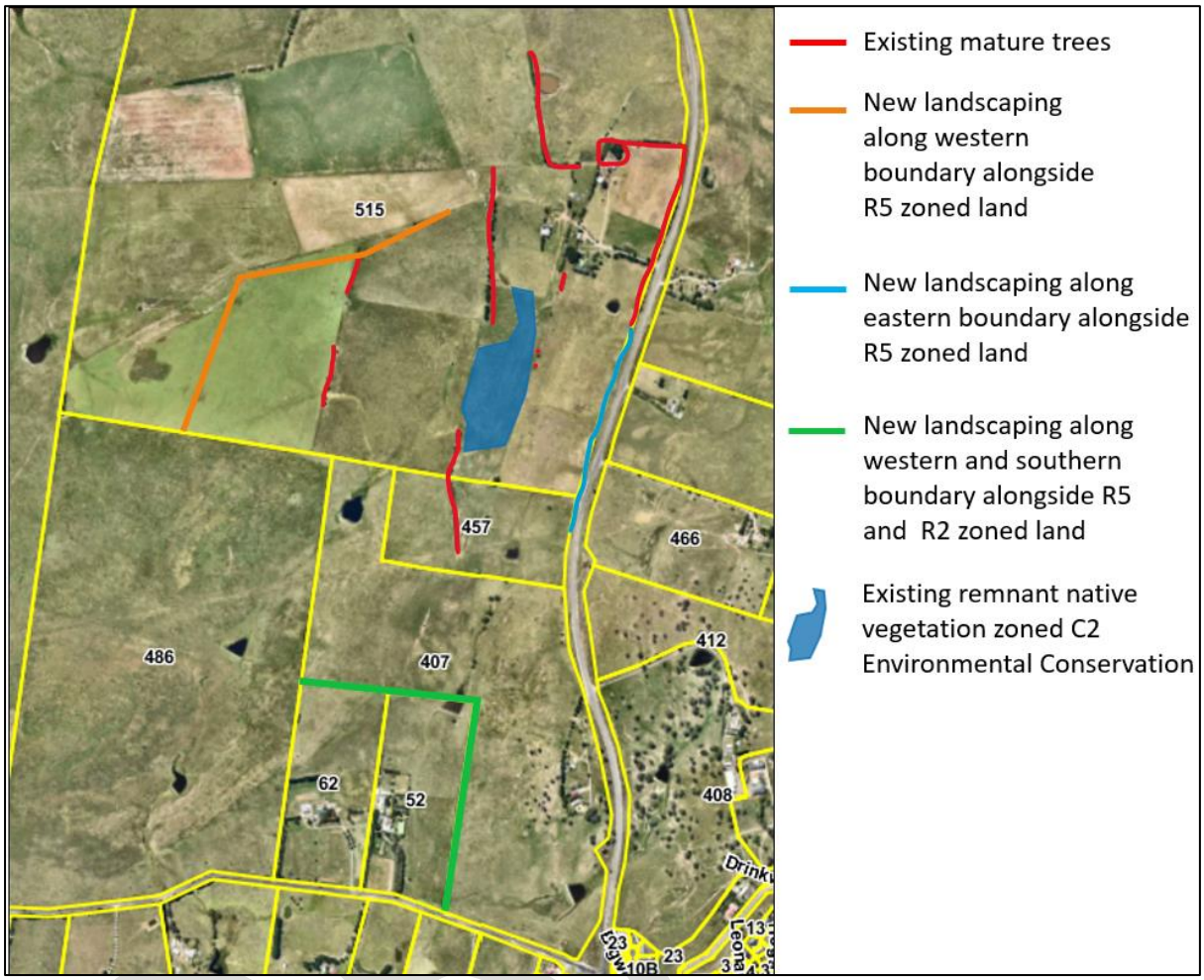

Figure 11: Landscaping requirements necessary to be implemented and/or maintained at subdivision stage.

8.13.12 High pressure gas transmission pipeline

Two (2) high pressure gas transmission pipelines traverse the Sooley Precinct as shown in Figure 12. They are contained within a single easement that is in the order of 24.385 metres in width.

The pipeline itself is subject to a Measurement Length or 'ML' that is applied to both sides of the pipeline. The ML is 795 metres and takes up a majority of the Sooley Precinct as shown in Figure 12 below.

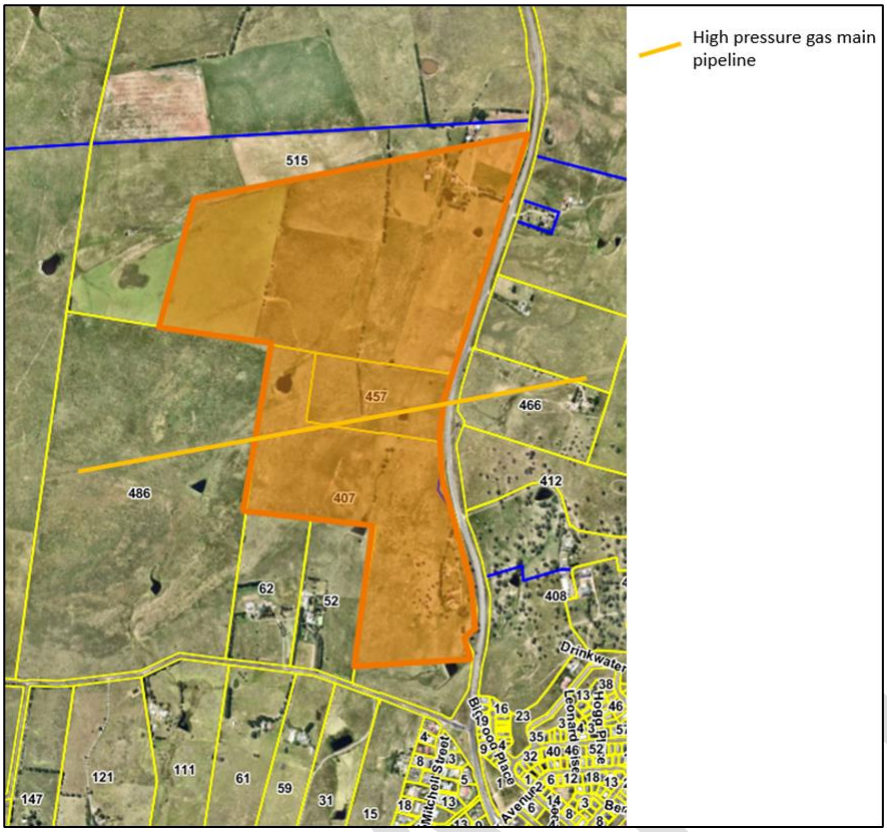

Figure 12: Measurement length extent shown highlighted in orange, being 795 metres either side of the gas main pipeline.

The area of land where the pipeline is located is required to be integrated with future residential lots. Undue burden is not to be placed on Council to maintain land that has no contribution to the public interest. In this regard, Council will not take ownership or responsibility of land surrounding high pressure gas transmission pipelines within the Sooley Precinct.

Subdivision proposals are required to locate and align the high pressure gas main pipeline easement, parallel and immediately adjacent to the rear boundary of proposed R5 lots, where they occur along the alignment of the easement and located alongside R2 zoned land.

Subdivision and ancillary development is minimised over the pipeline easement.

Sensitive uses are to be limited within the Measurement Length (ML). A Development proposal within the ML is required to demonstrate that an alternative location would not result in a better planning outcome.

The following applies for Sensitive uses proposed within the ML:

- Council is provided with a letter of confirmation from the licence holder that a Safety Management Study (SMS) in accordance with AS2885 Pipelines- Gas and liquid petroleum, has been undertaken and recommended development outcomes applied.

Sensitive uses include the following (including a use that is similar in nature to those listed):

Child care centres	Hotel	Service station
Detention facility	Place of worship	Shop
Educational facility	Residential care facility	Shopping centre
Function facility	Retirement facility	Theatre
Hospital		

8.13.13 Additional Residential controls

8.13.13.1 Site coverage and setback- R5 zoned land

The maximum site coverage is 30%. Maximum site coverage includes impervious areas such as pavements, roads and buildings where filtration of water into the soil is prevented.

Buildings incorporate a minimum front setback of 20 metres from a public road.

Side and rear setbacks are at least 10 metres.

Where a side or rear setback is from a boundary that adjoins C3 and RU6 zoned land, a minimum building setback of 30 metres applies.

8.13.13.2 Ancillary development

Ancillary uses rely on, are subordinate to, or depend upon a principal use. For example a Secondary Dwelling, as provided in the definition in the *Goulburn Mulwaree Local Environmental Plan (LEP) 2009*, is established in conjunction with a principal dwelling, therefore being an ancillary use. There are also other uses that may not be defined in the *GM LEP 2009* that would be considered an ancillary use, for example a building that accommodates items, good or other articles that are associated with a particular use such as a dwelling or a commercial undertaking, e.g. shed.

The Development Application is required to address the intended purposes of each proposed building.

In addition to the above requirements, the following requirements are appliable to ancillary developments:

- Ancillary development or outbuildings ancillary to primary development are considered following the construction of lawful primary development, or with the primary development in a single DA.

- Detached outbuildings are setback from the front elevation of the primary development by at least 5 metres in R5 zone or behind the rear building line in R2

zone. Ancillary development in the form of a Secondary dwelling may be setback the same distance as the principal dwelling.

- Attached ancillary development is located at or behind the front elevation of the primary development, and are no higher than the ridge line of the primary development.

- The height of detached outbuildings and ancillary development is not greater than 4 metres.

- A minimum setback of 20 metres from a boundary with Crookwell Road is required for ancillary development.