

8.13. URBAN AND FRINGE HOUSING STRATEGY PRECINCTS

This DCP chapter has been prepared to provide additional objectives, controls and guidance to applicants proposing to undertake residential development within a precinct identified in the *Goulburn Mulwaree Urban and Fringe Housing Strategy*. It also serves as the reference point for Council in the application of controls in the assessment of development applications in these precincts.

The Brisbane Grove Precinct and Mountain Ash Precinct are the first two precincts of the Urban and Fringe Housing Strategy to benefit from a Precinct Plan in the DCP. These two precincts share a precinct DCP chapter due to their close geographical relationship and similar constraints and policy provisions.

Relationship to other plans and policies

As precinct planning is completed for each precinct, an additional section is added to this chapter of the DCP with additional controls within the main body of the DCP. Where inconsistency arises between the precinct chapter and the main body of the DCP, the precinct chapter prevails. Where the precinct chapter is silent on an issue reference should be made to the relevant policy in the main body of the DCP.

Policy controls set out the requirements and standards a development application within an Urban and Fringe Housing Strategy precinct must meet. Additional information is provided throughout this chapter through the Policy Context which establishes the background to the policy and Policy Notes which provide additional detail on constraints, regulations, guidance and policy requirements.

8.13.1 BRISBANE GROVE & MOUNTAIN ASH PRECINCTS

8.13.2 Existing Character Statement

This precinct specific chapter applies to both the Brisbane Grove and Mountain Ash Precincts identified through the *Urban and Fringe Housing Strategy*, illustrated in **Figure 8-13-1**.

The precincts stand on the Gundry Plain located to the south of the Goulburn Urban Area with the Brisbane Grove precinct encompassing an area of approximately 640 hectares and Mountain Ash Precinct an area of approximately 975 hectares.

The Brisbane Grove precinct is bounded to the north by the Hume Highway, to the west by the classified Braidwood Road, to the east by Windellama Road and to the south by Johnson's Lane and southern field boundaries. Brisbane Grove Road runs centrally through the precinct in an east-west direction, linking Braidwood Road and Windellama Road and providing a direct road link between the two precincts.

The Mountain Ash precinct is bounded to the north by Rosemont Road and the Hume Highway, to the west by Windellama Road and to the south and east by unformed road reserves and field boundaries. Mountain Ash Road runs south-east to north-west through the lower third of the precinct and links into Brisbane Grove Road and Bungonia Road.

The precincts landscape is characterised by an extensive and relatively flat plain with gently undulating topography with small areas of elevation which provide wider views of the landscape. This landscape comprises cultivated agricultural land which is pasture improved and primarily used for the grazing of animals. Vegetation is generally limited to trees and hedges along field boundaries but pockets of copses are found in small clusters around the landscape and focused on drainage pools and channels, with many existing properties screened by trees encircling their immediate curtilage.

The Mulwaree River meanders to the west and north of the Brisbane Grove precinct and the Gundry Creek runs between the two precincts, roughly parallel with Windellama Road. A number of natural drainage channels drain from higher ground and crisscross the plain. The prevalence of waterways and natural drainage channels often leads to gully erosion in addition to riverine and overland flow flooding in lower lying parts of the precincts. [The Goulburn Floodplain Risk Management Study and Plan](#), alongside overland flow maps and Flood Impact and Risk Assessments submitted with rezoning proposals, have demonstrated the extent and severity of flooding within the precincts, illustrated in **Figure 8-13-18** to **Figure 8-13-21**. Whilst significant areas of the precinct's remain flood free up to the worst possible flood event, other areas become inundated in more common flood events. Evacuation routes from the precincts to the Goulburn urban area, including routes utilising Braidwood Road, Brisbane Grove Road, Windellama Road and Mountain Ash Road all suffer some level of flood inundation during events at or rarer than the 1% AEP which adversely impacts upon residents ability to effectively evacuate during certain flood events. The ability to effectively evacuate the precinct is also affected by relatively short flood warning times.

Built development is generally limited to agricultural structures, dams and a scattering of rural residential buildings sited on large rural lots, all of which are unserved by Goulburn's reticulated water or sewer system. A number of heritage items are located within the precincts with many situated on elevated positions in the landscape providing vantage points across the landscape and avoiding the worst impacts of flooding. These heritage items predominantly reflect a traditional, single storey, Australian homestead style with verandahs, brick facades and iron roofs situated on extensive rural lots.

A number of noise generating sources are located within the precincts which have the potential to affect residential amenity, including the Hume Highway, Goulburn Airport, Wakefield Park Raceway and the railway line as illustrated in **Figure 8-13-12**.

A high voltage electricity transmission line and easement spans southeast to northwest across the lower part of the Brisbane Grove Precinct and centrally through the Mountain Ash Precinct as illustrated in **Figure 8-13-13**.

8.13.3 Desired Future Character Statement

The precincts wrap around the southern periphery of the Goulburn Urban Area providing a semi-rural context made up of 2 hectare lifestyle lots which provide a transition from low density rural development to the south to the higher density urban development in Goulburn to the north.

The density transition is reinforced through lots which are predominantly undeveloped with large areas of open space and generous building setbacks. These lifestyle lots provide residents the opportunity to undertake small-scale agricultural activities, animal husbandry, including private stables, provide extensive gardening and horticultural opportunities and generally provide large areas of private space to live, play and relax.

Rivers, creeks and drainage depressions which crisscross the precincts are identified and safeguarded by an environmental zone. These environmental zones cover the most frequent and severe impacts of riverine and overland flow flooding and prevent the erection of most structures, including effluent management areas, in close proximity.

Watercourses and natural drainage channels are nurtured and enhanced for their biodiversity potential and their contribution to local water quality.

The impacts of flooding on life and property are avoided where feasible and mitigated where required. All new properties owners are advised and are aware of the flooding risk in the precincts. All dwellings are located outside any flood prone land and equipped with basic first aid and fire equipment, alongside a power supply independent of the mains supply, to ensure residents can safely occupy their homes during any and all flood events.

New residential developments are un-serviced by Goulburn's reticulated water and sewer system and are instead served by on-site effluent management areas and rainwater collection systems to provide adequate water and sewer services to residents.

New residential developments demonstrate high quality design which reflects the single storey traditional Australian rural homestead style prevalent in the precincts. Properties in the precincts reflect this design character through suitable roof forms, scale of buildings, setbacks and landscaping.

Properties which include or are in proximity to heritage items reflect the items characteristic design, form, materials, colours and landscaping and are sensitive to the context and setting of these heritage items.

Dwellings, alongside ancillary buildings, are set back from road frontages and lot boundaries to provide a sense of space and rurality. Secondary dwellings are subservient in bulk and scale to principle dwellings to establish a clear and recognisable hierarchy to development types in the landscape.

New residential development is sited and designed to mitigate impacts from noise generating sources to ensure a high level of amenity to habitable internal spaces of new dwellings and minimise future noise complaints.

To ensure a consistent semi-rural and open character to the precinct's, lots are bounded by post and wire fencing with post and rail fencing and gates fronting driveways. Lot boundaries are planted with native trees and plant species to provide delineation between lots and partial visual screening to soften the impact of increased density on the landscape.

Properties include suitable bush fire protection measures to mitigate the frequency, intensity and severity of the bush fire instances to minimise risk and harm to life and property. These measures include Asset Protection Zones, perimeter roads, accessibility for firefighting vehicles and adequate water storage facilities.

Highway safety is ensured through the upgrade of existing roads and the provision of new roads to Council's engineering standards. New access points to development avoid classified roads and ensure adequate sight-lines to enable safe access and egress of vehicles.

8.13.4

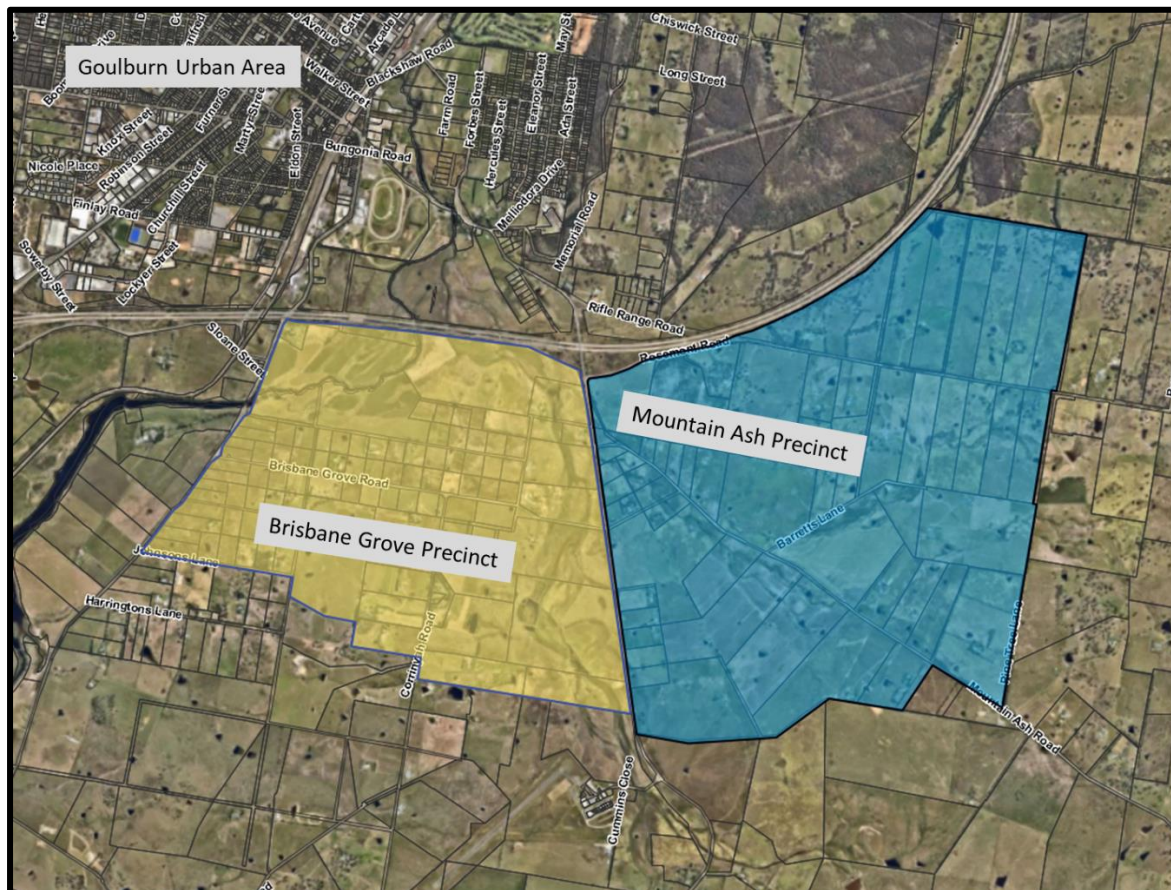
Objectives

- A. To provide for rural residential living opportunities in locations within close proximity to the Goulburn Urban Area.**
- B. To ensure new development maintains the rural context of the locality and southern setting of Goulburn.**
- C. To reduce the visual impact of increased development on the Gundary plain and retain the rural setting and context of heritage items.**
- D. To ensure new development protects groundwater and has a neutral or beneficial effect on water quality.**
- E. Ensure a high level of residential amenity for future residents.**
- F. Ensure the land is suitable or can be made suitable for the proposed use.**
- G. Ensure a safe standard of access is provided to rural residential properties.**
- H. Provide adequate water storage facilities for domestic and bushfire fighting purposes.**
- I. Minimise environmental degradation and the risk to life and property by ensuring new dwellings are located away from areas of environmental sensitivity and constraint including inundation.**
- J. Ensure consideration is given to impacts from flood inundation, efficient evacuation of residents and safe occupation**
- K. To maintain and enhance the heritage significance of heritage items, including their setting, in the precincts.**

8.13.5 Land to which this chapter applies

This Plan applies to the land identified on the map as shown in **Figure 8-13-1- Brisbane Grove and Mountain Ash Precincts**.

Figure 8-13-1: Precinct Area Map- Brisbane Grove & Mountain Ash Precincts



8.13.6 Required documents to be submitted with a development application

- Preliminary Site Investigation (Contamination) dated within the last 3 years (a Detailed Site Investigation and Remedial Action Plan may also be required pending the findings of the PSI)
- Flora & Fauna Assessment (a full biodiversity assessment maybe required pending the findings of the Flora & Fauna Assessment)
- Water Cycle Management Study- to demonstrate a neutral or beneficial effect on water quality (*A Erosion and Sediment Control Plan should also be included*)
- Wastewater Management Assessment
- A Landscape Plan
- Vegetation Management Plan (for proposals which include management and/or rehabilitation of native vegetation and riparian corridors)
- Traffic Impact Assessment
- A Construction Environmental Management Plan (CEMP)
- Bush Fire Assessment and Plan of Management
- Aboriginal Heritage Due Diligence Assessment relevant to the application area dated within the last 5 years

- A Heritage Impact Statement relevant to the application area dated within the last 5 years
- Noise Impact Assessment/Acoustic Assessment
- A Flood Impact and Risk Assessment where a proposal includes built development with the flood planning area.
- A Stormwater Management Plan
- An Erosion and Sediment Control Plan (where the land disturbance area is less than 2500m²)
- A Soil and Water Management Plan (where the land disturbance area is 2500m² or greater)

8.13.7 Subdivision

Policy Context

A Section 88b instrument of the Conveyancing Act 1919 sets out any easements, restrictive or positive covenants and rights of way affecting the land. These restrictions are applied to the land at subdivision and any subsequent owner of the land is bound by these restrictions.

A Section 88b Instrument will be applied to the title of the land subject to subdivision which includes covenants to ensure future development meets the policy requirements of this DCP including those which relate to following matters as applicable:

- Siting of dwellings
- Site coverage
- Building setbacks
- Building design
- Fencing
- Landscaping
- Heritage
- Noise attenuation
- Access
- Electricity transmission line easement
- Natural drainage channels
- Flood-labile land and safe occupation of isolated development with the application of Clause 5.22- Special Flood Considerations of the GM LEP.
- Gully protection
- Management of native vegetation

Areas of the most frequently and severely flood affected land are zoned C2 Environmental Conservation where most forms of development including residential are prohibited by the GM LEP 2009. The C2 zones predominantly form corridors across the landscape and intersect with multiple lots. As a result, some newly formed lots may be subject to a split zone.

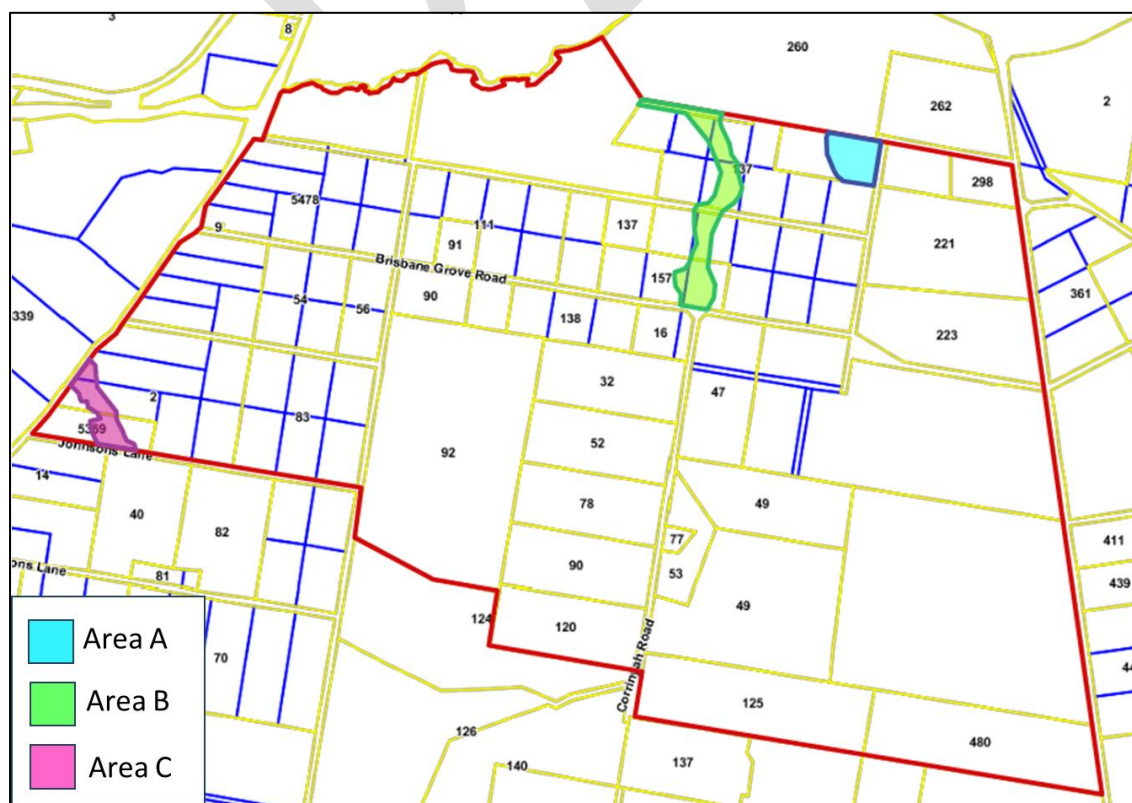
Policy

- A Section 88b Instrument will be applied to the title of land subject to subdivision which includes covenants to ensure future development meets the policy requirements of this DCP.
- Subdivision of land must comply with the minimum lot size requirements of the GM LEP 2009
- Subdivisions including heritage items must meet the requirements in **section 3.3.6** of this DCP.

- Proposals must demonstrate that each allotment created is capable of being used for un-serviced residential development which has least one suitable building envelope within the R5 Large Lot Residential zone having regard to:
 - Flood liable land and inundation
 - Stormwater Management
 - Biodiversity retention
 - The setting of Heritage items
 - Effluent disposal including the ability to meet required buffer distances
 - Protection of waterways and water quality
 - Bush fire hazard
 - A safe and practical access from the building site to a public road.
- Subdivision plans must respond to the requirements Water NSW's [Water Sensitive Design Guide for Rural Residential Subdivisions](#) and pay particular regard to the relationship of lot boundaries with drainage corridors and C2 zoned land. Lot boundaries must not be positioned along the centre line of drainage channels and must instead seek to include both banks of the channel into the same lot boundary.
- Lots should be oriented and access roads sited to minimise the requirement for crossings over creeks and natural drainage channels.
- Drainage areas A, B and C identified on **Figure 8-13-2** must be included within resulting R5 large lot residential lots either in their entirety or split between multiple R5 lots to ensure maintenance and responsibility is attributed to a residence.

Policy note: Allotment sizes are expressed as minimums. It may be necessary for larger allotments to be created where other environmental constraints occur such as to incorporate and retain remnant vegetation, to adequately accommodate bushfire protection measures or to ensure placement of building envelopes outside areas of flood inundation.

Figure 8-13-2: Drainage Area A, B & C



8.13.8 Site Coverage & Setback requirements

Policy Context

The precincts form a low density rural residential location which provide the rural context and southern setting for the city through low density/low rise development and significant areas of open land. This setting should be maintained by ensuring the majority of the precincts land area remains open and undeveloped.

Policy

- The maximum allowable site coverage, including the main dwelling, any secondary dwelling, outbuildings, garages, access roads and other ancillary structures combined must not exceed a total footprint area equivalent to 30% of the R5 zoned lot area.
- All dwellings should have a minimum front setback of 20 metres from the front lot boundary.
- All structures on site should be setback from side and rear lot boundaries by at least 10 metres.
- Outbuildings must be located behind the dwellings front elevation by at least 5 metres.
- Attached and detached garages should be setback from the front elevation of the principal dwelling by a minimum of 1 metre.

Policy note: All hardstand and impervious areas must be clearly identified within plans submitted with a Development Application.

Ancillary structures include but are not limited to wastewater treatment facilities, effluent management areas including irrigation areas, outbuildings, secondary dwellings, garages, pergolas, and swimming pools.

The 30% site coverage limit includes access roads and any impervious landscaping.

8.13.9 Design of dwellings

Policy Context

The design of dwellings and other ancillary structures forms an integral component in the formation of an areas character. The rural context of the precincts should be reflected through the design of new dwellings and ancillary structures with inspiration drawn from existing heritage properties in the locality. These design considerations should embrace various components including the appropriate use of materials for exterior facades, the single storey construction of buildings, the design and pitch of roofs and the use of verandahs.

Policy

- All dwellings must include a verandah on the property's front elevation
- Dwellings should be of a traditional Australian rural homestead style currently reflected in existing heritage properties in the precincts, illustrated in **Figure 8-13-3**.

Figure 8-13-3- Local Examples of Heritage Items

Local example 1- "Allfarthing" 2 Brisbane Grove Road



Local example 2- "Homeden" 46 Mountain Ash Road



Local example 3- "Rosebank" 262 Windellama Road



Local example 4 “Irriwilbin” 94 Rosemont Road



8.13.9.1 Exterior finish of Dwellings

Policy

- Proposals which directly affect a heritage item and/or its curtilage or setting must ensure the recommendations of the Heritage Impact Statement are incorporated into the final design, including the use of appropriate materials and prescribed colours.

8.13.9.2 Dwelling Height

Policy

- Dwellings should be single storey in height with additional habitable space permissible in the roof space.

8.13.9.3 Roof Design & Pitch

Policy

- The roof of a main dwelling must comprise hipped or gabled roofs with a minimum pitch of 25 degrees.
- Dwelling roofs and awnings must be constructed from metal sheeting with corrugated or standing seam profiles.

Policy Note: Skillion roofs are an acceptable roof form for ancillary structures such as rear extensions, verandahs and outbuildings etc.

8.13.10 Outbuildings and Ancillary Structures

Policy Context

Outbuildings and ancillary structures include a range of buildings which stand in addition to and separate from the primary dwelling. They can include sheds, garages, greenhouses, swimming pools, pool houses and secondary dwellings [not exhaustive]. They provide additional utility to a property, creating additional space which can be used for hobbies, gardening, storage or additional living space for family members or guests.

Policy

- Outbuildings and ancillary structures should be designed to minimise the impact of their bulk and scale on the landscape through articulated roof forms.
- The external cladding of outbuildings should be metal sheet or another suitable and non-combustible material in a dark grey or a dark green colour.
- Outbuildings and ancillary structures (excluding secondary dwellings) should not exceed a floor area of 500m² combined and must be subservient in height to the principle dwelling.
- Secondary dwellings must be subservient in height, bulk and scale to the primary dwelling on the lot.
- Secondary dwellings must not exceed a floor area of 60 square metres or 80% of the total gross floor area of the principal dwelling, whichever is greater.
- Secondary dwellings should mirror the roof type, pitch and exterior roof and façade materials of the principal dwelling.

8.13.11 Fencing

Policy Context

Fencing has the ability to affect the perception of space and enclosure with poorly suited fence design and height having the potential to adversely affect the open rural character of the precincts. High brick walls, solid fencing, lack of visual permeability and metal fencing would all serve to introduce detracting and urbanizing features to the existing rural context and setting of the Goulburn urban area. The precincts 2 hectare lot sizes create the need for significant spans of fencing along property boundaries which have the potential to result in an increased perception of enclosure which would limit the desired rural character sought in the precincts. The adverse impacts on the rurality of the precincts should be avoided through the installation of appropriate fencing using natural materials which provide visual permeability and reflects the rural context of properties.

Policy

- An unpainted, timber post and rail gate must be provided to each new driveway entrance in accordance with **Figure 8-13-4**.
- Driveway gates must open inwards and be inset from the front lot boundary by a minimum of 5 metres to ensure the road is unobstructed during access as illustrated in **Figure 8-13-5**.
- Boundary fencing must comprise unpainted hardwood timber post and rail fencing for the first 10 metres along the front lot boundary either side of the entrance gate. The remainder of lot boundaries can comprise post and rail fencing or alternatively post and wire fencing as illustrated in **Figure 8-13-4**.

Policy Note: Whilst fencing must not feature painted timber, flame retardant timber staining would be acceptable.

Figure 8-13-4: Example of post and rail fencing and gate to lot frontage

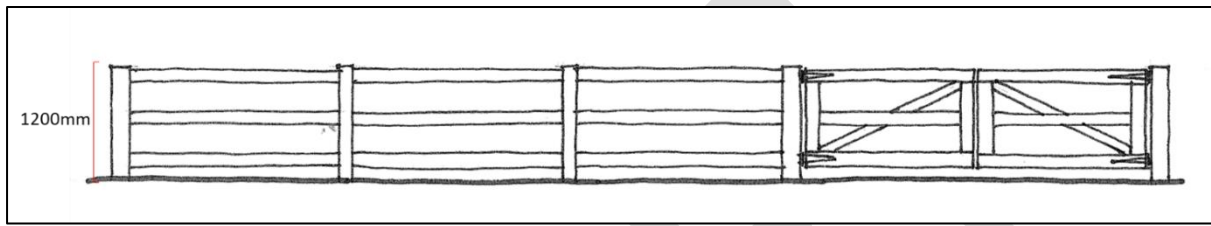
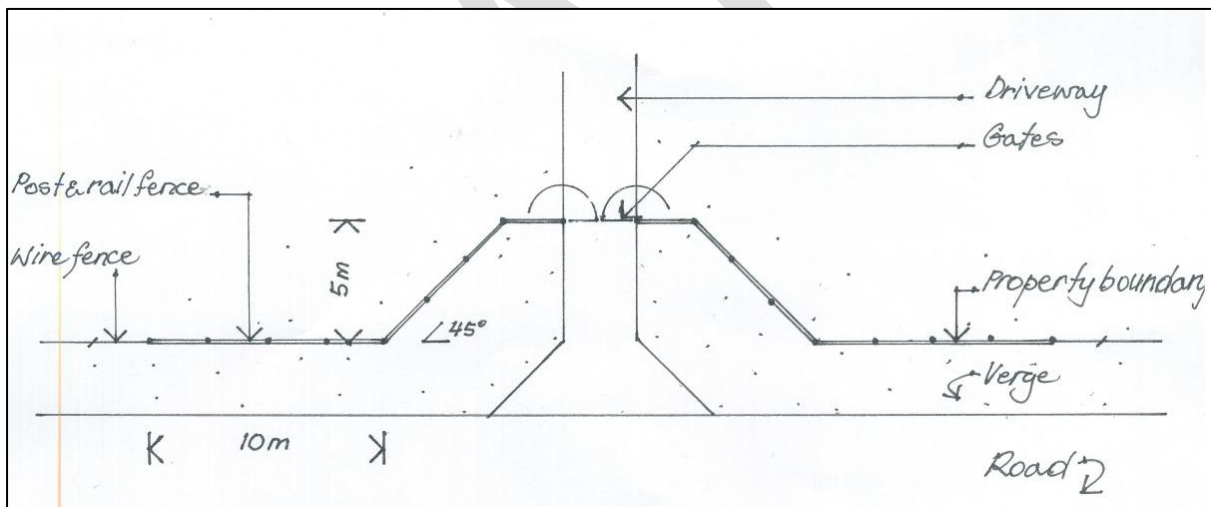


Figure 8-13-5: Example of layout of fencing and driveway gate inset



8.13.12

Landscaping

Policy Context

Vegetation is generally limited to trees and hedges along field boundaries but pockets of remnant native vegetation are found in small clusters around the landscape and focused on drainage pools and channels, with many existing properties screened by trees encircling their immediate curtilage. This landscape character should be retained throughout the precincts with vegetated lot boundaries, planting within the curtilage of properties and populating drainage lines with native vegetation. Landscaping should aim to provide a delineation between lots and partial screening of properties to soften the impact of increased density on the landscape.

Policy

- All subdivision and residential proposals must include a Landscape Plan which incorporates a Vegetation Management Plan and meets the requirements of **chapter 3.5** of this DCP.
- Landscape plans must include boundary vegetation along lot boundaries to provide partial screening.
- Landscape plans must include proposals for native vegetation within vegetation buffers along natural drainage channels and within the C2 Environmental Conservation Zone.
- Landscape plans must respond to and where applicable incorporate the landscaping recommendations of a Heritage Impact Statement and Biodiversity Assessment (or similar).
- All trees outside the development footprint must be protected from harm during earthworks and construction.
- Landscaping plans relating to Lot 1 DP 853498 must incorporate a landscape buffer along the north eastern boundary with the Irriwilbin Heritage Item which follows the 658m contour to provide additional screening and enhance existing native vegetation, as illustrated in **Figure 8-13-6**. The landscape buffer must comprise vegetation from Plant Community Type 3376 Southern Tableland Grassy Box Woodland and include suitable groundcovers, shrubs and canopy trees to provide for a dense and fully structured vegetation community.
- Landscaping plans relating to lots adjacent the Gundry Travelling Stock Reserve must incorporate a 20 metre landscape/vegetation buffer as illustrated in **Figure 8-13-6**. This buffer must comprise native endemic species and include suitable groundcovers, shrubs and canopy trees to provide for a dense and fully structured vegetation community.
- Development (with the exception of fencing and environmental protection works) must be sited outside of identified landscape buffer areas.

Policy Note: The PCT3376 Southern Tableland Grassy Box Woodland is typically dominated by Yellow Box (*Eucalyptus melliodora*), Apple Box (*Eucalyptus bridgesiana*) and Blakely's Red Gum (*Eucalyptus blakelyi*)

Zoom level 15
500 m

Irriwilbin Heritage Item

Gundry Travelling Stock Reserve

Mountain Ash Precinct Boundary

Landscape Buffer

Barrett's Lane

Mountain Ash Road

238, 65, 159, 315, 369, 387, 370, 368, 371, 419, 421, 364, 363, 296, 289, 257, 247, 100, 130, 224, 292, 346, 220, 218, 194, 55, 57, 222, 132, 94, 2, 262, 298, 221, 223, 242, 411, 439, 441, 480, 28, 274, 361, 46

8.13.13

European Heritage

Policy Context

A number of locally listed heritage items are located within the landscape of the precincts as illustrated in **Figures 8-13-8** and **8-13-9**. The precinct-wide rezoning and subdivision of the Mountain Ash and Brisbane Grove Precincts to large lot residential will have an impact on the character and appearance of the landscape, including the context and setting of these heritage items. Minimisation of these impacts requires careful management, sensitive design and siting of new buildings and suitable landscaping. It also provides an opportunity for restoration and repair of existing heritage items which in turn can serve as a focal point for a development and provide a distinct, locally-specific identity.

Policy

- All development proposals with the potential to affect these heritage items including their setting are subject to the provisions of *Clause 5.10 of the GM LEP 2009*.
- A Heritage Impact Statement must be submitted with any development application with the potential to affect these items (including their setting) in accordance with the requirements of Appendix H of this DCP and Heritage NSW guidelines.
- A Heritage Impact Statement must have particular regard to:
 - Impacts on views across the landscape and views between heritage items within the precincts
 - Landscaping within and around the curtilage of heritage items
 - The setting and context of heritage items
 - Historic driveways and approaches to heritage items
 - The local topography and relative elevation of the development and the heritage item
- Recommendations included within a Heritage Impact Statement, including design guidelines, landscaping and prescribed colours and materials must be incorporated into the design of the scheme.
- Development in the vicinity of a heritage item must meet the requirements of **section 3.3.8** of this DCP.
- Proposed alterations and additions to a heritage item must meet the requirements of **section 3.3.2** of this DCP.

Figure 8-13-7: Table of Heritage Items in Brisbane Grove & Mountain Ash Precincts

Heritage Items within or adjacent the Brisbane Grove and Mountain Ash Precincts	
Item no.	Item name and address
003	Nooga- 237 Boxers Creek Road
006	Wyoming- 55 Barrett's Lane
007	The Towers- 5477 Braidwood Road
008	Allfarthing- 2 Brisbane Grove Road
009	Wyadra- 54 Brisbane Grove Road
010	Brigadoon- 56 Brisbane Grove Road
011	Sofala- 137 Brisbane Grove Road
012	Weston- 242 Brisbane Grove Road
013	Corrinyah- 53 & 77 Corrinyah Road
014	Homeden- 46 Mountain Ash Road
015	Yattalunga- 83 Johnson's Lane

016	Rosebank- 262 Windellama Road
210	Garroorigang- 209 Braidwood Road
331	South Hill Complex- 3 Garroorigang Road
498	Irriwilbin- 94 Rosemont Road

Figure 8-13-8: Heritage items within and adjacent the Brisbane Grove Precinct

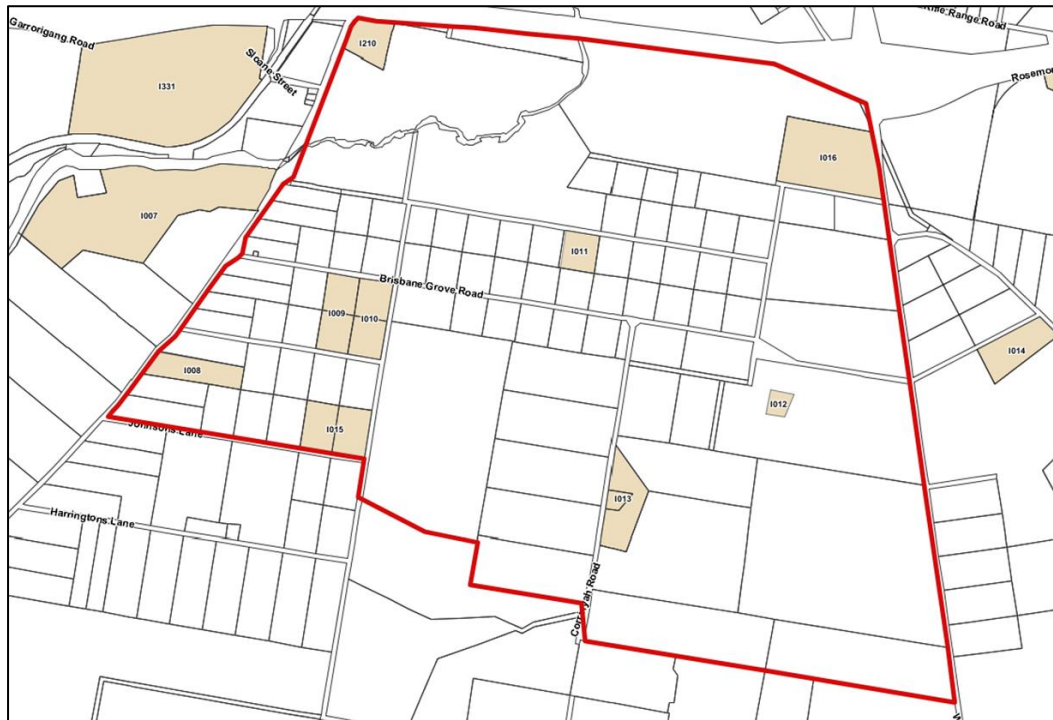
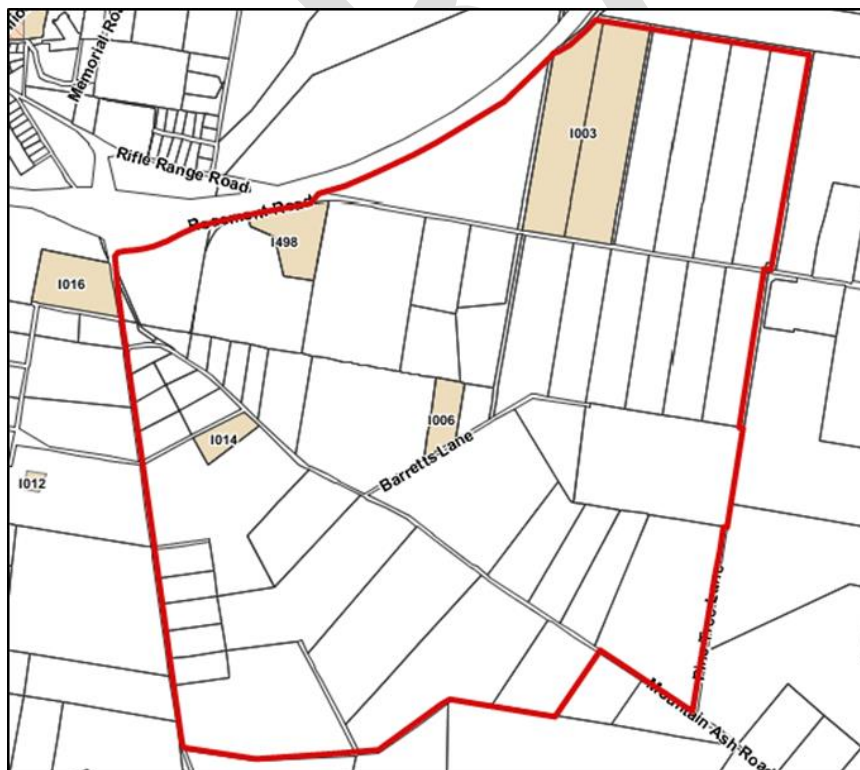


Figure 8-13-9: Heritage items within and adjacent the Mountain Ash Precinct



8.13.14

1924 Motor Cycle Grand Prix Memorial

Policy Context

The 1924 Motor Cycle Grand Prix Memorial, illustrated in **Figure 8-13-10**, commemorates the start and finish point of the 1924 Grand Prix which was the first of its kind in Australia. The memorial echoes the importance, popularity and historical relationship of motorsport in Goulburn.

Policy

- Subdivision of lots adjacent to the 1924 Motor Cycle Grand Prix Memorial site (Lot 3, DP 1115348) must incorporate the memorial into the subdivision design which:
 - Creates an attractive feature to the development
 - Is accessible to vehicles from Mountain Ash Road and to residents of the subdivision by foot.
 - Provides natural surveillance from adjacent properties.

Figure 8-13-11: 1924 Motor Cycle Grand Prix Memorial Site Location

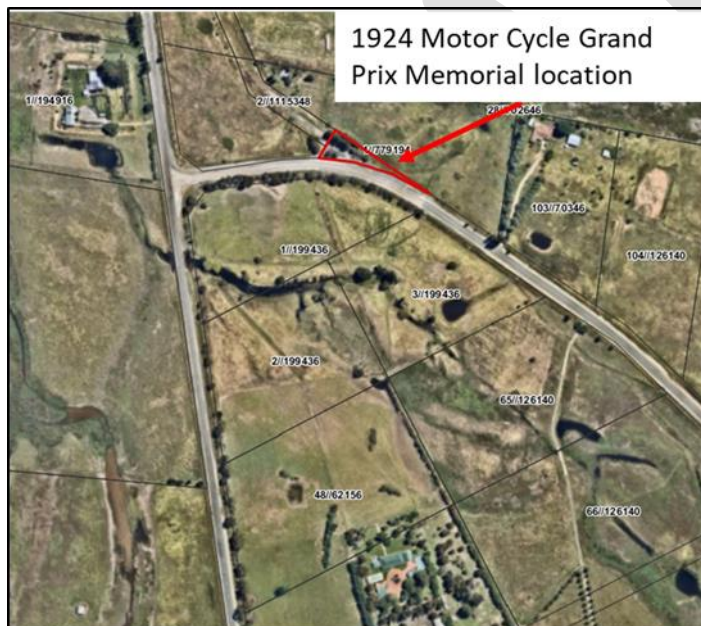


Figure 8-13-10: Image of 1924 Motor Cycle Grand Prix Memorial

8.13.15

Aboriginal Cultural Heritage

Policy Context

Figure 3.1 of this DCP illustrates a map of places of Aboriginal significance throughout the Goulburn Mulwaree LGA which has been developed in consultation with the Pejar Local Aboriginal Land Council.

A significant portion of the Brisbane Grove and Mountain Ash Precincts fall within the identified places of Aboriginal significance, indicating the potential for Aboriginal sites or objects to be present in these areas.

Policy

- Development involving ground disturbance within the Brisbane Grove and Mountain Ash precincts will be required to meet the requirements of **Section 3.1- Indigenous Heritage and Archaeology** of this DCP.

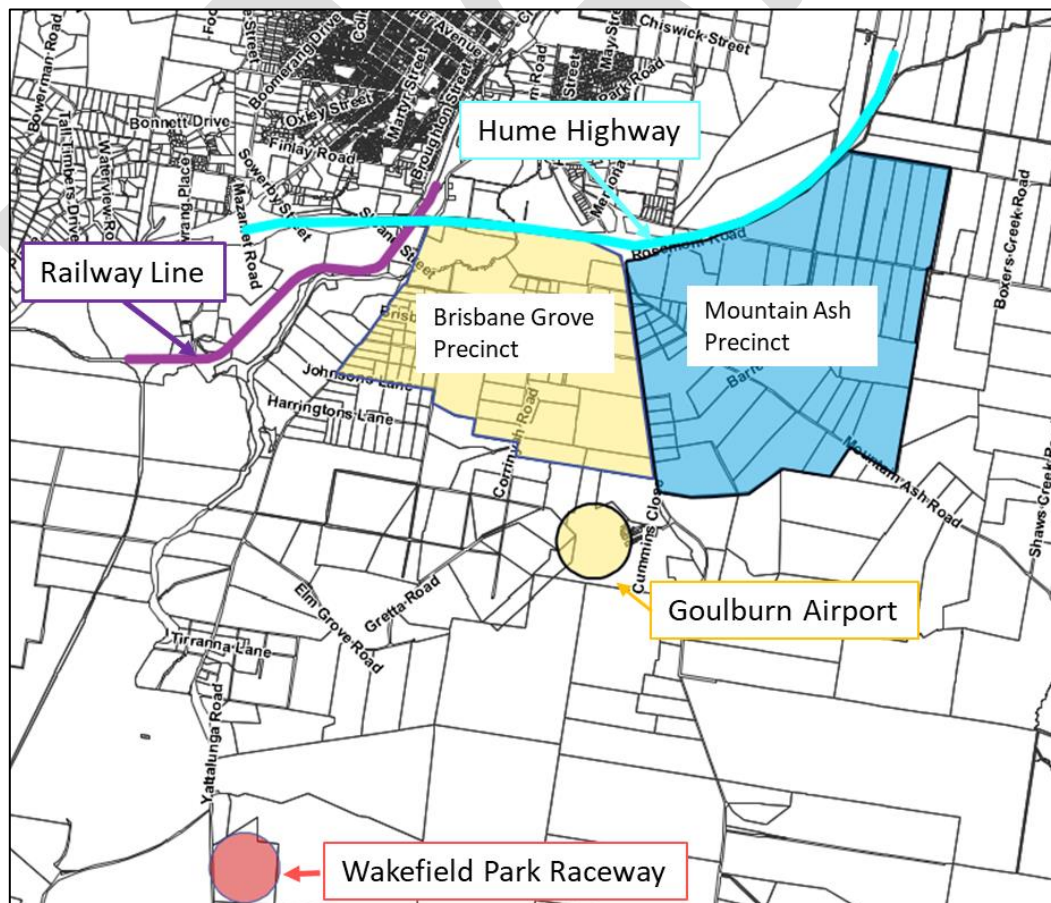
Policy Note: If a comprehensive Due Diligence Assessment has been undertaken, which includes all of the proposed site area, within the last 5 years, a new Due Diligence assessment would not normally be required. Where a Due Diligence assessment has been undertaken within the last 5 years, this assessment must be submitted with the development application and the proposal is required to address the issues and recommendations presented within this report.

8.13.16 Management of Sound for Residential Dwellings

Policy Context

A number of sources of sound with the potential to adversely impact on residential amenity are located in relatively close proximity to the precincts, as illustrated in **Figure 8-13-12**. These include the Hume Highway directly adjacent the precincts northern boundary, the railway line, Goulburn Airport and Wakefield Park Raceway. To ensure a high level of residential amenity whilst ensuring the continued operation of existing sound emitting uses, new residential development must be designed and oriented to mitigate the worst of these impacts from the outset.

Figure 8-13-12: Location of significant sound emitters



Policy

- Proposals for residential accommodation must include measures to reduce/attenuate the impact of external sources of sound on habitable internal spaces.
- Attenuation measures can be achieved through design, siting and orientation, through landscaping or via technical solutions such as insulation and double glazing.
- Proposals for new residential accommodation must be accompanied by an Acoustic Assessment/Noise Impact Assessment which:
 - a) Meets Australian Standards for noise (AS 2107)
 - b) Includes on-site acoustic measurements which quantify sound emissions generated by:
 - i. Wakefield Park Raceway during the operation of race days,
 - ii. the Hume Highway,
 - iii. the operation of Goulburn airport, and
 - iv. the railway line
 - c) adequately demonstrates the following LAeq levels will not be exceeded within habitable rooms (excludes garage, kitchen, bathroom and hallway):
 - i. 35 dB(A) at any time between 22:00 hours and 7:00 hours in any bedroom
 - ii. 40 dB(A) at any time anywhere else
 - d) Provides conclusions as to the requirement for attenuation measures and where applicable, recommends attenuation methods to be implemented with a development consent.

8.13.17

Development on or near Electricity Easements

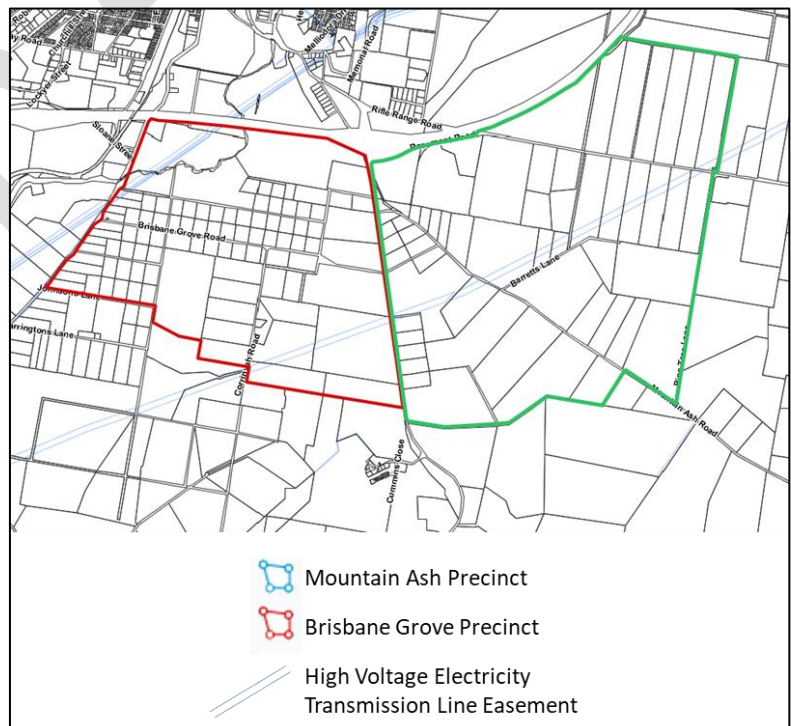
Policy Context

A high voltage electricity transmission line runs in a south-east/ north-west direction across the landscape of the precincts with an easement 60.96 metres wide. This constraint must be considered from the start of the design process to ensure proposals to do not interfere with the proper functioning or maintenance of the transmission line or create a danger to life or property.

Policy

- No structures should be constructed within the electricity easement
- Roads are permissible within the electricity easement where they cross the easement at 90 degrees and allow for standard ground clearance

Figure 8-13-13: Location of Electricity easements



Policy Note: *Developments near electricity transmission line easements will be referred to Essential Energy in accordance with the requirements of the SEPP (Transport and Infrastructure) 2021.*

8.13.18 Traffic & Access

Policy Context

Access provided to rural residential properties must be engineered and constructed appropriately to facilitate safe ingress and egress to the public road system. A suitably constructed access ensures highway safety, drainage and a means to evacuate during flood or fire.

Policy

- All dwellings/lots must have a legal and practical access to a public road.
- Vehicle access entrance gates must be setback from the adjacent roadway by a minimum of 5 metres to ensure safe vehicle entry and exit which does not obstruct the public roadway.
- New vehicle access points or intensification of existing vehicle access points directly onto Braidwood Road will only be considered where it is demonstrated access from an alternative road is unachievable.
- New roads must be constructed to the standard prescribed in **Chapter 7** of this DCP
- Existing roads and right-of-carriageways within the site which do not currently meet the required construction standards shall be upgraded to meet the standards prescribed in **Chapter 7** of this DCP.
- Proposals which involve the creation of additional lots to be accessed from Johnson's Lane and Barrett's Lane must include provisions to upgrade these roads in accordance with the standards prescribed in **Chapter 7** of this DCP.
- Newly constructed or upgraded entrances located off sealed road networks must also be sealed to the property gateway to prevent the carriage of dust and mud on trafficable surfaces. All sealing works shall be from the edge road line to the property gateway.

8.13.19 Safeguarding the C2 Environmental Conservation Zone

Policy Context

Areas which experience the most frequent and severe riverine and overland flow flooding impacts are zoned C2 Environmental Conservation. This zoning seeks to avoid adverse impacts on life and property, maintain water quality and enhance the biodiversity value of natural drainage channels.

Policy

- Residential development, including ancillary residential structures must not be constructed in C2 Environmental Conservation Zones.
- Effluent Management Areas must be located outside of C2 Environmental Conservation Zones.

- C2 Environmental Conservation Zones must be separately fenced from the remainder of the lot with post and wire fencing following the outer boundary of the C2 zone which includes land between the drainage channel and the fence as a buffer.
- Each lot with a C2 zone should include an access gate to the C2 zone to enable maintenance and emergency access.

Policy Note: Ancillary residential structures include but are not limited to wastewater treatment facilities, effluent management areas, outbuildings, secondary dwellings, garages, pergolas, and swimming pools.

Fencing should avoid crossing and dissecting riparian corridors and should follow the outer boundary of either the drainage vegetation buffer or the C2 zone whichever is greater.

8.13.20 Water Quality & Storage

Policy Context

The precincts are un-serviced by Goulburn's reticulated water and sewer system with no anticipation that this infrastructure will be extended to serve these areas. Development within these precincts must therefore meet their own water supply and sewerage management needs through on-site rainwater collection and storage facilities and on-site effluent management systems. The precincts are located within the Sydney drinking water catchment and all development must adequately demonstrate the proposal would result in a neutral or beneficial effect on water quality.

Policy

- A development application must be accompanied by a Water Cycle Management Study/Plan which demonstrates how the scheme would ensure a neutral or beneficial effect on local water quality.
- Each dwelling must ensure a water storage capacity of at least 46,000 litres for domestic purposes.
- All effluent and wastewater must be disposed of on-site with each lot provided with an adequate area for an on-site sewage management facility.
- Effluent management areas must be located at least 100 metres from watercourses and groundwater bores and at least 40 metres from drainage depressions and farm dams.
- Effluent management areas must be sited within the R5 Large Lot Residential zone and outside the C2 Environmental Conservation Zone
- A Wastewater Management Assessment report is required to accompany all development applications requiring on-site effluent management which should include consideration of the following factors:
 - Soil profile to one and half metres
 - Climate
 - Terrain
 - Aspect
 - Maximum potential effluent generation
 - Impact of existing wastewater management systems on site
 - Sizing of sustainable effluent management area
 - Location of groundwater bores on and in proximity to the site and identify the potential risk of contamination

Policy Note: The precincts are located within the Sydney drinking water catchment and State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to all developments in the precinct.

Reference should be made to:

- AS/NZS 1547-2000 'On-site Domestic Wastewater Management'
- Developments in the Sydney Drinking Water Catchment- Water Quality Information Requirements
- Designing and installing on-site wastewater systems

Domestic water storage requirements stand separate to and in addition to bushfire management water storage requirements prescribed in **section 8.13.24** of this DCP.

8.13.21 Land disturbance/Soil and water management

To ensure soil erosion and water pollution are minimised through the reduction of land disturbance and through the application of on-site measures, development proposals involving land disturbance are required to be accompanied by an Erosion and Sediment Control Plan or Soil and Water Management Plan in accordance with **Section 7.3.3** of this DCP.

8.13.22 Natural Drainage Channels

The Mulwaree River meanders parallel to the western boundary of the Brisbane Grove precinct, and numerous natural drainage channels serve as tributaries across the landscape. The primary tributary within the precincts is Gundry Creek which runs south to north roughly parallel with Mountain Ash Road until it reaches the Mulwaree River. The Brisbane Grove and Mountain Ash Precincts have a number of natural drainage channels which convey stormwater as overland flow into the river system. Poor maintenance of and/or inappropriate development adjacent drainage channels can impede overland flow, result in increased incidences of flooding, damage property, result in a loss of biodiversity and adversely affect water quality.

Policy

Where a natural drainage channel or creek, as identified in **Figure 8-13-14** and **Figure 8-13-15** traverses or adjoins the development site the following apply:

- Development affecting some drainage channels will require the assessment and approval from relevant state government authorities such as the Department of Natural Resources, NSW Fisheries (Department of Primary Industry) or the Department of Environment and Conservation.
- A vegetation buffer in accordance with **Figure 8-13-17** shall be established either side of the natural drainage channel as measured from the top bank of the channel in accordance with the Strahler system of ordering watercourses (**Figure 8-13-16**).
- The vegetation buffer should be planted with dense native grass cover to buffer overland flow with planting species and vegetation maintenance demonstrated through a Vegetation Management Plan.
- The vegetation buffer must be fenced off from the remainder of the lot.
- Alteration of a natural drainage channel should only be undertaken following written confirmation from Council that the channel can be altered.

- The property owner shall be responsible for any on-going maintenance of drainage channels required within their lot boundaries.
- Where a natural drainage channel is in a degraded state, such as through erosion and/or gullying, all necessary works to remediate the channel shall be undertaken by the developer at the development application stage.

Policy note: Fencing should follow the outer boundary of either the drainage vegetation buffer or the C2 zone whichever is greater.

Figure 8-13-14: Location of river, creeks and natural drainage channels in Brisbane Grove Precinct

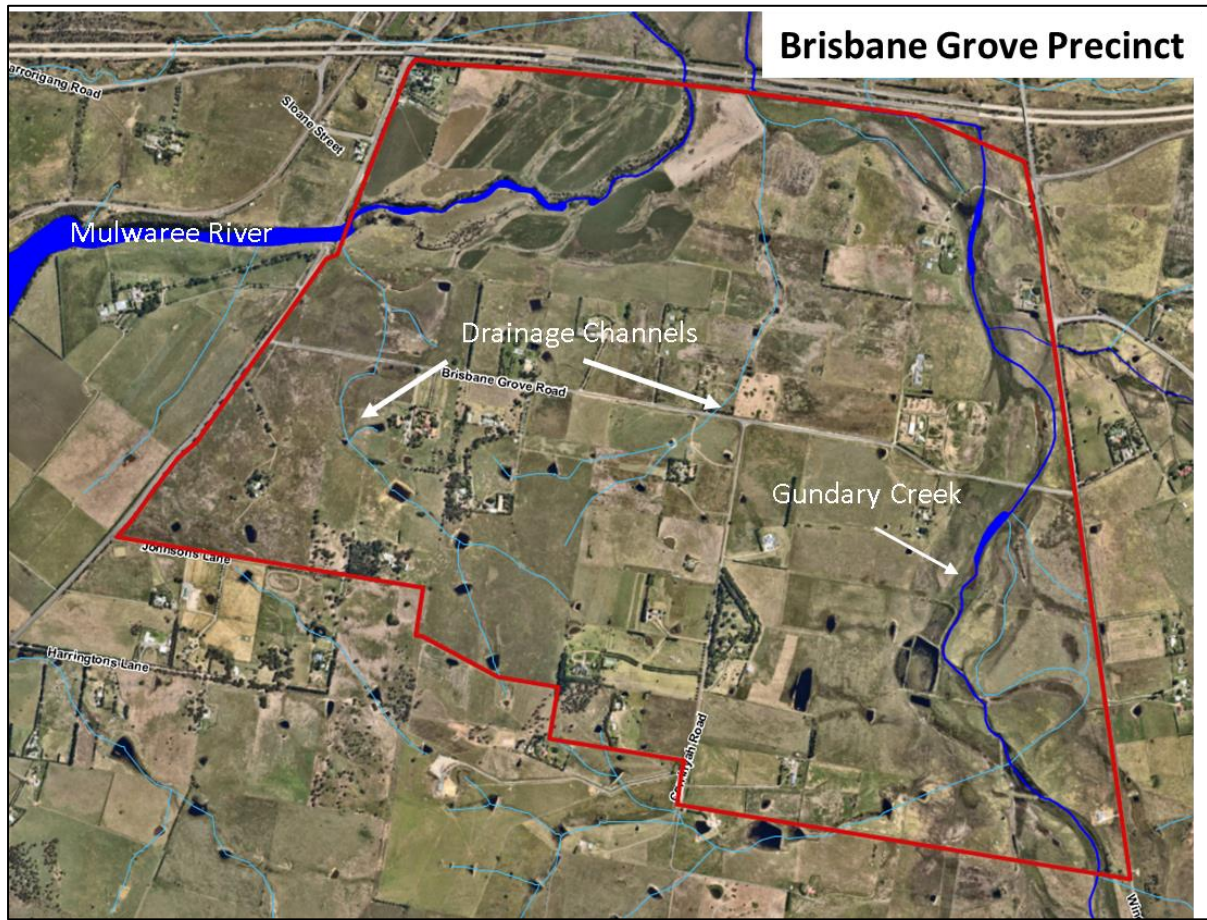


Figure 8-13-15: Location of creeks and natural drainage channels in Mountain Ash Precinct

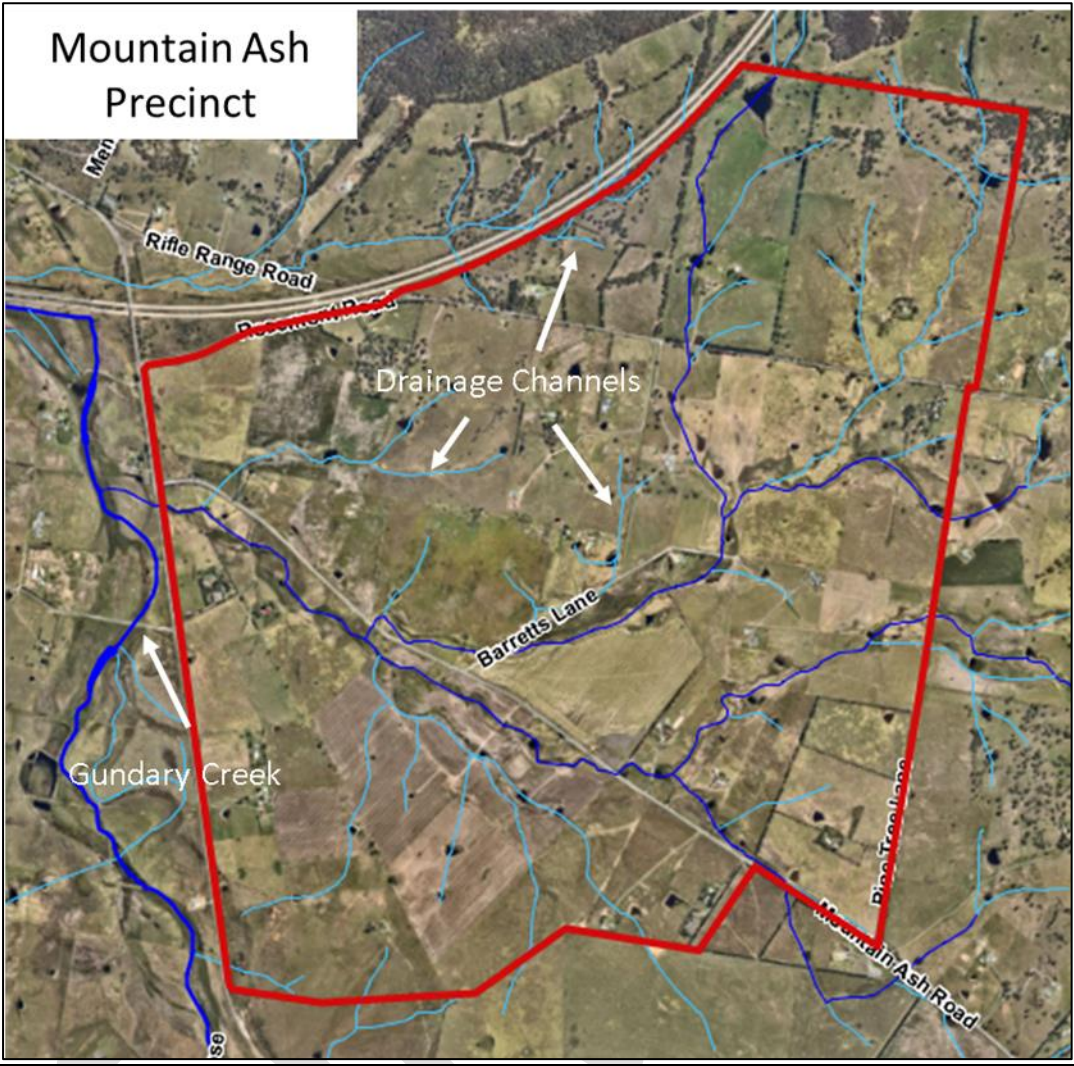


Figure 8-13-16: Strahler Stream Order

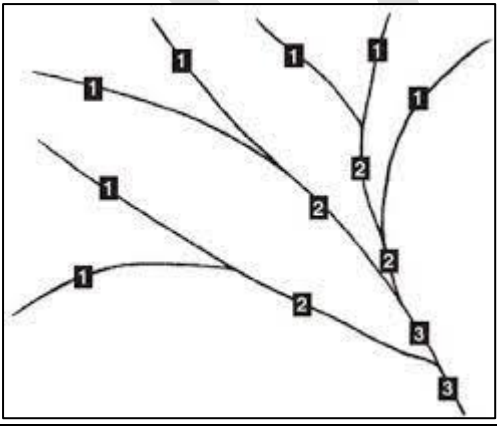


Figure 8-13-17: Vegetation buffer requirements per watercourse type

Watercourse Type	Vegetation Buffer Width each side of channel bank
1 st Order	10 metres
2 nd Order	20 metres
3 rd Order	30 metres
4 th Order	40 metres

8.13.23

Contamination

Policy Context

The precincts historical land use is that of agriculture and primarily utilised for pasture. Agricultural activities are listed as a potential source of contamination within the *Managing Contamination Guidelines*.

Sources of contamination can include oil and fuels from agricultural machinery, stored chemicals such as fertilizers and pesticides and construction materials. The proposed and emerging land use within the precincts is large lot residential where residents are expected to utilise the land for hobby farming. The residential use of the land indicates the potential for the growing and consuming of produce alongside the potential for ingestion of soil. As a result, it is important to ensure that soil and water contamination levels stand below predetermined thresholds as indicated in the National Environment Protection (Assessment of Site Contamination) Measures.

For soil, the Health Investigation Level- Residential A (Residential with garden/accessible soil) is suitable for proposed residential land use in the Precincts.

For groundwater, the Groundwater Investigation Levels (GIL) are sourced from the Australian Water Quality Guidelines for fresh and marine water (AWQG), Australian Drinking Water Guidelines (ADWG), and/or Guidelines for managing risk in recreational water, depending on the receptors that may be exposed to potential contaminants.

All of the land zoned R5 Large Lot Residential within the Precincts have been rezoned through a planning proposal which has investigated the potential for contamination on site. This investigation initially comprised of a Preliminary Site Investigation (PSI). If the PSI found that potential contamination was present or likely to be present a Detailed Site Investigation (DSI) and potentially a Remedial Action Plan would have also been required to demonstrate suitability of the land for the proposed use.

Policy

- A development application must be accompanied by the contamination documentation supplied at the planning proposal stage (PSI, DSI & Remedial Action Plan), if undertaken within the last 3 years from the date the application was submitted.
- PSI's and contamination documents which are older than 3 years or do not apply to the full development proposal area will not be accepted and must be updated and submitted with the development application.
- All reports must be prepared by appropriately experienced and qualified consultants in the field of contaminated land management.
- The development application must address the recommendations and requirements of the Detailed Site Investigation and Remedial Action Plan where prescribed.

Policy note: An indicative list of potentially contaminating land uses is provided in the *Managing Contaminated Land guidelines accompanying SEPP (Resilience and Hazards) 2021*.

The provision of a Detailed Site Investigation is only necessary where identified as a requirement through a Preliminary Site Investigation.

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.

Contamination reports prepared to support a planning proposal prepared after 2020 will be available to view on the Planning Portal.

8.13.24 Bushfire Risk Management

Policy Context

The entirety of Brisbane Grove and Mountain Ash Precincts are classified as Category 3 (Medium Risk) Bushfire prone land where bush fire protection measures are required to be incorporated into development proposals to reduce the potential harm to life and property.

Policy

- All development in the precincts must be developed in accordance with **Chapter 3.17** of this DCP and with the Rural Fire Service- *Planning for Bush Fire Protection Guidelines 2019*.
- Development in the precincts must be supported by a Bushfire Assessment which addresses the requirements of the Rural Fire Service- *Planning for Bush Fire Protection Guidelines 2019* and has specific regard to the provision of:
 - Asset Protection Zones
 - Perimeter Roads
 - Suitable access for firefighting vehicles
 - Water Storage of 20,000 litres or greater per lot which are accessible to firefighting services

Policy Note: *A Bushfire Assessment and a Plan of Management will be required to be submitted with a development application.*

*Water Storage requirements for bushfire management stand separate to and in addition to domestic water storage requirements prescribed in **section 8.13.20** of this DCP.*

8.13.25 Flooding and Safe Occupation

Policy Context

Occurrence of Flooding

The Mulwaree River runs along the western and northern boundary of the Brisbane Grove Precinct with significant northern areas of the precinct affected by riverine flooding, illustrated in **Figure 8-13-18**. The Gundry Creek runs along the eastern boundary of Brisbane Grove which, alongside other natural drainage channels create areas of overland flow inundation in parts of the Precinct (**Figure 8-13-19**). The Mountain Ash Precinct is only slightly affected by riverine flooding (**Figure 8-13-20**) in the north western corner but extensively impacted by overland flow flooding from a central drainage channel running alongside Mountain Ash Road and its feed-in drainage channels meandering across the landscape, illustrated in **Figure 8-13-21**.

Figure 8-13-18: Brisbane Grove 1% AEP and PMF Riverine Flood Extents

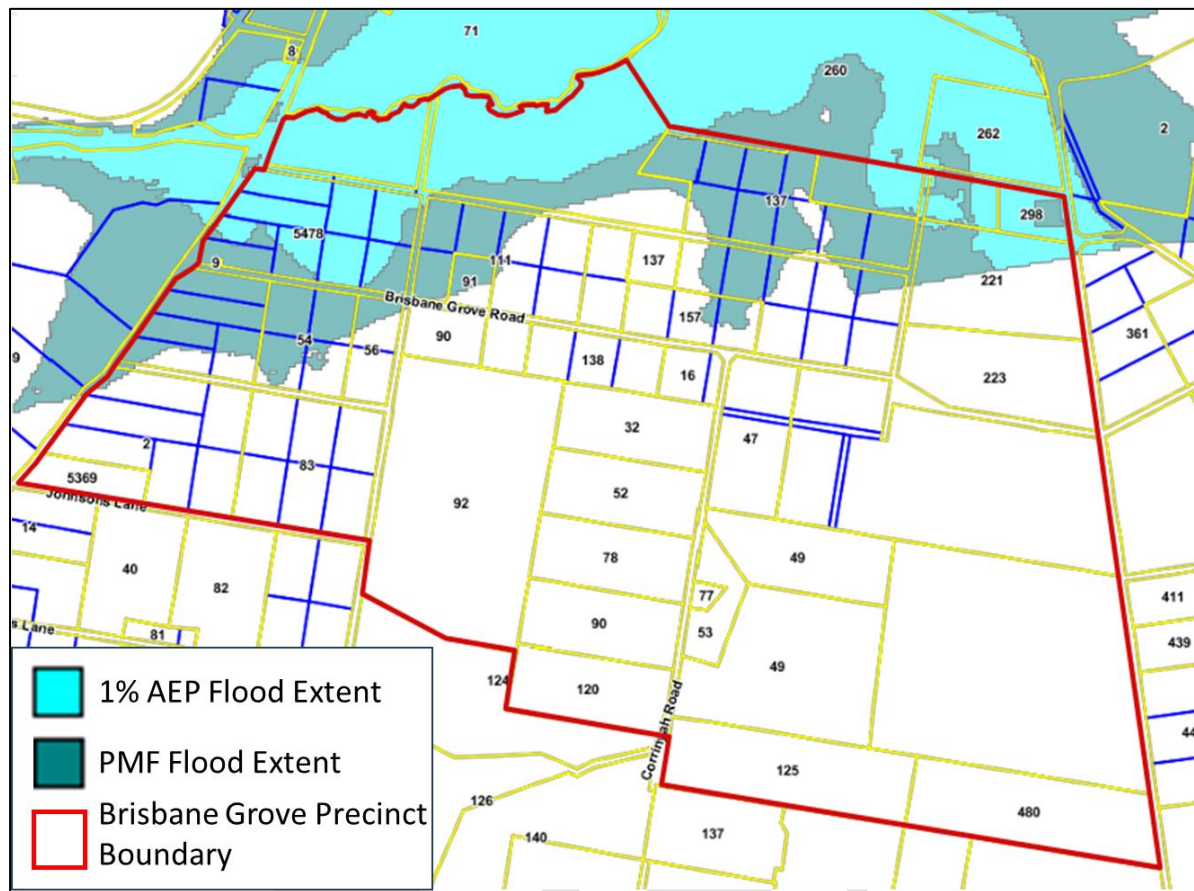


Figure 8-13-19: Brisbane Grove Overland Flow Hazard Risk Map

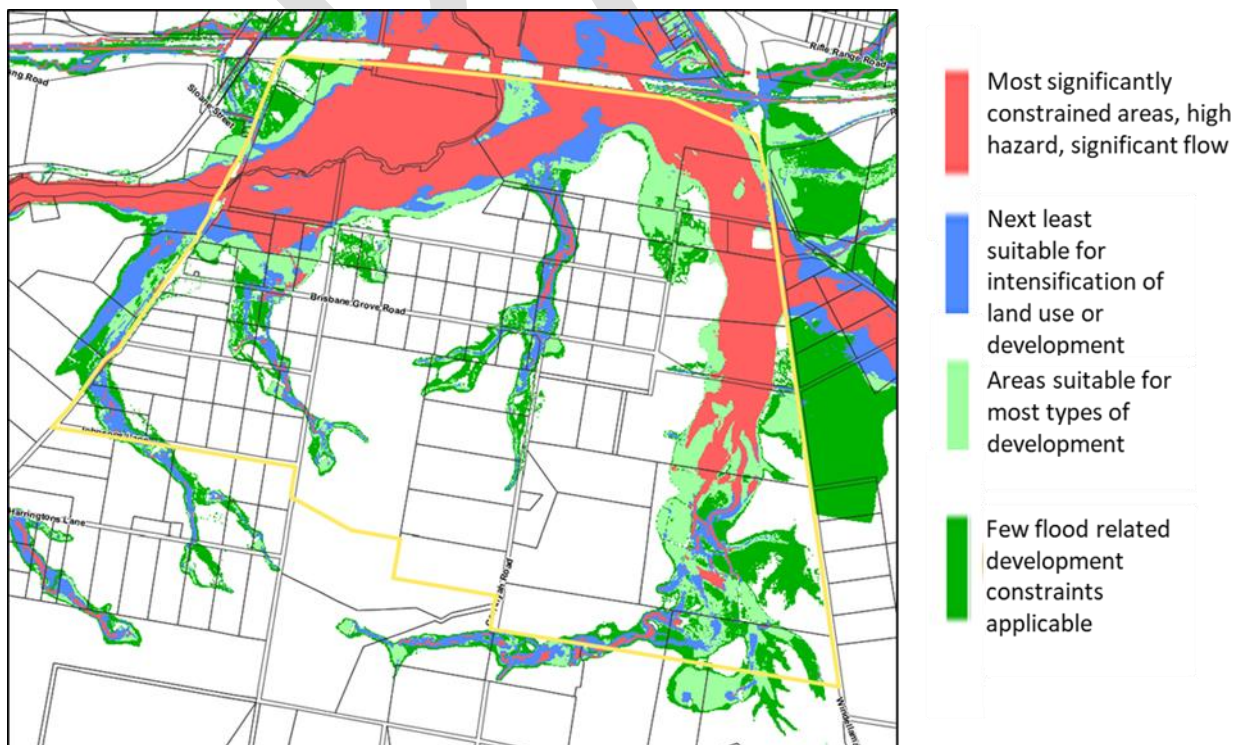


Figure 8-13-20: Mountain Ash 1% AEP and PMF Riverine Flood Extents

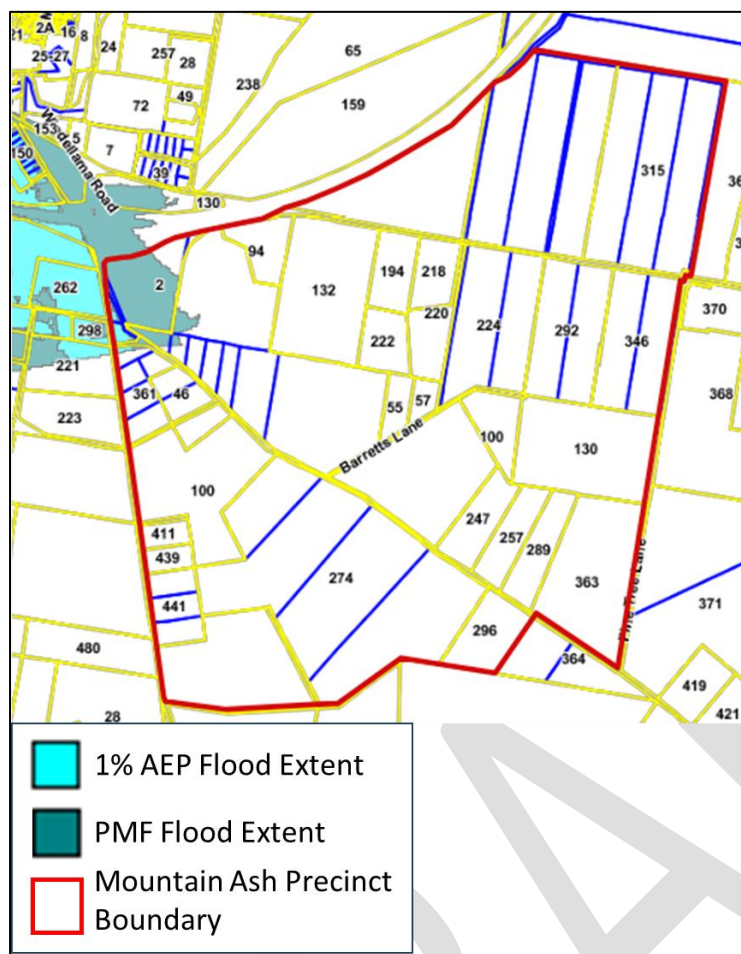
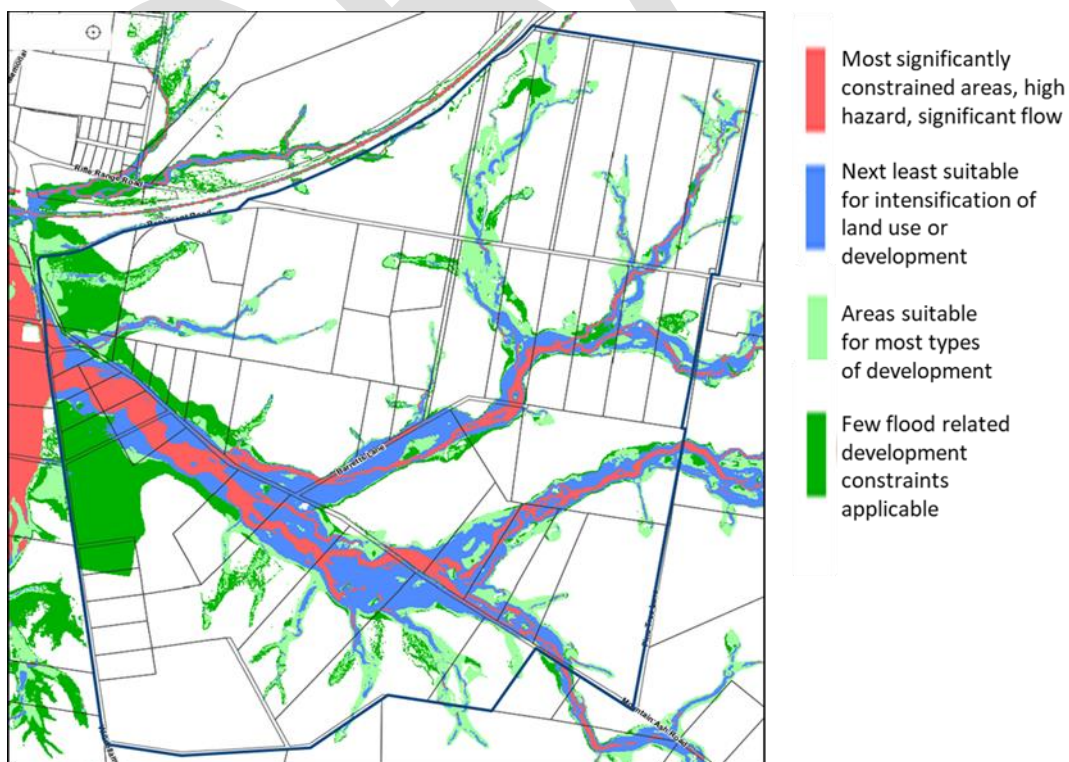


Figure 8-13-21: Mountain Ash Overland Flow Hazard Risk Map



Impacts of Flooding

The occurrence of riverine and overland flow flooding results in inundation of the two roadways leading from the precincts to the Goulburn urban area, namely Braidwood Road and Windellama Road. The flood inundation of roadways utilised for evacuation serves to isolate current and future residents from the concentration of services in the urban area. The severity of inundation varies with different flood events, but both start to become inundated to unsafe levels during a 1% AEP flood event.

In addition to the flood inundation of access roads, the precincts are located within a flash flood catchment where flood warning times are limited to 5.5 hours during a 1% AEP event and 2.5 hours during the worst possible Probable Maximum Flood event. This provides limited opportunity to provide flood warnings to residents and enable efficient evacuation of the precincts into Goulburn during events at 1% AEP or greater.

The limited flood warning times reduce the feasibility of evacuation from the precincts as a safe and suitable emergency management measure with residents required to alternatively shelter in a flood free location.

Despite the occurrence of flood inundation, both precincts demonstrate significant areas of flood-free land suitable for residential development. Due to identified isolation and evacuation issues for a variety of flood events, it is vital to ensure that all future residences are sited outside of any flood prone land. This provision is intended to prevent a situation where, during the worst possible flood events residents are both isolated and unable to evacuate whilst their homes are inundated by flood waters.

Avoidance of Flood Prone Land

The complete avoidance in siting dwellings on any flood prone land is achieved through a number of planning mechanisms discussed below:

Flood Impact and Risk Assessments

The process of rezoning is incremental and instigated by landowners with each site submitted for rezoning assessed for its impacts on flooding with new land use zones corresponding to the relative flood risk.

The relative flood risk is assessed at the planning proposal stage to rezone land through the submission and assessment of a Flood Impact and Risk Assessment. This document provides the technical evidence to determine the relative flood risk to an area, evaluate the risk and propose mitigations to reduce residual risk to life and property.

In the absence of the Goulburn Overland Flow Flood and Floodplain Risk Management Study, early Flood Impact and Risk Assessments accompanying residential rezonings, have defined the suitable Flood Planning Areas for the Precincts. The defined Flood Planning Areas reflect the topography of the areas, the nature, extent and severity of flood behavior, to assign a Flood Planning Area which most appropriately reduces the relative risk to life and property.

Land Use Zoning

Both precincts are sited with the UFHS release areas and subject to the rezoning of suitable areas as R5 Large Lot Residential and unsuitable areas as an environmental protection zone.

All land subject to a R5 residential rezoning has also been accompanied by a C2 Environmental Conservation Zone for associated flood affected land within the respective Flood Planning Areas.

The established Flood Planning Areas are:

- The Brisbane Grove Precinct - flood inundation levels exceeding 0.1m during a 1% AEP Event, illustrated in **Figure 8-13-22**.
- The Mountain Ash Precinct- flood affected land up to and including the Probable Maximum Flood extent, illustrated in **Figure 8-13-23**.

Figure 8-13-22: Brisbane Grove Flood Planning Area

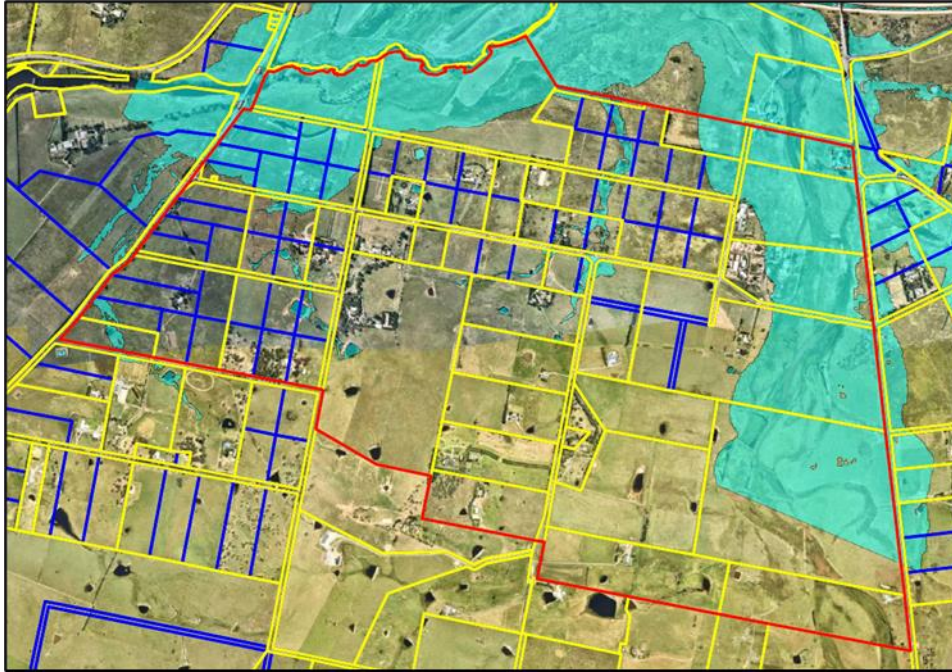
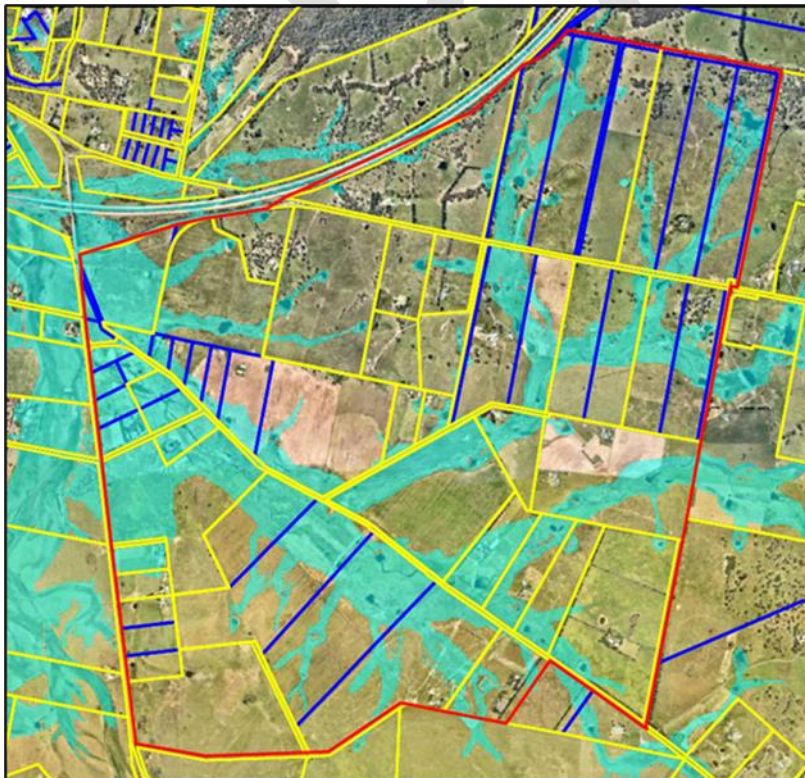


Figure 8-13-23: Mountain Ash Flood Planning Area



In terms of the Mountain Ash Precinct, the C2 zoning, ensures no dwellings are permissible within any flood prone land up to and including the Probable Maximum Flood.

In terms of the Brisbane Grove Precinct, the C2 zoning, ensures no dwellings are permissible within land inundated (more than 10cm) during a 1% AEP flood event. Further provisions are included below in relation to preventing residential development in flood affected areas between the 1% AEP flood extent and the Probable Maximum Flood Extent.

Special Flood Consideration Clause

Due to the impacts of flood inundation on potential evacuation options and the sensitivity of dwelling siting, the Brisbane Grove and Mountain Ash Precincts are identified as land to which Clause 5.22(2)(b) Special Flood Considerations of the GM LEP applies. This Clause applies to land which in the event of a flood may cause risk to life, the evacuation of people or other safety considerations. This Clause mandates Council consider whether development in these precincts will:

- a) Affect the safe occupation and efficient evacuation of people in the event of a flood
- b) Incorporates measures to manage risk to life in the event of a flood.
- c) Will adversely affect the environment in the event of a flood

Clause 5.22(2)(b) applies to all development, regardless of zoning and ensures appropriate regard is had for addressing the impacts of the full range of floods. Efficient evacuation is not considered the safest or most appropriate emergency management response during less frequent and more severe flood events. Therefore, all residential developments must ensure dwellings are flood free during all flood events to achieve safe occupation and reduce the risk to life and property.

S.88 Instrument

A Section 88b instrument of the Conveyancing Act 1919 will be applied to all subdivided lots restricting the siting of dwelling houses on any flood affected land up to and including the probable maximum flood extent to ensure safe occupation in accordance with Clause 5.22 is achieved.

Application of Policy 8.13.25- Flooding & Safe Occupation

Policy 8.13.25 – Flooding & Safe Occupation explicitly prevents the erection of dwelling houses on any flood prone land including up to the probable maximum flood extent to ensure safe occupation is achievable in all circumstances.

The relative flood risk is known and quantified for areas already rezoned to R5 Large Lot Residential through the planning proposal rezoning process and assessment of Flood Impact and Risk Assessments. Further assessment of flood risk should only be required where the flood risk has not already been quantified and assessed, such as areas not currently zoned as R5 or C2 within the Precincts. Policy 8.13.25 requires the submission of a Flood Risk and Impact Assessment for all residential proposals on land not zoned as R5 Large Lot residential.

Reducing Residual Risk

The combination of understanding relative flood risk through Flood Impact and Risk Assessments, the C2 zoning approach, the application of Clause 5.22 and S.88 restrictions all serve to ensure all future dwellings will be flood free during the full range of flood events.

Despite the ability to provide flood free dwellings and avoid the most significant risk associated with flood inundation and safe occupation, there is outstanding residual risk associated with being isolated including;

- A Fire or Medical emergency occurring during an isolation event where emergency service vehicles are not able to reach residents due to flooded access roads.
- Human Behavior- a loss of services and/or supplies such as water and power which increases the probability and risk of residents entering flood waters to access the services they need.

The risk of a fire or medical emergency occurring at the same as isolation by flood waters occurring is approximately 1 in 1000 for the Brisbane Grove precinct and 1 in 200,000 for the Mountain Ash Precinct.

Whilst this level of risk is generally considered low, further secondary risk mitigations are applied to residential development in the precincts. This seeks to ensure safe occupation and reduce the need for flood rescues and limit the probability of residents entering flood water, as summarised below:

- 10.7 Planning Certificates – all lots located within the Precincts include an additional notification on 10.7 planning certificates to notify potential purchasers of the application of Clause 5.22 of the GM LEP and advise of the potential additional flood liability restrictions.
- Flood Risk Management Study and Plan- The implementation of additional Flood Risk Management measures recommended in the Goulburn Floodplain Risk Management Study and Plan including:
 - Flood warning signs
 - Boomgates
 - Flood markers, and
 - A Total Flood Warning System.
- Policy 8.13.25 which requires measures to be included with each dwelling to reduce the probability of residents entering flood water and reduce residual risk from human behavior. These include ensuring an independent power supply, a home fire safety kit and medical kit and defibrillator, alongside independent water supplies already prescribed by this DCP chapter.

Policy

All dwelling houses must be sited outside any flood prone land, including and up to the Probable Maximum Flood extent to ensure safe occupation is achievable for all future residents during any and all flood events.

- With the exception of the siting of dwelling houses, any development proposed within the Brisbane Grove or Mountain Ash Precinct as illustrated in **Figures 8-13-17 to 8-13-20** must meet the requirements of **Chapter 3.8- Flood Affected Lands** of this DCP.
- To ensure safe occupation of residential accommodation within the precincts during all possible flood events and reduce the probability of secondary risks, all dwellings must be accompanied by the following:
 - A Home Fire Safety Kit which includes as a minimum:
 - 1kg dry chemical powder fire extinguisher and wall bracket
 - Fire extinguisher location sticker
 - Fire blanket

- An Automated External Defibrillator
- A First Aid Kit
- On-site (off-grid) electricity generation and storage to ensure adequate power supplies for a period of at least 24hrs in the event mains supply is interrupted.

Policy Note: *Residential proposals for land outside a R5 Large Lot Residential zone must be accompanied by a Flood Risk and Impact Assessment prepared in accordance with the Flood Risk Management Manual, Flood Policy and Toolkit.*

Clause 5.22- Special Flood Considerations will be applied to all development in the Brisbane Grove and Mountain Ash Precinct.

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