

**16.8 PLANNING PROPOSAL - 41 KING STREET, TARAGO**

**Author:** Business Manager Strategic Planning  
Director Planning & Environment

**Authoriser:** Aaron Johansson, Chief Executive Officer

**Attachments:** 1. **Planned - Rezoning Request Letter**    
2. **Concept Layout and Master Plan**  

<b>Link to Community Strategic Plan:</b>	4. Our Environment EN4 Maintain a balance between growth, development and environmental protection through sensible planning.
<b>Cost to Council:</b>	Nil – cost to be covered by fees.
<b>Use of Reserve Funds:</b>	N/A

**RECOMMENDATION**

That:

1. The staff assessment report on the planning proposal to rezone 41 King Street, Tarago be received.
2. Council prepares a planning proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* by rezoning land located at 41 King Street, Tarago (Lot 3 DP 1118635) from RU2 Rural Landscape to RU5 Village with an associated 2000m<sup>2</sup> minimum lot size.
3. The planning proposal, once prepared, be submitted to the NSW Department of Planning, Housing and Infrastructure for a gateway determination in accordance with Section 3.34 of the *Environmental Planning and Assessment Act, 1979*.
4. The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to be identified in the gateway determination as the delegated plan making authority for this planning proposal.
5. If the Department of Planning, Housing and Infrastructure issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.

*Section 375A of the Local Government Act 1993 requires General Managers to record which Councillors vote for and against each planning decision of the Council, and to make this information publicly available.*

**BACKGROUND**

Council accepted a planning proposal (PP) for assessment for 41 King Street (Lot 3 DP 1118635), Tarago (the subject site) on 22 February 2024. The PP is requesting a mapping amendment to the *Goulburn Mulwaree Local Environmental Plan 2009* to rezone the subject site from RU2 Rural Landscape to RU5 Village with an associated amendment of the minimum lot size from 100 ha to 2000m<sup>2</sup>. If rezoned as proposed, the site is likely to yield approximately 28 residential lots.

This report recommends that Council proceed with the planning proposal. A copy of the submitted PP request letter is provided in **Attachment 1**.

## REPORT

### Strategic Context

#### State Government Policy

The supply of housing is a key NSW Government Priority as identified in *Housing 2041 – NSW Housing Strategy*, Goulburn Mulwaree Council is aware that the vacancy rate for rental properties is currently around 0.9% which clearly indicates that supply is not meeting demand. This planning proposal is seeking to extend the existing RU5 Village Zone to facilitate additional housing in the Village. Additional housing will also support State investment in services for the village such as the existing railway station, primary school, and police station.

#### Southeast and Tablelands Regional Plan (SETRP) 2036

Goal 4 of the SETRP is “environmentally sustainable housing choices”. The relevant directions to the Plan are:

- *Direction 24: Deliver greater housing supply and choice.*

**Comment:** This direction involves the preparation of a local housing strategy to provide for a diversity in housing types and a surplus supply of residential land to meet projected needs. Council has prepared an Urban and Fringe Housing Strategy. This Strategy has identified opportunities for a diversity of housing supply with infill areas around the Goulburn CBD identified as well as an extension to a range of other residential zones.

Given the focus on the UFHS on the larger settlements of Goulburn and Marulan (which are served with by Council’s reticulated water and sewer), a separate *Tarago Village Housing Strategy* (TVHS 2022) was prepared by Council to identify appropriate areas for greenfield residential development. This site is identified as an opportunity area in the TVHS 2022.

- *Direction 25: Focus housing growth in locations that maximize infrastructure and services.*

**Comment:** It is considered that this proposal complies with the direction as it provides for a contiguous expansion of infrastructure/services. The site is contiguous with the existing RU5 Village zone boundary and has access to two local roads. The Village is relatively small but contains the following public infrastructure/services: primary school, police station, train station, park/recreation area, hall, bushfire brigade. In addition to this Tarago also has a pub, pre-school, service station, real estate agent and café. The additional population resulting from this proposal will support existing infrastructure and services.

#### Local Strategic Planning Statement (LSPS)

The LSPS vision for housing is:

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

Action 4.3 is to prepare a Villages Strategy, to identify what if any capacity the villages have for growth.

**Comment:** Most of the housing for the LGA is focused on Goulburn and Marulan which have connectivity to Council’s reticulated water and sewer services and a wider variety of higher order services. The *Tarago Village Housing Strategy* 2022 was prepared to identify growth capacity. This planning proposal is in an identified opportunity area in the Strategy.

Tarago Village Housing Strategy (TVHS)

The TVHS included a basic assessment of the further growth capacity for the RU5 Village zoned area using zoning and minimum lot sizes (excluding consideration of individual site constraints). It found that there were 47 lots which were vacant and met the minimum lot size for a dwelling. Additionally, there were only 24 lots with subdivision potential, of these lots, a maximum of 69 lots could be created, which was a net increase of only 45 lots.

The TVHS found that there was some small capacity for existing growth in the village, however increasing pressures for housing supply are being placed upon the village given its proximity to land zoned for heavy industry and potential housing requirements for workers.

The subject land is within Precinct 1C, which was identified as providing the most realistic potential for village expansion on the basis that it is relatively unconstrained and:

- Is contiguous with existing RU5 Village zoned land west of the Goulburn Bombala Railway.
- Is gently to moderately sloping and generally unconstrained in relation to dwelling construction and effluent management/disposal.
- Is elevated above the Mulwaree River floodplain.
- Is suitably distanced from existing watercourses in relation to the provision of buffers for on-site effluent management/disposal.
- Is suitably distanced from the Goulburn Bombala Railway in relation to acoustic amenity and potential for land contamination.
- Has connectivity to King Street and Covan Street for bushfire evacuation.
- Has previously been cleared as part of the past agricultural use and as such, is likely to comprise limited biodiversity value.
- Avoids State significant agricultural land.

**Comment:** The submitted proposal is consistent with the TVHS as the subject site falls within an opportunity area identified in the Strategy and addresses the various site suitability criteria.

**ASSESSMENT****Subject Site**

The site is located at 41 King Street (Lot 3 DP 1118635), Tarago and is accessed via King Street which is classified as a local road.



It is currently zoned RU2 Rural Landscape (with a 100ha minimum lot size for subdivision). The site is located immediately to the west of the RU5 Village extent of Tarago. The site is approximately 10 ha and is predominantly cleared grazing land with a dwelling, ancillary rural infrastructure and two dams.

The site not crossed by any water courses; however, a water course is located off-site to the west and north-west, this matter is further discussed in the flooding section of this report which finds the relative levels of the site to the water course do not suggest any flood risk.

The site is not identified as significantly contaminated land by the EPA nor identified as potentially contaminated land on Council's mapping. The site is not located within proximity to any items of environmental heritage listed under the Goulburn Mulwaree Local Environmental Plan. The closest heritage item is the Tarago Train Station. Due to the topography and distance of the site from the station it is considered that the proposal will have not have a negative impact on the significance of the station and its setting.

Currently there are no Council reticulated water and sewer services that extend to this property. The site is identified as an urban opportunity area in the Strategy and will require on site provision for water and effluent management.

### The Planning Proposal

The Planning Proposal is seeking to amend the zoning and minimum lot size maps under *Goulburn Mulwaree Local Environmental Plan (GM LEP) 2009* for this site to RU5 Village with a minimum lot size of 2000m<sup>2</sup>. A concept master plan has been submitted with the application detailing a potential lot layout and access as per the plan below (**Attachment 2**).





Minimum lot size (MLS) and connectivity to other undeveloped land zoned residential or identified for future residential.

The planning proposal identifies a minimum lot size (MLS) of 2000m<sup>2</sup> across the site. This minimum lot size is slightly larger than the existing MLS of land immediately to the west which is 1500m<sup>2</sup>. The 2000m<sup>2</sup> MLS is a minimum only and is based upon advice provided during the development of the TVHS by Water NSW and informed by Water NSW Strategic Land and Water Capability Mapping.

As indicated in the concept plan and due to the nature of the topography and overland flows, it is anticipated that any future subdivision will require a range of lot sizes including larger lots to achieve neutral or beneficial impacts on water quality as required in the Sydney drinking water catchment.

Biodiversity

A Stage 1 Biodiversity Assessment Method (BAM) has been submitted in support of this Planning Proposal. The purpose of the Stage 1 BAM Assessment was to document the ecological values of the subject land and to determine and assess the likely impacts of the proposed re-zoning and future development on habitat for terrestrial flora and fauna species and ecological communities listed pursuant to the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and/or the NSW Biodiversity Conservation Act 2016 (BC Act). In summary, the Stage 1 BAM Assessment determined that the subject land supports the following significant biodiversity values:

- 0.84 hectare of BC Act native vegetation.
- 9.16 hectares of potential habitat for the Little Whip Snake.
- potential marginal foraging habitat for threatened woodland birds.

The submitted rezoning request (Attachment) summarises:

*As a result of the proposed minimum lot size reduction, future development of the subject land will likely trigger the Biodiversity Offset Scheme (BOS) and the requirement for the preparation of a Biodiversity Development Assessment Report (BDAR). Notwithstanding,*

*given that the vegetation and habitat within the subject land has been found to be highly degraded, and that its assessed biodiversity values pose a low degree of constraint to development, Capital Ecology believes that the future BDAR will result in little to no offset credit liability.*

The submitted BAM Assessment has been reviewed by Council's Environment and Biodiversity Officer and the site inspected.

### Contamination

A limited detailed site investigation has been submitted with the proposal. An earlier preliminary site investigation had been undertaken which found:

*"The preliminary site investigation of the Site delivered by Murrang Earth Sciences found two potential contamination sources. These were dust, cut, fill from railway ballast or nearby mine(s); and pesticide use as a result of agricultural activities. A limited detailed site investigation was recommended by Murrang Earth Sciences to provide the necessary data to confirm whether these potential sources of contamination do occur."*

And:

*"Two sources of contamination were considered to occur at the Site, including pesticides; and mine tailings, slag, and/or dust. Based on these sources, lead, arsenic, DDT+DDE+DDD, aldrin and dieldrin, chlordane, endosulfan, endrin, heptachlor, hexachlorobenzene, methoxychlor, mirex, toxaphene, 2,4,5 T, 2,4 D, MCPA, MCPB, mecoprop, picloram, atrazine, chlorpyrifos, and bifenthrin were considered contaminants of concern. Ten locations were sampled at the Site. Samples were collected from the A horizon (i.e., a depth of approximately 0.1 to 0.1 m below ground surface) and from the top of the B horizon (i.e., a depth of approximately 0.1 below ground surface and below) at each location, due to the sources of contamination at the site being from the ground surface."*

The detailed site investigation included sampling and found:

*“Chemicals of concern at the Site were below the adopted assessment criteria in all cases.*

*No indications of contamination occurred at the Site. **Based on this, chemicals of concern are considered to not present an unacceptable risk to human health and environmental receptors at the Site. The site is suitable for its proposed residential and environmental use, with no remediation necessary at the Site to make it suitable for these uses.**”*

The sampling was undertaken on a random basis over the site as indicated below:



**Comment:** Based on the samples from various locations across the site and the testing it is considered the risk of further contamination being present is low.

### Water Quality

The site is located within the Sydney drinking water catchment and is in an area outside of Council's reticulated water and sewer network.

The proponent has submitted a Stormwater Master Plan (stormwater/drainage) and a Land Capability Assessment (site and soil assessment/effluent management) in support of the application.

In relation to stormwater/drainage a MUSIC model was applied to the proposed mitigation measures associated with the concept master plan for stormwater and water quality management. The mitigation measures include:

- Tanks (10-kL) rainwater to all dwellings.
- Buffer Strip (5m landscaped buffer strip between residential dwellings and vegetated swales).
- Vegetated roadside swales to convey all stormwater.
- 600m<sup>2</sup> Bioretention Basin.

The MUSIC modelling treatment performance results are presented in the table below. The results show that the pollutant reduction targets for the catchment have been met.

Annual Pollutant Loading (kg/yr)				
Scenario	TSS	TP	TN	GP
Pre-developed	2020	3.35	20.4	48.5
Post-developed	144	1.63	18.1	0
Difference	1876	1.72	2.3	48.5
Improvement	93%	51%	11%	100%
Compliant	Y	Y	Y	Y

**MUSIC Results Table**

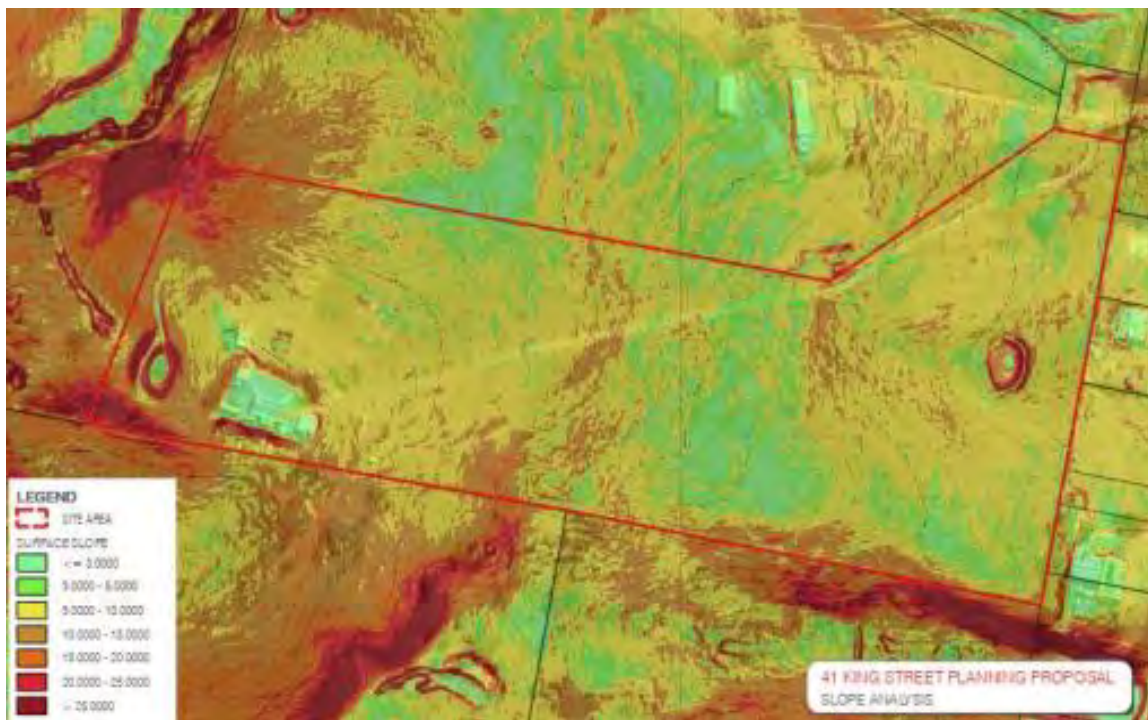
Based on the concept subdivision plan that stormwater conveyance and treatment measures can achieve the neutral or beneficial effect (NorBE) test.

In relation to on-site effluent management the submitted Land Capability Assessment found that the site and soil conditions are considered suitable for the on-site management of effluent via a range of disposal options. Notwithstanding, a site-specific Site and Soil Assessment for On-Site Effluent Management would be required as part of the future application process for the development of the individual village allotments. The site-specific Assessment would establish the most appropriate wastewater management system for the nature of the development proposed.

### Flooding

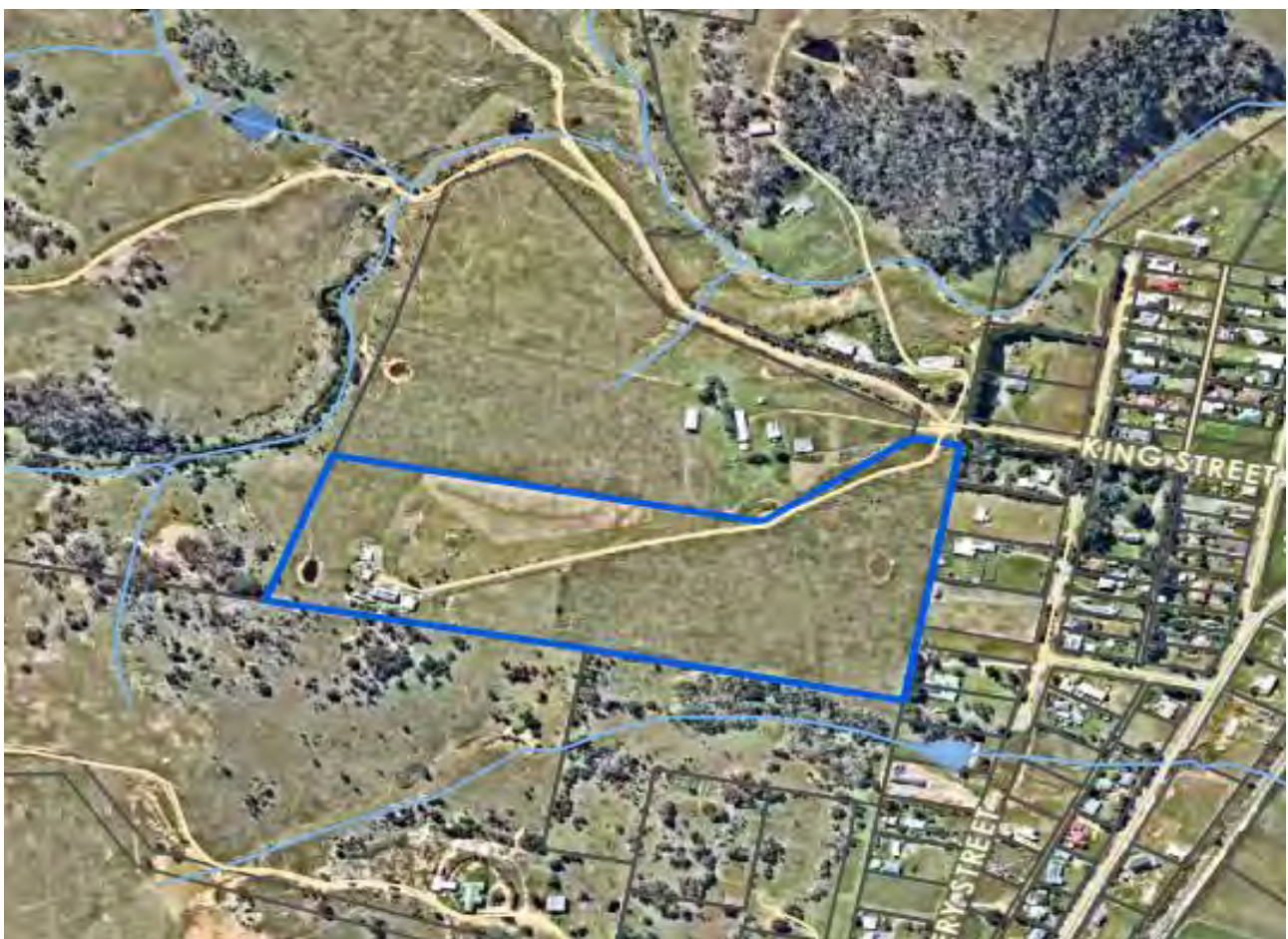
The site falls outside of any existing Council flood studies or available flood modelling. The site is located on top of ridge just below the peak of the hill and as such it has three separate outfall locations. The site has a slope of typically between 5 and 10%. However, along the edges of the site there are areas in excess of 25% gradient.





### ***Slope Analysis***

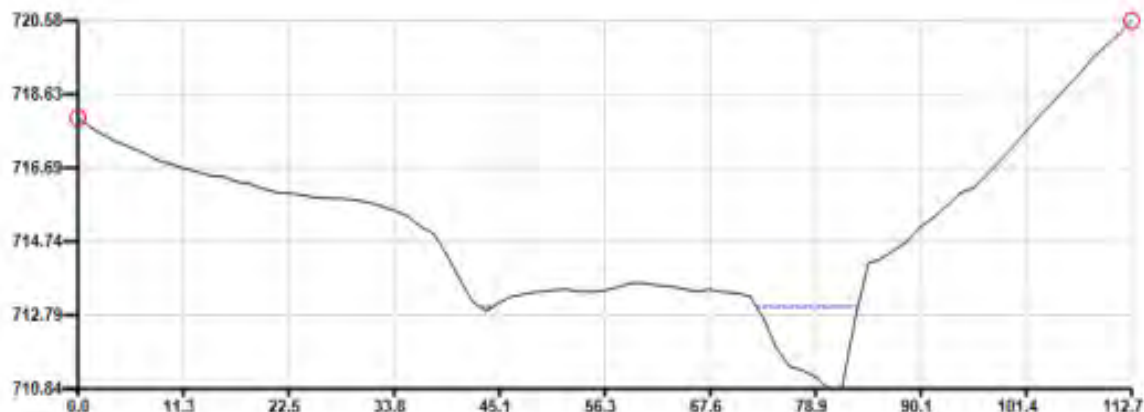
There is a creek to the north and north west of the site and a drainage depression located to the south of the site.



### ***Creeks and Water Courses***

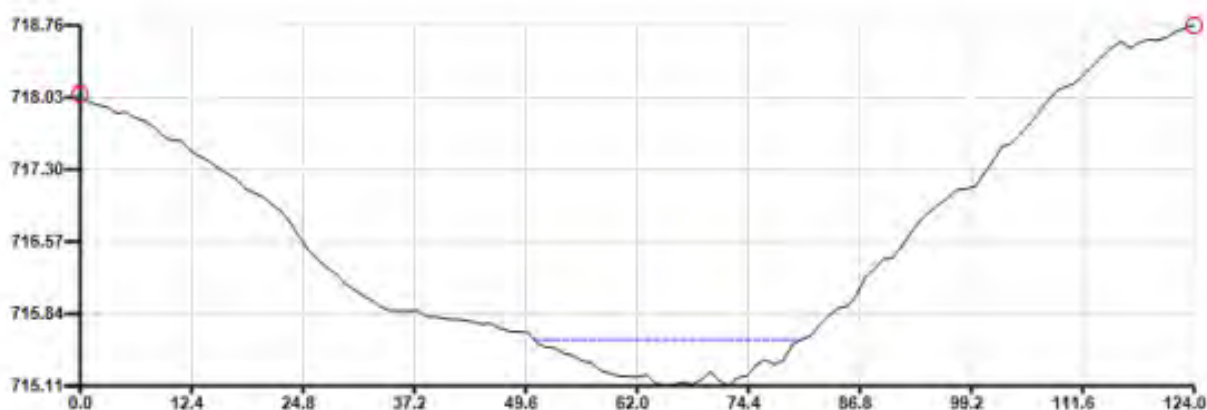
The submitted Stormwater Master Plan does provide an assessment of flooding and hydrology.

*“Flows in the two surrounding water courses (both offsite) were assessed to determine the risk of potential riverine flood impact on The Site. No previous detailed flood studies of the area could be found. The unnamed creek to the west of the Site has an upstream catchment of 180ha. The RFFE model was utilised to obtain a concept flow for assessment. The upper 95% confidence flow was selected to provide a conservative assessment of the predicted flows. The 1%AEP event was determined to be 47.2m<sup>3</sup> /s (median flow 17.3 m<sup>3</sup> /s). The flood level in the creek was then determine from a PC convey section taken from the creek perpendicular to the low point of The Site (North West corner).*



**Predicted flood level within the creek (West and North West of Site) with the red circle on the right of the section representing the Site boundary**

*“The Site boundary is 8m higher than the calculated creek flood level, and therefore no risk of riverine flooding from this unnamed creek on the Site was determined without the need for further detailed analysis. The same methodology was applied to the drainage depression to the South of the site. This drainage depression has a catchment of 20ha. The upper 95% confidence flow was determined as 10.5m<sup>3</sup> /s (median flow 3.95 m<sup>3</sup> /s).*



**Predicted flood levels (drainage depression to south of site). The Site Boundary is to the right of the figure (red circle).**

*“The Site boundary is 3m higher than the calculated flood level, and therefore no risk of flooding was attributed to this drainage line without the need for further detailed analysis. It was therefore deemed that there is no existing flood risk from riverine flooding to the proposed development site. As the site is located significantly higher than the surrounding*



*watercourse detailed hydraulic modelling is not seen as necessary to confirm this assertion.”*

The submitted report concludes that the site has no perceived flood risk due to its elevation compared to surrounding drainage paths.

Ministerial Direction 4.1 states that a Planning Proposal must not permit residential development in a floodway. It is considered that due to the elevation of the site in relation to the watercourses, that the site is not affected by riparian or overland flooding in any design event.

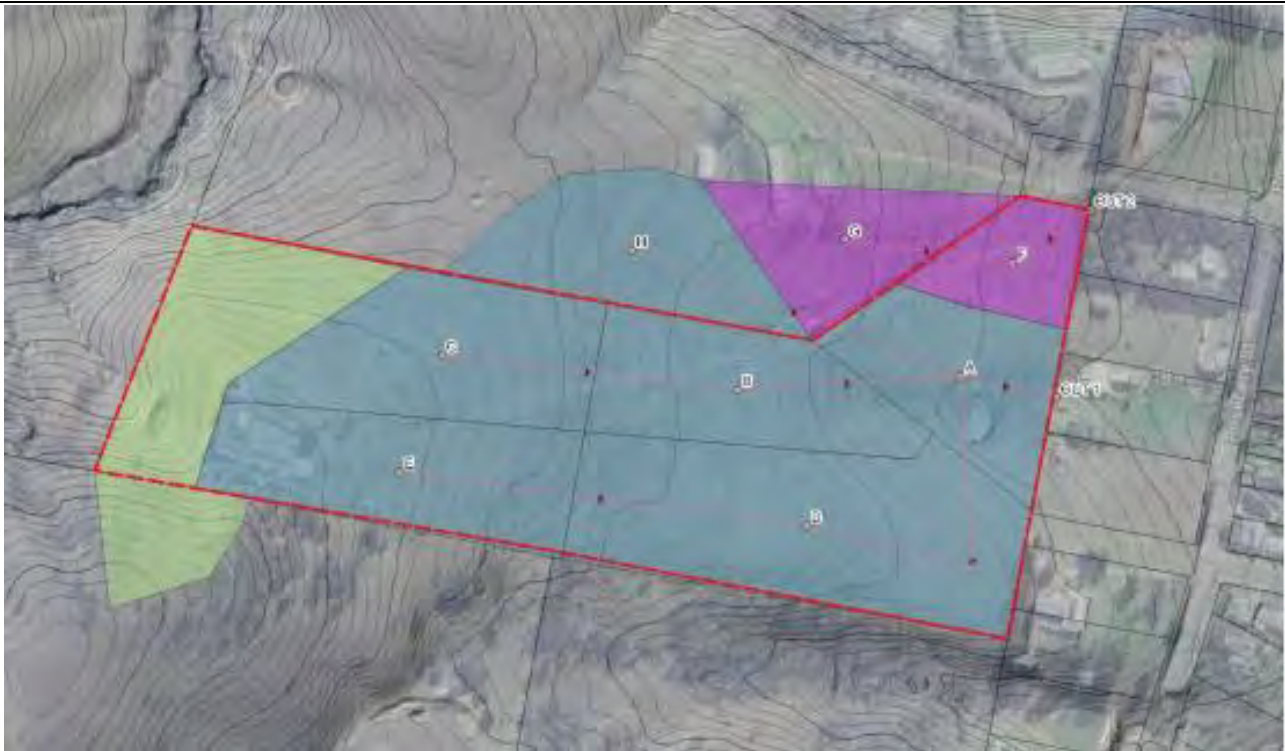
### Drainage

The site generally drains in three directions with the flow paths and catchments indicated on the figures below.



**Flow Paths**

Most of the site drains toward Covan Street, with a small area indicated in green which drains to the rural land to the west and the purple area which drains towards King Street as shown on the catchment plan below.

**Catchment Plan**

The submitted Stormwater Master Plan considers the catchment scape in relation to the proposed concept design. The Plan found that:

- Internal site flows can be managed and conveyed by vegetated roadside swales – to be sized during future detailed design phases.
- Nuisance flows exiting the site will be diverted to and conveyed by the road network removing residual risk to external allotments. Peak flows can be managed at all site outfall locations to be less than the predeveloped flows. A singular retarding basin is required to achieve this and is shown indicatively on the Concept Layout and Master Plan (refer Lot 5 – Concept Master Plan – Attachment ...).

#### Aboriginal Cultural Heritage and European Cultural Heritage

- Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Due Diligence Assessment [dated 24 July 2023] was prepared in accordance with the Due Diligence Code of Practice (OEH 2010) to provide information in relation to Aboriginal cultural heritage that is, or may be present, within the subject site. The Due Diligence Assessment identified one (1) heritage site consisting of two (2) chert flakes within the project area. As a result of the likely impacts to this heritage site because of the future development proposed, an Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared to determine the extent and significance of the impact.

Consultation was undertaken in accordance with the Consultation Guidelines for Proponents NSW (DECCW 2010a) with a number of Registered Aboriginal Parties (RAPs). As a result of the assessment, the Aboriginal heritage site (KST1 57-3-0538) was found to hold low significance (being common to the area and low in density) and would not preclude future development of the site provided that the following recommendations are implemented:

- *An Aboriginal heritage Impact Permit (AHIP) will be required to allow works to proceed. No impacts can occur to the heritage site prior to the approval of an AHIP by NSW Heritage.*

*The area of the AHIP will cover the entire area of the subject site, as construction impacts will be widespread and extensive. The area of the proposed AHIP area is shown in ACHAR Figure 9.*

- *Surface collection of Aboriginal heritage site (KST1 57-3-0538) will be required. The surface collection will consist of returning to the site location, marking GPS locations of artefacts, labelling and bagging each artefact for analysis. The surface collection will follow the methodology set out in Section 8.1 of the ACHAR.*
- *The recovered artefacts from the surface collection will be returned to country. A return to country location has been suggested to the RAPs for their consideration. The location and methodology to be followed are provided in Section 8.1.2 of the ACHAR.*
- *An AHIP Compliance works report will be submitted to NSW Heritage including the results of the surface collection and return to country at completion of works. o Site Impact card with updated details will be submitted to AHIMS for inclusion into the database at completion of works.*
- *It is an offence to disturb an Aboriginal site without an AHIP as all Aboriginal objects are protected under the NSW National Parks and Wildlife Act 1974. Should any Aboriginal objects be encountered during works outside of the AHIP area, then works must cease and a heritage professional contacted to assess the find. Works may not recommence until cleared by NSW Heritage*
- *Continued consultation with the RAPs for the project should be undertaken. RAPs should be informed of any major changes in project design or scope, further investigations or finds.*

Based on the above, it is considered that the re-zoning request would satisfy Section 9.1 Ministerial Direction No. 3.2 – Heritage Conservation and the relevant requirements of the National Parks and Wildlife Act 1974.

- European Heritage

As previously stated, the site is not located within proximity to any items of European environmental heritage listed under the Goulburn Mulwaree Local Environmental Plan. The closest heritage item is the Tarago Train Station. Due to the topography and distance of the site from the station (700m) it is considered that the proposal will have not have a negative impact on the significance of the station and its setting.

#### Agricultural Viability

The subject land is not mapped as being State Significant Agricultural Land.

A Land Capability Assessment has been submitted in support of the proposal which found the soils of the subject land are generally of low agricultural value, which is reflected by the historical grazing land use and groundcover of unimproved perennial pastures. Due to the subject site's small size, being circa 10.2 hectares and coupled with the land's poor soil quality, the continued use of the land for small-scale livestock grazing practices is not a viable commercial enterprise. Viability is further compromised given the site's location, being close to (or in this case immediately adjacent to) village settlement – where the land comes under further pressure from higher land values, domestic animals, and other peri-urban impacts.

Given the above, the proposed re-zoning will have minimal impact on the agricultural productivity of the region. Therefore, the proposal is justifiably inconsistent with Ministerial Direction No. 9.1 – Rural Zones and consistent with Ministerial Direction No. 9.2 – Rural Lands as well as *State Environmental Planning Policy (Primary Production) 2021*.

#### Traffic



The proposal is identifying a site capability for up to 28 residential lots. The site can directly access two streets being King and Covan Streets which directly link to the existing residential area.

The submitted Traffic Impact Assessment found:

*The 2016 Method of Travel to Work data for the Goulburn Mulwaree LGA suggests that a large proportion (76 per cent) either drive or is a car passenger to get to work, with only a small proportion using public or active transport. Approximately 77 per cent of residents live and work within the LGA, while 19 per cent work outside of the LGA, with the ACT being the most common work destination. There are currently no public transport options within 800m walking distance of the site.*

The site is approximately 700m (via King/Goulburn Streets) to the west south west of Tarago Train Station, with trains running between Canberra and Sydney. A Train Link bus service runs from Goulburn to Tarago 4 times a week every 4 hours. PBC Bus company also runs school bus services (primarily along Braidwood Road). Active transport facilities in proximity to the site are limited to a footpath along the western side of Goulburn Street.

Infrastructure upgrades are required to the site's future proposed external access points at the Covan Street / Rosebery Street intersection and the King Street cul-de-sac. A new internal road network will also be introduced as part of the future development of the site. No public transport upgrades are expected to be required because of the negligible increase in demand of public transport services from future residents of the future development of the site.

There are currently no footpaths along King Street and Covan Street which are the key access routes to the site. With the future development of the site, additional footpaths along these routes, as well as along the internal road network, should be considered to improve connectivity to the wider street network.

The submitted Traffic Impact Assessment concludes:

*The scale of additional vehicle trips in the network is less than 30 vehicles per hour in the peak periods, which is insignificant in terms of the general traffic variance of the network. This level of increase in traffic will not exceed the environmental capacity of the surrounding local residential streets (of 300 veh/hr). The regional roads surrounding the site are expected to be able to cater for these volumes.*

*Infrastructure upgrades are however required to the site's future proposed external access points at the Covan Street / Rosebery Street intersection and the King Street cul-de-sac. A new internal road network will also be introduced as part of the future development of the site.*

*No public transport upgrades are expected to be required because of the negligible increase in demand of public transport services from residents of the future development of the site.*

*There are currently no footpaths along King Street and Covan Street which are the key access routes to the site. With the future development of the site, additional footpaths along these routes, as well as along the internal road network, should be considered to improve connectivity to the wider street network.*

The future upgrades to the intersections of King and Covan Streets will be directly attributable to the proposed development and would be detailed on plan and form the part of any future development consent. Footpath connectivity of the site to the existing footpath should also be considered with the future development of the site.

## Internal Referrals

Utilities Directorate (Water and Sewer Servicing)

Utilities Directorate provided advice on water/sewer servicing for Tarago in the development of the Tarago Village Housing Strategy. There are no plans to provide reticulated water/sewer connectivity for Tarago due to costs and environmental constraints.

Water and effluent management will be via onsite systems.

Operations Directorate (Traffic, Access, Drainage)

Council's Engineering Contractor to Operations provided the following assessment of traffic, access and drainage:

*"I have reviewed the Master Plan, SWMP [Stormwater Master Plan] and TIA [Traffic Impact Assessment] documents as well as visiting the site and can offer the following comments:*

*1. Master Plan:*

- a. There are 2 access points proposed, being from the existing cul-de-sac in King St and from a proposed extension of Covan St. Both appear reasonable, subject to further details and assessment.*
- b. Road reserve widths and carriageway widths are indicated to be 20m and 7.5m respectively. The road reserve width meets Council's requirements, but the carriageway width may need to be widened unless there are good reasons (drainage, aesthetics, rural reasons, tree planting, no requirement for on-street parking) to leave it at 7.5m.*

*2. Stormwater Management:*

- a. The report is quite detailed and comprehensive.*
- b. The methodology and use of AR&R 2019 is satisfactory.*
- c. It recognises and addresses the possible downstream effects of the development.*
- d. The summary at point 2.4 is reasonable.*
- e. On the site inspection, it was discovered that there is a significant pipeline running in Roseberry St from no26/28 across the street and then through no 27 Roseberry St. I have attached an aerial photo of its location. The development will need to connect to this system to effectively drain the site. A drainage easement, in favour of Council, will need to be created and pipeline constructed to reach this point. Further detailed investigation and design work will be required.*
- f. There is no street drainage in King St, so that will also require detailed investigation to determine whether or not an upgrade to the street drainage is required.*
- g. The requirements for water quality measures are satisfactory, subject to final design etc.*
- h. It recognises that Council will eventually manage the roadside swales and bioretention basin and will require a suitable OEMP.*
- i. It addresses the NorBe requirements.*
- j. It addresses the requirements for soil and water/erosion control. It uses the industry standard document "Blue Book" for design purposes.*

*3. Traffic Impact:*

- a. The report nominates the extension of Covan St to be the main access point.*
- b. It acknowledges that there are no footpaths serving the proposed development. Council may require some footpath works but may struggle to justify them.*
- c. It suggests that there will be minimal on-street parking as the lots are large and off-street parking will be provided.*
- d. It lists the likely road network upgrades to be the King St cul-de-sac, Covan St extension and the internal network. These appear reasonable, although some extra works may be required in King St and Covan St upon more detailed assessment."*

**Comment:** Operations generally agrees with the finding of the various assessments submitted with the proposal and identifies that the nature of most of the upgrades required for traffic/access, and drainage are more relevantly related to the development application stage. There are no matters identified which would suggest that the site is not capable of development or implying major infrastructure upgrades to Council's existing infrastructure in the locality. A footpath linking the site to the existing path at Goulburn Street is a matter for further consideration at DA stage or possibly as a matter for a planning agreement.

Environment and Biodiversity Assessment Officer (Biodiversity)

Council's Environment and Biodiversity Assessment Officer has reviewed the submitted Biodiversity Assessment and observed:

*"The report provided by Capital Ecology is not a formal BAR (Biodiversity Assessment Report). However, it has applied the BAM [Biodiversity Assessment Method] 2020 and biodiversity assessment of the site has followed BAM Stage 1 assessment methodology. Sufficient information has been collected to form the basis for a BDAR.*

*Desktop and field surveys have been adequate."*

The following contains relevant extracts of Council's Environment and Biodiversity Officer's assessment of the submitted Biodiversity Report following a site inspection:

*"Surveys have confirmed that the ground cover layer on most of the property has been modified by agricultural practices and almost entirely replaced by exotic pasture species and weeds.*

*Surveys have confirmed presence of a small area of PCT 3744 Palerang Hills Peppermint Dry Shrub Forest on the southwestern corner of the land.*

*PCT 3376 Southern Tableland Grassy Box Woodland was not found to be present on the land, but there is some derived native grassland which has been identified in the report as being PCT 3338 Goulburn Tableland Frost Hollow Grassy Woodland.*

*This is justified due to presence of regenerating Snow Gum Eucalyptus pauciflora in the vicinity, and the presence of the community on similar land in the broader Tarago area."*

And in relation to fauna:

*"The Capital Ecology reptile survey (utilising tile grids for surveying Striped Legless Lizard Delma impar) did detect one threatened fauna species, the Little Whip Snake Suta flagellum, which is listed as a Vulnerable species in NSW. This is a significant record as this species has not previously been recorded in the Tarago area, although it is well known from the Bungendore area and there are records located approximately 20 kilometres to the southwest of 41 King Street, Tarago.*

*It is highly likely that Little Whip Snakes are present on other properties in the Tarago area, and that the lack of records in the local area is due to a lack of formal surveys.*

*Given the already highly degraded nature of the site, and the presence of much higher quality habitat on adjoining lands, it is not likely that the proposed activity will have a significant impact on the local occurrence of the species, but it has to be concluded that the proposed activity will remove approximately 9.16 hectares of potential habitat and this will require purchase and retirement of BOS species credits for the Little Whip Snake.*

The assessment concludes:

*Although most of the land has been cleared and does not support high quality native vegetation, the proposed eventual subdivision design needs to take into consideration the BC Act & Regulation requirement for demonstration of the application of the biodiversity hierarchy of Avoid – Minimise – Mitigate.*

This can be achieved by:

- Retention and protection of remnant native vegetation mapped as PCT 3744 Zone 5 in the southwestern part of the land. (Avoid impacts on the highest quality biodiversity values).
- Retention of the group of native trees planted along the driveway near the existing dwelling, and consideration of planting more trees in this area.
- Consideration of revegetation zones/screens/buffers in the concept plant for compensatory replanting with trees representative of the local area, such as Snow Gum *Eucalyptus pauciflora*, Brittle Gum *Eucalyptus mannifera*, Inland Scribbly Gum *Eucalyptus rossii*, Black Sheoak *Allocasuarina littoralis*. Such plantings will create habitat and help with restoring landscape connectivity, and improve aesthetic values of the proposed subdivision.
- Street tree plantings should consider use of suitable native tree species and cultivars such as Dwarf Yellow Bloodwood *Corymbia eximia nana*, Dwarf Red Spotted Gum *Eucalyptus mannifera* 'Little Spotty' and Dwarf Snow Gum *Eucalyptus pauciflora* 'Little Snow Man' in preference to exotic species such as Ornamental Pears (*Pyrus* species and cultivars).
- Developing and implementing a clearing protocol for managing potential impacts on Little Whip Snake and any other fauna that may be impacted by works. This would need to be prepared and managed by an accredited fauna ecologist.
- Preparation of a BDAR – calculation of required BOS credits to mitigate for residual impacts of the proposed activity that cannot be avoided, in particular removal of 9.16 hectares of Little Whip Snake habitat.



**Plant Community Types (PCTs) and Zones [Locations]**

**Comment:** The site is generally highly degraded in relation to biodiversity present. The two areas identified for potential protection are plant community type (PCT) 3744 *Palerang Hills Peppermint*

*Dry Shrub Forest Zone 5* shown orange in the above figure to the southwest of the site, and an area of planted native trees identified in a central part of the site in the figure above. Consideration is required in order to determine the appropriate planning approach to address conservation and the Ministerial Direction. Whilst Council could zone this area as C2 Environmental Conservation, it covers a very small portion of the site. Furthermore, the site and surrounding lots are currently zoned RU2 Rural Landscape. The adjoining sites to the west and south of the PCT 3744 Zone 5 area are not identified in the Strategy for future release. Therefore, any rezoning of the PCT 3744 Zone 5 area will result in a very small, isolated area of C2 Zoning. Given the topography of the site and proximity to the boundary it is highly unlikely that this location would be required for a dwelling or any other ancillary purposes.

The concept plan of subdivision identifies this portion of the site as having 2000m<sup>2</sup> lots which are of a sufficient size to avoid the development of this portion. It is considered given the location and size that the best approach is for the subdivision to include an 88B restriction under the *Conveyancing Act* on the land title to restrict development in this location. In relation to the planted area of native trees in the central portion for the site, this is a matter for consideration at the DA stage also as it may be possible to integrate the retention of the trees with the large lot sizes proposed.

Given the above, it is considered that the re-zoning request would be consistent with the relevant Section 9.1 Ministerial Directions in relation to biodiversity and conservation as well as the relevant requirements of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

### **Local Infrastructure Contributions Plan (LICP) 2021**

The site is identified within the Rural Catchment of the LICP 2021. There are no significant infrastructure upgrades identified that are associated with this proposal, therefore no change to the existing contributions plan in relation to this proposal is required.

### **Ministerial Directions**

The following Ministerial (Local Plan Making) Directions under section 9.1(2) of the NSW Environmental Planning and Assessment Act would apply to this planning proposal:

- Implementation of Regional Plans
- Heritage Conservation (Aboriginal Cultural Heritage)
- Sydney Drinking Water Catchments
- Flooding
- Planning for Bushfire Protection
- Remediation of Contaminated Land
- Integrating Land Use and Transport
- Residential Zones
- Rural Lands

In principle, it is considered that the Planning Proposal and supporting documentation can address the requirements of the relevant Ministerial Directions. Further referral and assessment of the submitted documentation will be undertaken with the relevant State agencies which may result in the need for additional information and clarification as necessary. Council is required to undertake pre-Gateway consultation with Water NSW but can also use this time to make referrals to the other



relevant agencies including NSW RFS and NSW Department of Climate Change, Energy, the Environment and Water (Biodiversity Conservation Division).

### **Conclusion and Recommendation**

The proposal meets the strategic merit test in relation to State Policy and Council's *Tarago Village Housing Strategy*. The land to the east is the existing fringe of the Tarago village's residential area, with the site being contiguous to the RU5 Village zone.

There are no identified constraints to the site which would suggest that the site is capable of residential development with a minim lot size of 2000m<sup>2</sup>.

Additional residential development in Tarago will assist in supporting the existing services provided to the village and will contribute to the variety of local housing supply in the LGA.

It is recommended that Council undertake a planning proposal to rezone the site to RU5 Village with an associated minimum lot size of 2000m<sup>2</sup>.

### **FINANCIAL IMPLICATIONS**

There are no financial implications identified at this point in the process in relation to this planning proposal.

### **LEGAL IMPLICATIONS**

There are no legal implications identified at this point in the process in relation to this planning proposal.



22 February 2024

Kate Wooll  
Business Manager Strategic Planning  
Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

By email – [kate.wooll@goulburn.nsw.gov.au](mailto:kate.wooll@goulburn.nsw.gov.au) and [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au)

# REQUEST FOR RE-ZONING PLANNING PROPOSAL

**Proponent:** Terry Geoghegan and Susan Buckley  
**Description:** Re-Zoning of Land to Change the Applicable Land Use Zone and to Reduce the Prescribed Minimum Lot Size Provision  
**Property:** Lot 3 DP1118635, No. 41 King Street, Tarago NSW 2580

Dear Kate,

We are acting on behalf of the landowners of Lot 3 DP1118635, No. 41 King Street, Tarago who are requesting that Goulburn-Mulwaree Council prepare a Planning Proposal to re-zone the subject landholding.

In preparing this request, the following technical input has been referenced and is provided to Goulburn-Mulwaree Council to support the preparation of the re-zoning Planning Proposal:

- Aboriginal and Historical Cultural Heritage and Archaeological Report, prepared by Past Traces, dated 6 November 2023.
- Biodiversity Assessment Method Assessment – Summary of Methods and Results, prepared by Capital Ecology, dated 21 February 2024.
- Bushfire Assessment Report, prepared by Ember Bushfire Consulting, dated 1 December 2023.
- Concept Layout and Master Plan, prepared by Place Logic, dated July 2023.
- Land Capability Assessment, prepared by Franklin Consulting Australia Pty Ltd, dated 23 October 2023.
- Limited Detailed Site Investigation, prepared by Murrang Earth Sciences Pty Ltd, dated 21 July 2023.
- Stormwater Master Plan, prepared by Spiire Australia Pty Ltd, dated 20 November 2023.
- Traffic Impact Assessment, prepared by SCT Consulting Pty Ltd, dated 19 July 2023.

This re-zoning request has been prepared in alignment with the outcomes of two (2) separate pre-lodgement meetings with Goulburn-Mulwaree Council staff on 23 September 2022 (refer to Meeting Minutes at **Attachment 1**) and 29 March 2023. It is important to note that the second meeting was held to re-affirm the outcomes of the first meeting given the time that had surpassed.

## Objective of Proposed Rezoning Request

The objective of this request is for Goulburn-Mulwaree Council to prepare a Planning Proposal seeking to amend the Goulburn-Mulwaree Local Environmental Plan 2009 (**GMLEP 2009**) by re-zoning the subject land from RU2 Rural Landscape to RU5 Village and by reducing the minimum lot size provision from 100 hectares to 2,000 square metres.



## PLANNED

### Background Context

#### Site Description

Lot 3 DP1118635, No. 41 King Street, Tarago (refer to **Figure 1** below) is currently owned by Terry Geoghegan and Susan Buckley.

The subject land has an area of approximately 10.2 hectares and is currently developed for rural residential purposes, with a dwelling house and ancillary structures positioned within the southwest corner of the allotment – setback approximately 300 metres to King Street. Vehicular access to King Street is via an existing driveway arrangement that traverses the allotment northeast – southwest.

The subject land is not connected to reticulated water or sewer services, which is characteristic for Tarago village. As such, the existing rural development is self-sufficient in relation to the management of potable water and effluent.

The subject land has been substantially modified by its past land uses, which have included clearing of all woody vegetation, grazing and cultivation of some paddocks. As a result, the majority of the subject land is characterised by derived grassland/pasture with predominantly exotic grasses, agricultural weeds and low forb diversity. No areas of the subject land have been identified on the NSW Biodiversity Values Map and being of high biodiversity value.

The topography across the subject land is gently undulating, with elevation ranging from 705m Australian Height Datum (AHD) in the northeast to 735m AHD in the southwest.

The subject land together with the existing Tarago village drain towards the Mulwaree River, which runs along the eastern edge of the Tarago village extent (circa 1km distant to the east). The land is therefore located within the Sydney drinking water catchment and required to demonstrate a neutral or beneficial effect (NorBE) on water quality. It is noted that the watercourses to the west and south of the subject land are mapped in Water NSW mapping. The watercourse south of the subject land is not a perennial stream.

Under the provisions of the GMLEP 2009, the subject land is zoned RU2 Rural Landscape with a corresponding minimum lot size of 100 hectares. In general, the entirety of the subject allotment is proposed to be re-zoned RU5 Village with a corresponding minimum lot size of 2,000 square metres.

Extracts from the current Land Zoning Map (LZN\_002A) and Lot Size Map (LSZ\_002A) are included at **Attachment 2**.

#### Site Context

The subject land is located within the rural fringe west of the Tarago village extent – approximately 40 kilometres south of the Goulburn CBD and approximately 70 kilometres northeast of Canberra.

Adjoining and adjacent lands to the north, west and south are zoned RU2 Rural Landscape and are typically characterised by a rural/rural residential lot pattern offering a variety in lot shapes and sizes. Rural dwellings of various architectural styles and age are present together with established rural surrounds – all characterised by cleared, thinned or regenerating vegetation.

Land adjoining and adjacent to the east is zoned RU5 Village and is predominantly characterised by residential developments of various architectural style and age. The village also accommodates a number of commercial and community developments, including a fire brigade and police station, historic railway station, public school (Kindergarten to year 6), café, historic hotel and bar (Loaded Dog Hotel), town hall, convenience store, service station and two (2) churches.

**Figure 2** below shows the subject land within its immediate local context.

TOWN PLANNING SOLUTIONS

# P L A N N E D



Figure 1: Subject Land – outlined red ([MapBrowser](#) | [Nearmap](#), image dated 2 April 2021)



Figure 2: Local Site Context ([MapBrowser](#) | [Nearmap](#), image dated 2 April 2021)

## TOWN PLANNING SOLUTIONS

## P L A N N E D

### Rationale for Proposed Re-Zoning Request

#### Tarago Village Housing Strategy

With regard to Council's adopted *Tarago Village Housing Strategy* (TVHS), the subject land is noted to be within Precinct 1C, which was identified as providing the most realistic potential for village expansion on the basis that it is relatively unconstrained and:

- Is contiguous with existing RU5 Village zoned land west of the Goulburn Bombala Railway.
- Is gently to moderately sloping and generally unconstrained in relation to dwelling construction and effluent management/disposal.
- Is elevated above the Mulwaree River floodplain.
- Is suitably distanced from existing watercourses in relation to the provision of buffers for on-site effluent management/disposal.
- Is suitably distanced from the Goulburn Bombala Railway in relation to acoustic amenity and potential for land contamination.
- Has connectivity to King Street and Covan Street for bushfire evacuation.
- Has previously been cleared as part of the past agricultural use and as such, is likely to comprise limited biodiversity value.
- Avoids State significant agricultural land.

A mark-up extract of the TVHS is included below at **Figure 3**.

In relation to Precinct 1C, the TVHS states:

*'Precinct 1C is considered to be relatively unconstrained due to slope (elevated above the flood plain but not steep), lesser density of water courses, cleared land with non-native grass land, two road access from Covan and King Streets (for bushfire evacuation) and is contiguous.'*

*'Conclusion:...the smaller western investigation area [1C] has some capacity for unsewered development, with the least risk to water quality being presented for a minimum lot size (MLS) of 4,000m<sup>2</sup> – 2 ha. Smaller lot sizes (2,000 – 4,000 m<sup>2</sup>) may be possible in areas of LOW to MODERATE risk, but this would need further site investigation regarding site constraints. We would generally not be supportive of any MLS below 2,000m<sup>2</sup>.'*

In response to the findings of the TVHS, this request for re-zoning seeks to facilitate a future village subdivision to create up to twenty-eight (28) allotments ranging in size from 2,000 square metres to 5,000 square metres, including one (1) allotment for the provision of stormwater management/urban open space.

An extract from the conceptual subdivision layout plan is included at **Attachment 3** for information purposes only<sup>1</sup>. Refer to the Concept Layout and Master Plan prepared by Place Logic included with this request.

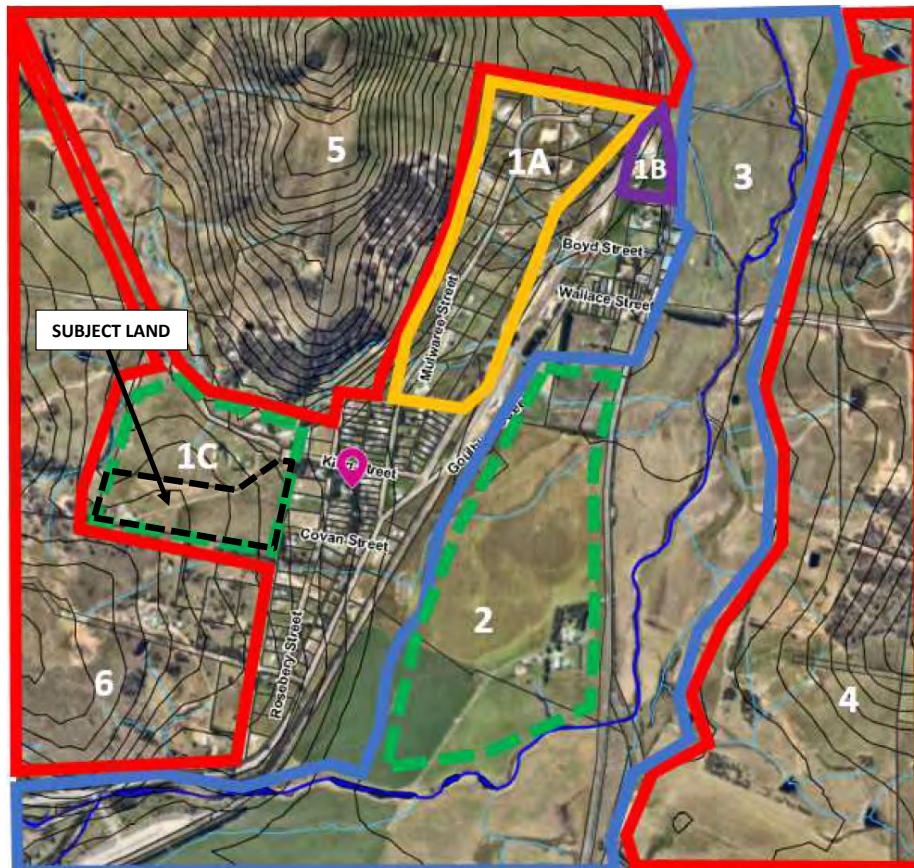
In our opinion, the proposed re-zoning and future developed outcome would be consistent with the TVHS in that it would provide an opportunity for additional village development whilst preserving the established rural village setting and areas of ecological and resource value.

<sup>1</sup> The proposed future subdivision of the land would form part of a separate and distinct Development Application (DA), which would only be submitted to Council following favourable Gateway determination of the re-zoning Planning Proposal. As such, the Conceptual Subdivision Layout Plan is included with this request for re-zoning so as to assist with demonstrating the viability of the request.



## PLANNED

Further to the above, site specific assessments have been prepared by qualified technical consultants to address matters such as biodiversity, contamination, Aboriginal cultural heritage, bushfire risk, stormwater and wastewater management and traffic impact. A summary of the key findings of these technical assessments is included below. In short, the technical assessments demonstrate that the subject land is suitable for the intended future use as envisioned by the TVHS.



### Biodiversity

A Stage 1 Biodiversity Assessment Method (**BAM**) Assessment [dated 21 February 2024] has been prepared by Capital Ecology.

The purpose of the Stage 1 BAM Assessment was to document the ecological values of the subject land and to determine and assess the likely impacts of the proposed re-zoning and future development on habitat for terrestrial flora and fauna species and ecological communities listed pursuant to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**) and/or the NSW *Biodiversity Conservation Act 2016* (**BC Act**).

In summary, the Stage 1 BAM Assessment determined that the subject land supports the following significant biodiversity values:

## TOWN PLANNING SOLUTIONS

## PLANNED

- 0.84 hectare of BC Act native vegetation.
- 9.16 hectares of potential habitat for the Little Whip Snake.
- Potential marginal foraging habitat for threatened woodland birds.

With consideration of the land use history of the subject land and the resulting highly degraded current condition of the vegetation and other ecological values present within, Capital Ecology considers the re-zoning and future development of the subject land to be a reasonable proposition.

As a result of the proposed minimum lot size reduction, future development of the subject land will likely trigger the Biodiversity Offset Scheme (**BOS**) and the requirement for the preparation of a Biodiversity Development Assessment Report (**BDAR**). Notwithstanding, given that the vegetation and habitat within the subject land has been found to be highly degraded, and that its assessed biodiversity values pose a low degree of constraint to development, Capital Ecology believes that the future BDAR will result in little to no offset credit liability.

Given the above, it is considered that the re-zoning request would be consistent with the relevant Section 9.1 Ministerial Directions in relation to biodiversity and conservation as well as the relevant requirements of State Environmental Planning Policy (Biodiversity and Conservation) 2021.

### Contamination

A Limited Detailed Site Investigation (**LDSI**) for contaminated land [dated 21 July 2023] was prepared by Murrang Earth Sciences Pty Ltd to assess the potential for contamination at the subject site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed re-zoning request and future intended village outcome.

Two (2) sources of contamination were considered to occur at the subject site, including pesticides and mine tailings, slag and dust. In response, ten (10) locations were tested via samples collected from the A Horizon and the top of the B Horizon at each location. This sampling regime was considered appropriate for the size of the site and on the basis that the sources of contamination would be at the ground surface level only.

The results of the samples analysis found that the chemicals of concern were below the adopted assessment criteria in all instances. On this basis, the chemicals of concern were found to not present an unacceptable risk to human health or to the environmental receptors at the site. Therefore, the site was deemed to be suitable for the future intended village use with no remediation necessary.

Given the above, the proposed re-zoning request would be consistent with Section 9.1 Ministerial Direction No. 4.4 – Remediation of Contaminated Land and the relevant requirements of Chapter 4 – Remediation of Land of State Environmental Planning Policy (Resilience and Hazards) 2021.

### Aboriginal and Historic Cultural Heritage

#### **Aboriginal Cultural Heritage**

An Aboriginal Cultural Heritage Due Diligence Assessment [dated 24 July 2023] was prepared by Past Traces Pty Ltd in accordance with the *Due Diligence Code of Practice* (OEH 2010) to provide information in relation to Aboriginal cultural heritage that is, or may be present, within the subject site.

The Due Diligence Assessment identified one (1) heritage site (KST1 57-3-0538) consisting of two (2) chert flakes within the project area. As a result of the likely impacts to this heritage site as a result of the future development of the land, Past Traces Pty Ltd was commissioned to prepare an Aboriginal Cultural Heritage Assessment Report (**ACHAR**) to determine the extent and significance of the impact.

## PLANNED

As required, consultation with the Aboriginal community was undertaken to assist Past Traces Pty Ltd in assessing the significance of any identified heritage sites and to provide guidance in the development of culturally appropriate management strategies. Consultation was undertaken in accordance with the *Consultation Guidelines for Proponents NSW* (DECCW 2010a) with a number of Registered Aboriginal Parties (**RAPs**).

As a result of the assessment, the Aboriginal heritage site (KST1 57-3-0538) was found to hold low significance and would not preclude future development of the site provided that the following recommendations are implemented:

- An Aboriginal heritage Impact Permit (**AHIP**) will be required to allow works to proceed. No impacts can occur to the heritage site prior to the approval of an AHIP by NSW Heritage. The area of the AHIP will cover the entire area of the subject site, as construction impacts will be widespread and extensive. The area of the proposed AHIP area is shown in ACHAR Figure 9.
- Surface collection of Aboriginal heritage site (KST1 57-3-0538) will be required. The surface collection will consist of returning to the site location, marking GPS locations of artefacts, labelling and bagging each artefact for analysis. The surface collection will follow the methodology set out in Section 8.1 of the ACHAR.
- The recovered artefacts from the surface collection will be returned to country. A return to country location has been suggested to the RAPs for their consideration. The location and methodology to be followed are provided in Section 8.1.2 of the ACHAR.
- An AHIP Compliance works report will be submitted to NSW Heritage including the results of the surface collection and return to country at completion of works.
  - Site Impact card with updated details will be submitted to AHIMS for inclusion into the database at completion of works.
- It is an offence to disturb an Aboriginal site without an AHIP as all Aboriginal objects are protected under the NSW National Parks and Wildlife Act 1974. Should any Aboriginal objects be encountered during works outside of the AHIP area, then works must cease and a heritage professional contacted to assess the find. Works may not recommence until cleared by NSW Heritage
- Continued consultation with the RAPs for the project should be undertaken. RAPs should be informed of any major changes in project design or scope, further investigations or finds.

Based on the above, it is considered that the re-zoning request would satisfy Section 9.1 Ministerial Direction No. 3.2 – Heritage Conservation and the relevant requirements of the *National Parks and Wildlife Act 1974*.

### European Cultural Heritage

The subject land is not listed on the State Heritage Register.

Under the provisions of the Goulburn-Mulwaree Local Environmental Plan 2009 (**GMLEP 2009**), the subject land is not identified as:

- being within, or within proximity to, a heritage conservation area; or
- comprising, or within proximity to, a locally listed heritage item.

It is noted that the Tarago Railway Station is listed on the State Heritage Register as well as at Schedule 5 of the GMLEP 2009. The site of the Tarago Railway Station is situated approximately 560m to the northeast and is physically separated from the subject land via the existing developed Tarago village extent. It is therefore considered that the proposed re-zoning and future development of the subject land will have no impact on the heritage values of the Tarago Railway Station.

Based on the above, it is considered that the re-zoning request would satisfy Section 9.1 Ministerial Direction No. 3.2 – Heritage Conservation and the relevant requirements of the *Heritage Act 1977*.

TOWN PLANNING SOLUTIONS

## PLANNED

### Bushfire

The subject land is mapped as bushfire prone (Vegetation Category 3).

As such, a Strategic Bushfire Assessment Report (**SBAR**) [dated 29 January 2024] has been prepared by EMBER Bushfire Consulting to accompany this request for re-zoning.

The SBAR demonstrates that the proposed re-zoning request satisfies Ministerial Direction No. 4.3 – Planning for Bushfire Protection and the requirements of the *Rural Fires Act 1997* and Planning for Bushfire Protection 2019 via the provision of compliant bushfire protection measures, including compliant asset protection zones (**APZs**), landscaping and road access design, construction standards, water supply and underground electrical services.

### Potable Water and Wastewater Management

The subject land does not have access to reticulated potable water or sewer and as such, any future development of the subject land would need to be self-sufficient in relation to the management of potable water and effluent.

In relation to potable water, any future subdivision and development of the land would need to rely on roof rainwater catchment, large volume tank storage and reuse, which is an acceptable and viable water supply initiative for development in un-serviced areas.

To ensure the viability of roof catchment and tank storage as the primary potable water supply, there are a number of measures that could be employed, including mandating minimum roof catchment areas, minimum tank storage requirements and water saving fixtures. It is to be noted that the final suite of measures to provide viable potable water supply to any future village allotment would be detailed as part of any subsequent Development Application process.

With regard to effluent management, a Land Capability Assessment has been prepared by Franklin Consulting Australia Pty Ltd (dated 23 October 2023). The results of that Assessment confirm that the site and soil conditions are considered suitable for the on-site management of effluent via a range of disposal options. Notwithstanding, a site-specific Site and Soil Assessment for On-Site Effluent Management would be required as part of the future Application process for the development of the individual village allotments. The site-specific Assessment would establish the most appropriate wastewater management system for the nature of the development proposed.

### Traffic

A Traffic Impact Assessment [dated 19 July 2023] was prepared by SCT Consulting Pty Ltd to assesses the likely impact of the future development of the site in terms of the net increase in trips generated, connectivity and access to the surrounding road network, car parking requirements, public and active transport facilities, and any potential infrastructure upgrades.

Based on an assumed allotment yield of 30 – 35 lots, the Traffic Impact Assessment concludes the following:

- Future development of the site is likely to be accessed via King Street and Covan Street. Based on a yield of 30 residential dwellings, the future proposed development is expected to generate 26 vehicles in the AM and PM peak hours respectively and 270 vehicle trips per day. If each of the allotments were to be developed with a dual occupancy, the expected traffic generation is likely to double to 52 vehicles in the AM and PM peak hours and 540 vehicles per day.
- As the subject site is currently only occupied by a single rural residential dwelling, the expected vehicle trips associated with the future development of the site would be in addition to the existing situation.
- The public roads surrounding the subject site are expected to be able to cater for the additional traffic volume associated with the future development of the site.

TOWN PLANNING SOLUTIONS

## PLANNED

- Public road infrastructure upgrades will be required to the future proposed external access points at the Covan Street / Roseberry Street intersection and the King Street cul-de-sac. These future upgrades would be the responsibility of the developer.
- A new internal public road network will be introduced as part of the future development of the site.
- No public transport upgrades are expected to be required because of the negligible increase in demand for public transport services from residents of the future development of the site.
- There are currently no footpaths along King Street and Covan Street, which are the key access routes to the site. As part of the future development of the site, footpaths along these routes together with along the internal road network could be considered to improve connectivity to the wider public street network.

Based on the above, the proposed re-zoning and future development of the site is unlikely to result in unacceptable traffic and/or transport related impacts. Further to this, noting the relatively isolated rural location, the subject site (together with the broader Tarago village) is not well serviced by active and/or public transport facilities and services. Notwithstanding, if more active and public transport options are implemented in the future, a shift towards active and public transport could be expected – thus reducing the dependence on cars.

It is for the above reasons that this re-zoning request is deemed to be justifiably inconsistent with Ministerial Direction No. 5.1 – Integrating Land Use and Transport.

### Stormwater

Spiire Australia Pty Ltd was commissioned to prepare a Stormwater Master Plan including a flood risk management study to accompany this request for re-zoning. The report titled 'Stormwater Master Plan' [dated 20 November 2023] considers a catchment scale proof of concept design to support the proposed re-zoning. Further refinement and details would be determined at the subsequent development application and detailed design phases of the project.

In summary, the primary findings of the Stormwater Master Plan Report are:

- The subject site has no perceived flood risk due to its elevation compared to surrounding drainage paths.
- Internal site flows can be managed and conveyed by vegetated roadside swales – to be sized during future detailed design phases.
- Nuisance flows exiting the site will be diverted to and conveyed by the road network removing residual risk to external allotments. Peak flows can be managed at all site outfall locations to be less than the pre-developed flows. A singular retarding basin is required to achieve this and is shown indicatively on the Concept Layout and Master Plan prepared by Place Logic included with this request.
- The MUSIC Model results show that NorBE criteria can be achieved for the subject site even when complete disturbance is assumed with the construction of a treatment train or buffer strip, vegetated swales and a 600m<sup>2</sup> bioretention basin.
- Proposed soil and water master plan measures are calculated to appropriately manage environmental effects of the proposed re-zoning and future development of the site.

Given the above, it is considered that this re-zoning request would satisfy Section 9.1 Ministerial Direction Nos. 3.3 – Sydney Drinking Water Catchments and 4.1 – Flooding as well as the relevant provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021.

## TOWN PLANNING SOLUTIONS



## PLANNED

### Agricultural Viability

The subject land is not mapped as being State Significant Agricultural Land.

As detailed in the Land Capability Assessment prepared by Franklin Consulting Australia Pty Ltd (dated 23 October 2023), the soils of the subject land are generally of low agricultural value, which is reflected by the historical grazing land use and groundcover of unimproved perennial pastures.

Due to the subject site's small size, being circa 10.2 hectares and coupled with the land's poor soil quality, the continued use of the land for small-scale livestock grazing practices is not a viable commercial enterprise. Viability is further compromised given the site's location, being close to (or in this case immediately adjacent to) village settlement – where the land comes under further pressure from higher land values, domestic animals, and other peri-urban impacts.

Given the above, the proposed re-zoning will have minimal impact on the agricultural productivity of the region.

It is for the above reasons that this re-zoning request is deemed to be justifiably inconsistent with Ministerial Direction No. 9.1 – Rural Zones and consistent with Ministerial Direction No. 9.2 – Rural Lands as well as State Environmental Planning Policy (Primary Production) 2021.

### **Conclusion**

As detailed above, this request for re-zoning is seeking Council's support in the preparation of a Planning Proposal to amend the GMLEP 2009 by re-zoning the subject land from RU2 Rural Landscape to RU5 Village and by reducing the minimum lot size provision from 100 hectares to 2,000 square metres.

The proposed re-zoning is consistent with Council's adopted TVHS and the subject land has been found to be suitable for the future intended village use.

We trust that the information contained herein will assist you in your consideration of the proposed re-zoning request. However, should additional information be required, please do not hesitate to contact the undersigned on 0457 786 776 or [elizabeth@planned.net.au](mailto:elizabeth@planned.net.au).

Yours sincerely,

*Elizabeth Slapp*

**Elizabeth Slapp RPIA**  
Senior Town Planner



### **Attachments**

- 1) Pre-Lodgement Meeting Minutes from meeting held on 23 September 2022.
- 2) Extracts from the current Land Zoning Map (LZN\_002A) and Lot Size Map (LSZ\_002A).
- 3) Extract from the Concept Layout and Master Plan.

TOWN PLANNING SOLUTIONS



ATTACHMENT 1 – Pre-Lodgement Meeting Minutes

TOWN PLANNING SOLUTIONS



## **41 King St, Tarago Planning Proposal Pre-lodgement Notes**

### **23 September 2022 at Goulburn Mulwaree Council Office**

**41 King St, Tarago, Lot 3, DP 1118635**

#### **Attendees:**

- Kate Wooll- Business Manager- Strategic Planning, Goulburn Mulwaree Council
- David Kiernan- Senior Strategic Planner, Goulburn Mulwaree Council
- Elizabeth Slapp- Senior Town Planner, PLANNED

#### **Site Area: approx. 10ha**

<b>Initial Constraint Review</b>
• 2 natural drainage paths run in close proximity to western & southern boundaries
• Within Terrestrial Biodiversity Area
• No FSR
• No height of building limit but adjacent to 8m limit
• RU2 Rural Landscape zone but adjacent RU5 Village zone
• Current MLS 100ha but adjacent 1500m2
• Cat 3- Medium Risk Bushfire Prone Land- Grasslands
• Not connected to reticulated sewer or water
• Within Sydney Drinking Water Catchment
• Site within area 1C of the Tarago Village Strategy
• Potential Aboriginal Artefact's area

#### **Required Studies & Documents**

- A Water Quality Assessment
- A Flood Risk and Management Strategy
- Indicative layout plan which includes lot boundaries, access, building envelopes and effluent management areas.
- A Flora and Fauna Assessment- a further Biodiversity Assessment maybe required depending on the findings of the Flora and Fauna Assessment.
- Bushfire Study in accordance with the Planning for Bush Fire Protection 2019. This was not undertaken as part of the Tarago Village Strategy.
- Preliminary Contamination Assessment- Preliminary Site Assessment. Depending on findings a Detailed Site Investigation may be required.
- An Aboriginal Due Diligence Assessment which includes as a minimum a site inspection with a member of the local Aboriginal community.
- An Agricultural Viability Assessment
- A Traffic Impact Assessment

#### **Key Issues**



- A Water Quality Assessment is required to assess the sites potential to accommodate on-site effluent management systems.
- Studies should be prepared and submitted with the planning proposal. Planning proposal must be submitted via the Planning Portal. After submission an invoice for the Commencement fee will be issued.
- The 100m buffer distance from drainage channel restricts the siting of effluent management areas
- Building envelopes and Effluent Management Areas are required to be mapped for the site to indicate whether a dwelling can be located outside of constraint areas, particularly relating to drainage buffers and water quality.

#### **Advice as discussed**

The site is within the Tarago Village Strategy, identified as area 1C and is one example of limited growth opportunities for Tarago.

There is no intention for Council to provide water or sewer infrastructure to the site therefore on-site effluent management systems will be required.

A Water Quality Assessment will be required to be submitted with the planning proposal. Water quality is a vital consideration because the land stands within the Sydney Drinking Water Catchment and any planning proposal must be endorsed by Water NSW. Water NSW reviewed sites within the Strategy for their suitability to accommodate effluent management areas in relation to soil and water capability (see pg50 of the Strategy). This assessment concluded that the site maybe suitable for lots between 2,000 to 4,000m<sup>2</sup> depending on soil capacity. 2,000m<sup>2</sup> would be the absolute minimum acceptable lot size to Water NSW. Daniel advised that they were currently exploring 4,000m<sup>2</sup> lots where land falls to drain water toward watercourses/drainage lines with potential for the smaller 2,000m<sup>2</sup> lots toward the existing RU5 village zoning.

The requirement for a scoping document to be submitted with the planning proposal was raised by Elizabeth. Council expect the planning proposal submission to be accompanied by a letter outlining the intent of the proposal i.e. zoning/MLS changes, anticipated lot yield, list of technical studies submitted and highlight any particular constraints pertinent to the site. Kate advised that all planning proposals are proponent-led but the document is prepared by Council. This enables a more streamlined process in terms of alterations council may be required to make as a result of referral and/or exhibition comments.

Council currently holds limited data on flooding in Tarago. The extent of flooding and its potential impacts on the site must be understood. A Flood Risk and Management Study will be required to be submitted with a planning proposal. It is important to illustrate potential building envelopes as they relate to flooding to ensure a proposal is able to avoid land within floodways.

A Phase1 Preliminary Site Investigation- Contamination is required to be submitted in accordance with Ministerial Direction 4.4- Remediation of Contaminated Land and the Managing Land Contamination guidelines.

A Flora and Fauna Assessment is required to be submitted with the potential for a full Biodiversity Assessment depending of the findings of the Flora and Fauna Assessment.

A Strategic Bushfire Assessment is usually required to be submitted however Council are currently undertaking its own Strategic Bushfire Assessment which includes Tarago. This is



due for completion by March 2023. If Council's Strategic Bushfire Assessment has been completed prior to submission of this planning proposal then Council will only request a standard Bushfire Assessment to be submitted.

Two access points should be achieved to satisfy bushfire evacuation requirements. Access can be achieved from King St and Covan St.

An Aboriginal Due Diligence Assessment which includes a site inspection by a qualified archeologist in consultation with the local aboriginal community through the applicable Local Aboriginal Land Council should be submitted with the planning proposal. Any potential archeological deposits (PADs) to be identified in the assessment.

During the preparation of the Tarago Village Strategy Transport for NSW agreed to the findings of the Strategy on the proviso the following three considerations were explored:

- The impacts of overland flow resulting from the development of the site toward the railway line and any mitigations proposed.
- Adequacy of the level railway crossing to accommodate additional traffic levels
- The suitability and safety of the Braidwood Road/Lumley Road/Wallace Street intersection.

The above should be identified and explored through a Traffic Impact Assessment which also includes anticipated additional traffic movements resulting from the development and the ability to achieve recommended safety standards, particularly sight lines.

The potential requirement for an Agricultural Viability Assessment was raised by Elizabeth. Kate advised that a light touch statement would suffice. This Statement should include discussion around the limited agricultural viability of the site, its inclusion within the Tarago Village Strategy, soil classification and general comments on site context.

David raised the potential to include the northern Lot 2, DP 1118635 (43 King Street) within the planning proposal. Daniel advised they haven't engaged with the landowner yet but they will explore the potential to combine the two sites in the next few weeks. The cost benefits and potential for road connectivity of merging the two lots are recognised.

It is important to ensure that all required technical supporting documents are submitted with a planning proposal to ensure timely assessment and avoid delays. A planning proposal of this scale which is accompanied by the full suite of requested technical documents is anticipated to take 1 year to 18 months to complete.

The Department of Planning and Environment seeks to complete a planning proposal process within 1 year from the gateway determination.

Planning proposals which are submitted without the full suite of requested supporting documentation to determine the site and strategic merit of a proposal will be returned to the applicant and not submitted to the Gateway.

#### Additional Note

The adjacent RU5 Village zone is accompanied by an 8m height of building limit. This height limit will be extended onto the proposal site to ensure consistency with the existing built form.

#### Cost

Planning Proposal costs are split into two parts:



Part 1: Planning Proposal Commencement Fee which covers the lodgement of the proposal and assessment up to presentation to Council.

Part 2: Additional Assessment & Processing Fee which is payable after the Council resolves to support the planning proposal.

The anticipated cost for this proposal (Lot 3, DP 1118635 only) are considered to fall within the Major Proposal category (up to 10ha) which sets the costs as follows:

Part 1: \$4,500 (Inc. GST)

Part 2: \$22,100 (Inc. GST)

The anticipated cost for this proposal which includes Lot 3 & Lot 2, DP1118635 would exceed the 10ha threshold for this charging category and would instead fall within the land release category which sets the costs as follows:

Part 1: \$4,500 (Inc. GST)

Part 2: \$42,000 (Inc. GST)

#### **Outline of planning proposal process**

- Prepare studies
- Submit planning proposal through the Planning Portal
- Council officers review application
- Invoice for commencement fee issued
- Councillor presentation on the planning proposal
- Formal report to Council requesting authorisation to proceed and submit to DPE for Gateway Determination
- Planning Proposal prepared for submission to Gateway Determination
- Pre-referral to Water NSW
- Submission of planning proposal to DPE
- Gateway determination issued
- New studies prepared, if required by the gateway determination
- Agency referrals requested
- Public Exhibition undertaken (usually 28 days)
- Post Exhibition Report presented to Council
- LEP text changes and map amendments formally drafted
- Amendments signed off and Gazetted.





ATTACHMENT 2 – Extracts from the current Land Zoning Map (LZN\_002A) and Lot Size Map (LSZ\_002A)

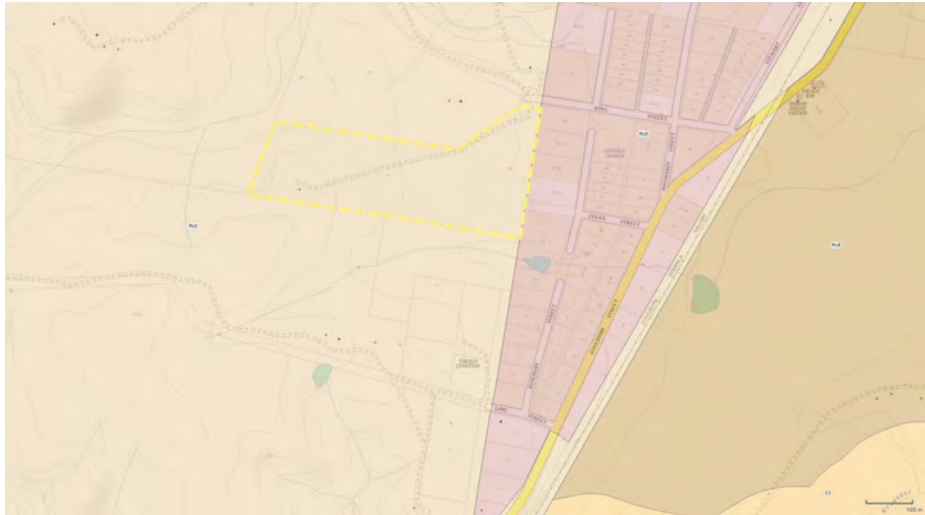


Figure 3: Extract from Land Zoning Map (LZN\_002A) – location of the subject land outlined yellow ([NSW Planning Portal Spatial Viewer](#), February 2024).

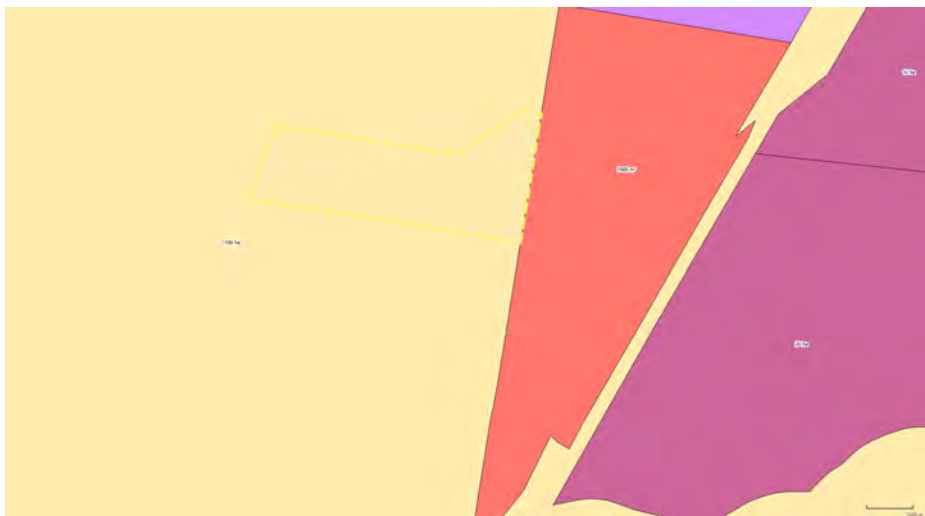


Figure 4: Extract from Lot Size Map (LSZ\_002A) – location of the subject land outlined yellow ([NSW Planning Portal Spatial Viewer](#), February 2024).



# P L A N N E D

ATTACHMENT 3 - Extract from the Concept Layout and Master Plan



Figure 5: Extract from Concept Layout and Master Plan

## TOWN PLANNING SOLUTIONS





# 41 King Street Tarago

## Concept Layout & Master Plan

Prepared by Place Logic for Group One  
July 2023



# Contents

- 1
- Introduction
- 2
- Site Appreciation
- 3
- Context Map
- 4
- Background
- 5
- Methodology
- 6
- Concept Layout and Master Plan
- 7
- Precedent Studies
- 8
- Conclusion

Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works.

Place Logic acknowledges Aboriginal and Torres Strait Islander people as the traditional custodians of the land on which we work, and their continuing connection to culture, land and sea.

We pay our respects to ancestors and elders past, present and emerging.

SECTION

1

Introduction

Document intent

Place Logic is pleased to provide Group One with this *Concept Layout and Master Plan* report to support a rezoning proposal for 41 King Street Tarago (Lot 3 DP1118635).

This document details the background investigations, context analysis and methodology which all inform the options tested and shown in *Section 5 – Methodology*. The options are then refined to inform the Concept Layout and Master Plan.

The Concept Layout and Master Plan has been developed to achieve optimum subdivision of the land for the site, facilitating:

- Approximately 28 residential lots ranging from 2000m<sup>2</sup> to 5000m<sup>2</sup> including on site water storage and effluent management.
- On site retention pond/open space lot
- Assumed access from King Street and off Covan Street

The Concept Layout and Master Plan aims to respond to the site features and applicable planning documents to produce a quality subdivision concept to support the rezoning proposal.

Further to the above, this report also analyses and examines residential developments that share similarities with the vision, aspirations and environmental considerations of the proposed concept layout for King Street. The aim of this research (detailed in *Section 7 – Precedent Studies*) is to provide valuable insights into optimising the design outcome, and to raise challenges and opportunities for this project. Elements examined include the precedent’s land use, built form character, landscape lifestyle offerings and entry infrastructure.



SECTION

2

Site Appreciation



41 King Street

View from the northwestern edge of the site

Access from King Street is the southern entry point to the proposed development. Potential for implementation of suitable estate signage.



View from the western edge of the site

Assumed secondary access to the site off Covan Street.





Tarago, NSW

Heritage-listed railway station

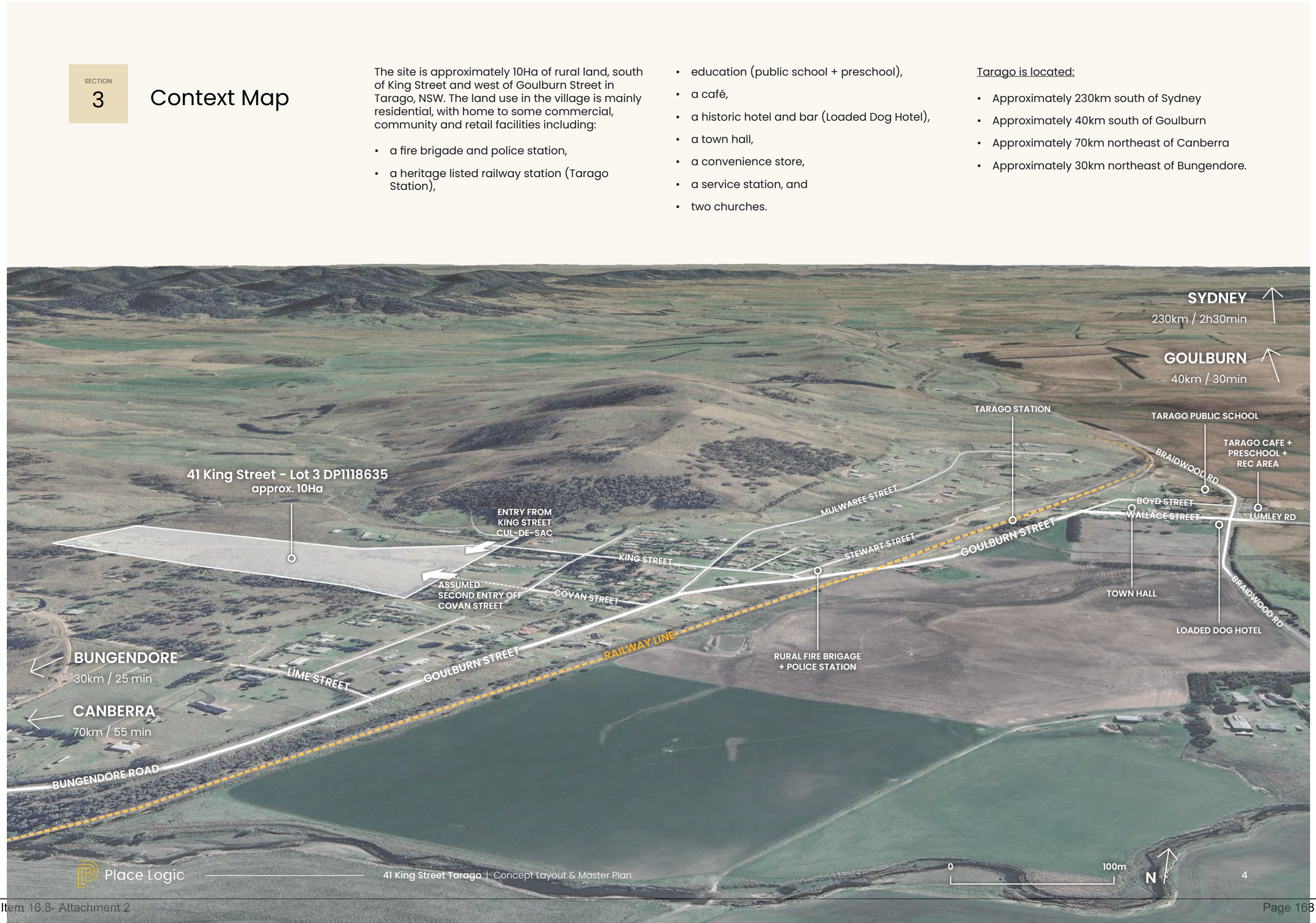
Tarago's welcome signage (Stewart Street reserve) featuring interpretive art installations from the Tarago community.

Lumley Road off the town centre, adjacent to the Loaded Dog Hotel

Historic "Loaded Dog Hotel", first constructed in 1848, serves as a popular community meeting place for both travelers and locals in Tarago







Place Logic

41 King Street Tarago | Concept Layout & Master Plan

0100mN4



SECTION

4

Background

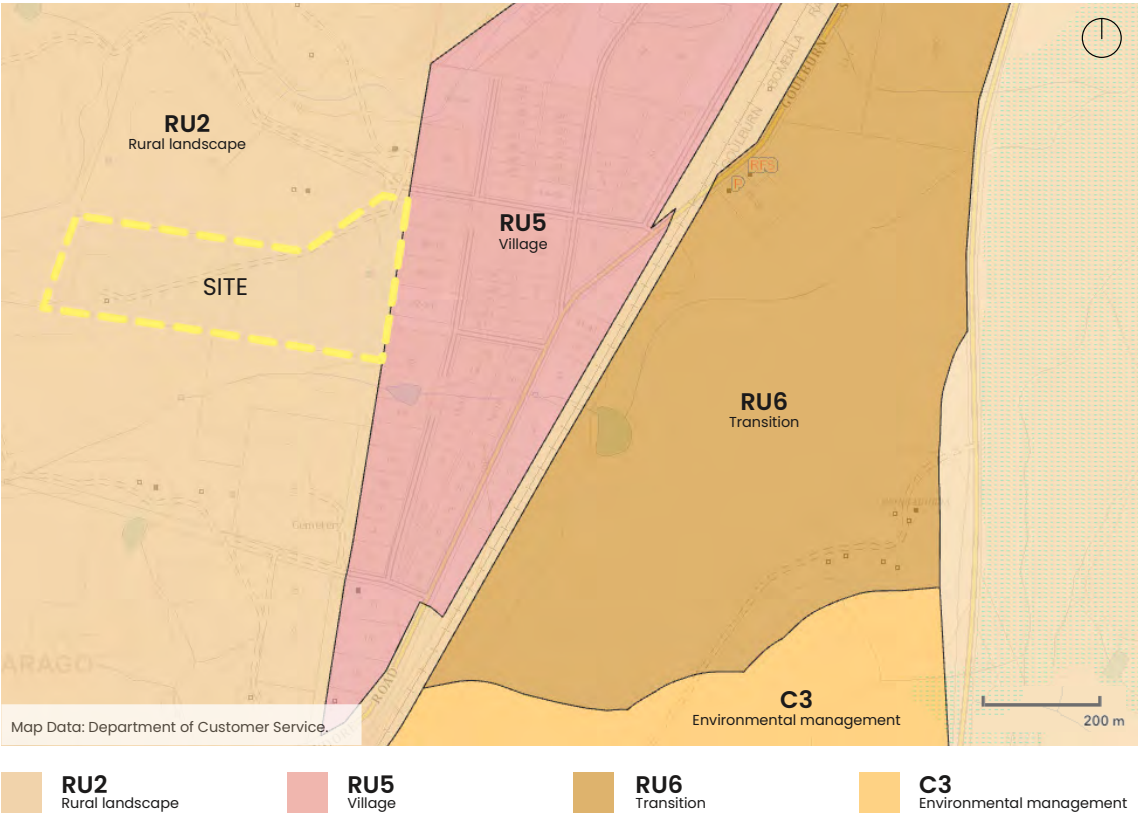
Current zoning conditions

The existing zoning of the site is RU2 (Rural landscape) as shown below in *Figure 1.1*.

Adjacent areas surrounding the site include:

- RU5 (Village) – east of the site;
- RU6 (Transition) – further east of the village; and
- C3 (Environmental management) – southeast of the village.

Figure 1.1 – Current zoning of the site and its surrounds.

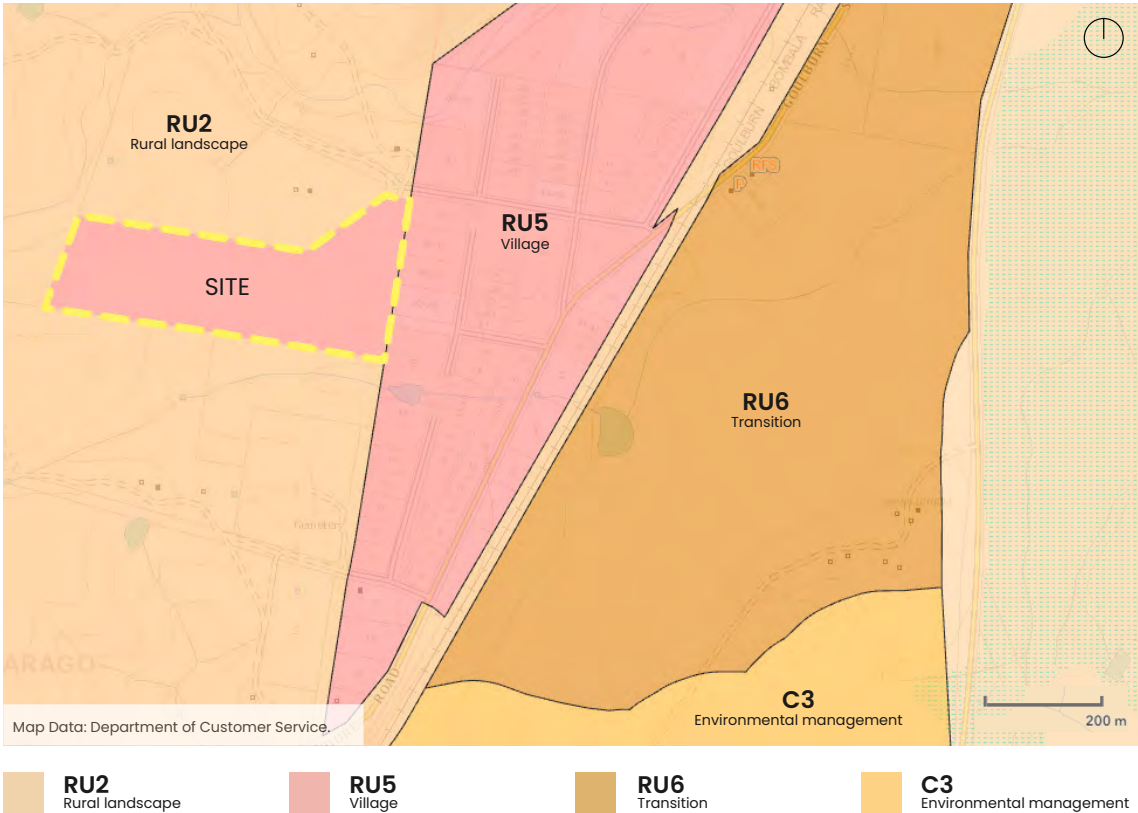


Proposed rezoning of the site

The proposed rezoning of the site is as shown below in *Figure 1.2*.

The proposal seeks to rezone the site to RU5 to facilitate a mix of 2000m<sup>2</sup> to 5000m<sup>2</sup> lots.

Figure 1.2 – Proposed rezoning of the site from RU2 to RU5.





SECTION

4

# Background (cont.)

## Assumptions

The aim of the *Concept Layout and Master Plan* is to capture and respond to the site features and applicable planning documents to produce a quality subdivision concept to support the landowner’s rezoning proposal.

It is noted that various site assessment studies are currently underway that will inform the development potential and approval pathway for the site and help to guide design refinement and development staging going forward.

Preliminary studies and inputs have been taken into account through the evolution of the project, particularly in the concept development phase.

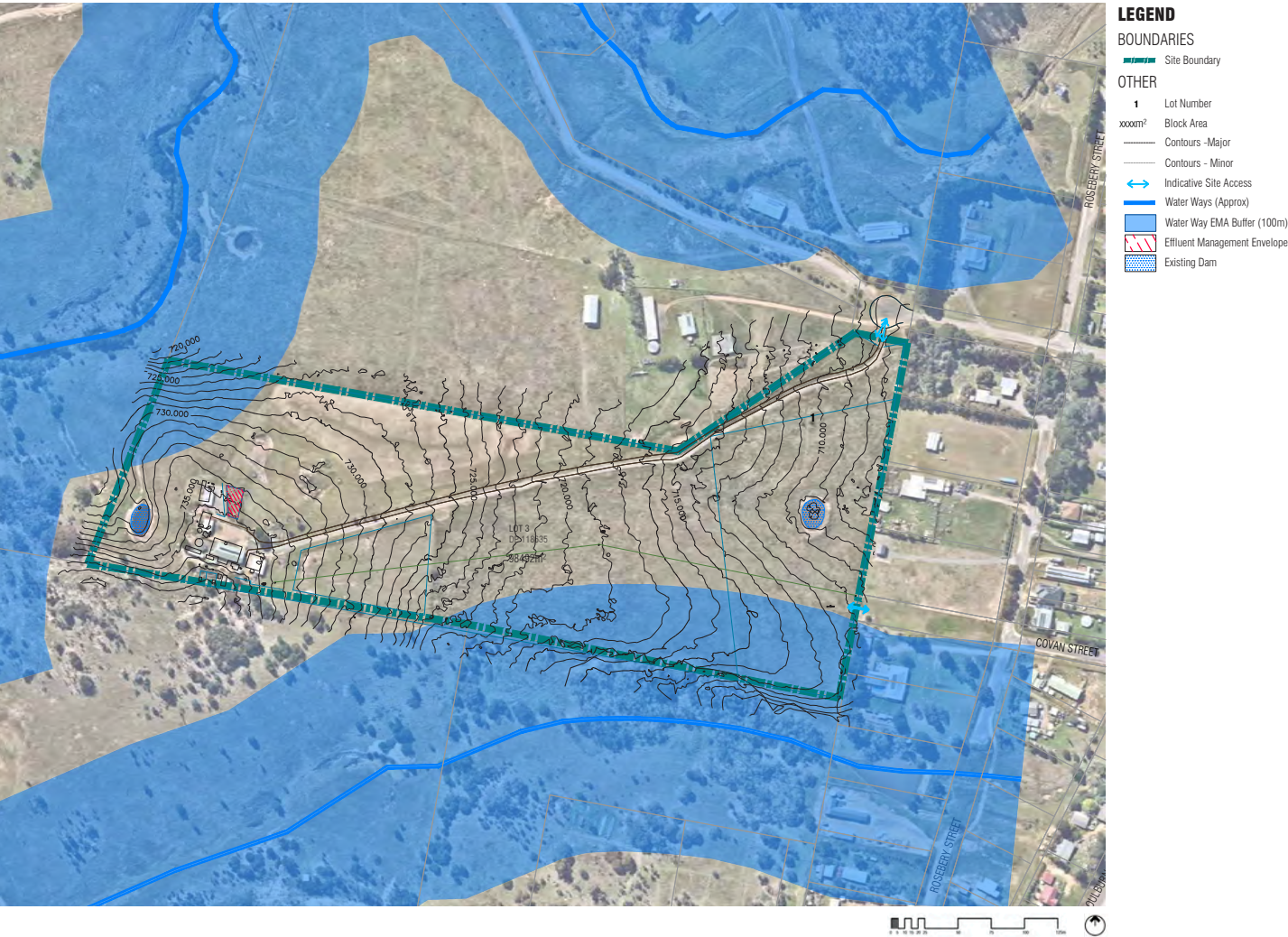
With consideration to the above, the options tested to inform the final concept layout considered the following:

- Provide two access points to the site (one off King Street and one off Covan Street). See **Figure 2.1**.
- Two dams on site within local depressions — reviews underway to determine how the water can be appropriately managed.
- The creeks / waterways to the west and south of the site feed into the greater Sydney water catchment. Water quality management is required, in the form of drainage corridors and 100m buffers to effluent management — refer to **Figure 2.2**.

**Figure 2.1** — Adopted access points to site. Image: Place Logic.



**Figure 2.2** — 100m EMA buffer applied from west and south watercourses (blue). Image: Place Logic.



As seen in **Figure 2.2** above, the EMA buffer encroaches into the northwestern portion of the site and into the southeastern portion of the site.



SECTION

5

Methodology

Preliminary options analysis

Considering the background information outlined in the preceding pages, two initial development options were prepared for review. Once reviewed, the most appropriate option was selected to be further resolved and translated into CAD to test and detail further.

There are a host of considerations that play into the proposed layout of the site. The two initial development options (Option 1 and Option 2) have been developed as preliminary sketch layouts prior to detailed site investigations including heritage, contamination, ecological, soil & water and bushfire assessments.

Option 1:  
Edge roads to 2000m² lots

- Edge roads to northern and southern boundary (preferred from a bushfire mitigation perspective).
- More regular lot shapes, straight roads.
- Central retention basin around existing dam/ open space lot approx. 2000m².
- Assume edge of road overland flow within swale (culverts for driveways).

Lot type*	# (approx.)
2000m²	30
4000m²	4
Basin/open space lot	1

Total (excl. basin/open space lot) 34

\*approximate areas only

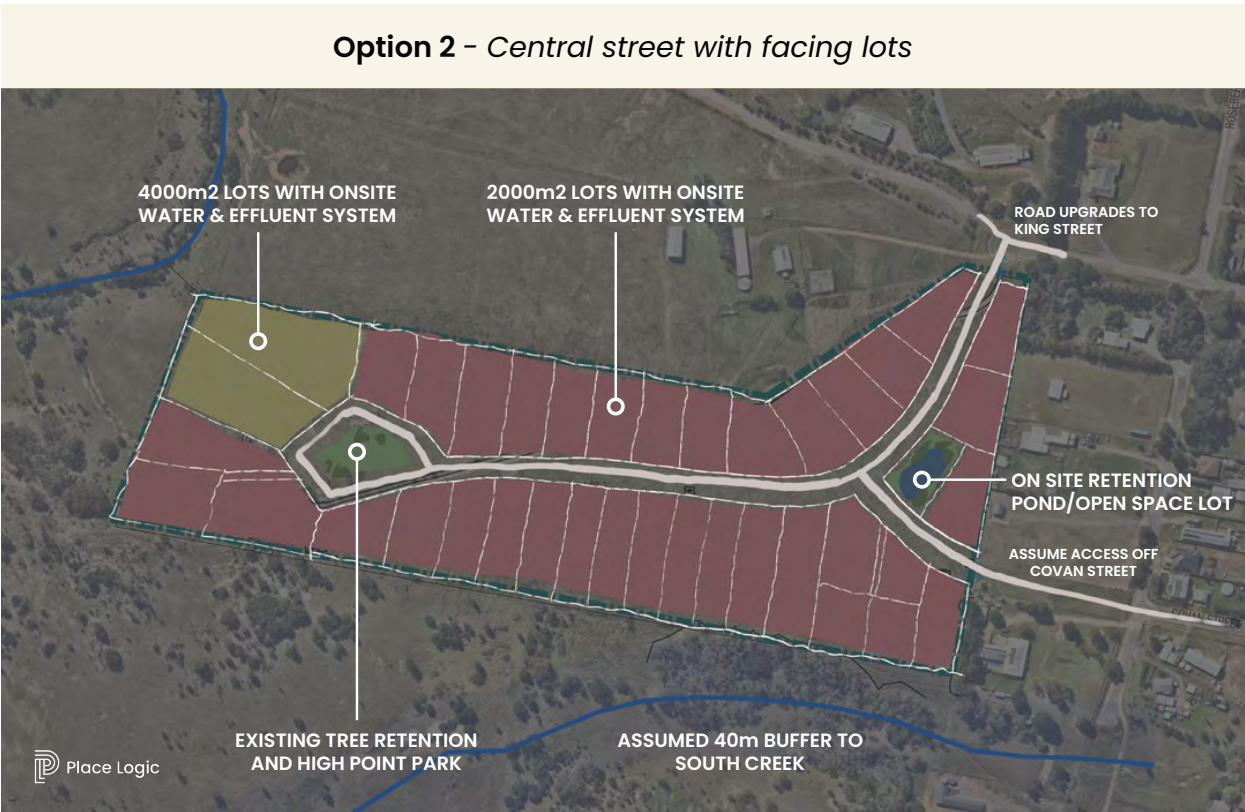
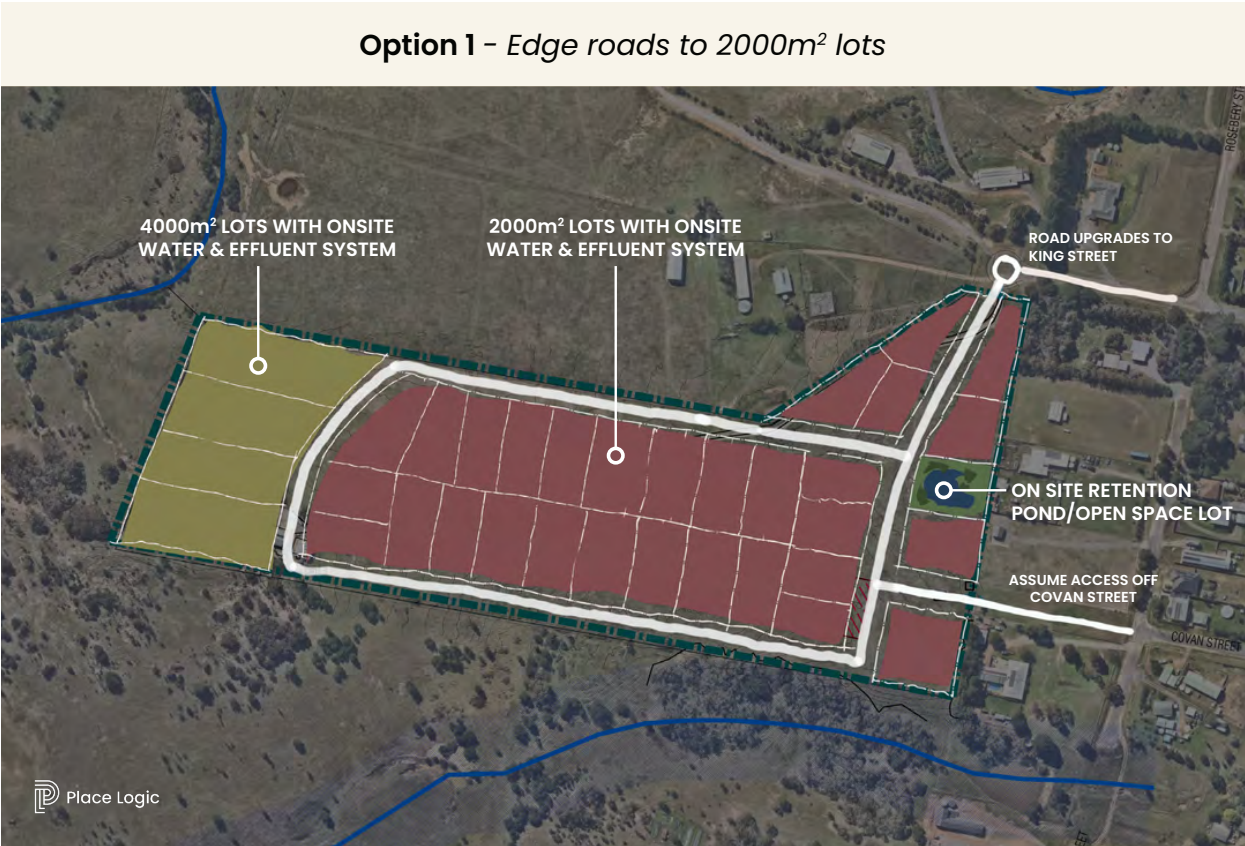
Option 2:  
Central street with facing lots

- Central street which responds to the drainage line.
- Reduced number of 4000m2 lots (assuming only lots affected by 100m water course buffer).
- Central retention basin around existing dam/ open space lot approx 2000m2
- High point park/community open space opportunity (layout requires refining to work more efficiently)
- Assume edge of road overland flow within swale (culverts for driveways)
- Risk: bushfire, on lot APZ and management.

Lot type*	# (approx.)
2000m²	36
4000m²	2
Basin/open space lot	1

Total (excl. basin/open space lot) 38

\*approximate areas only





SECTION

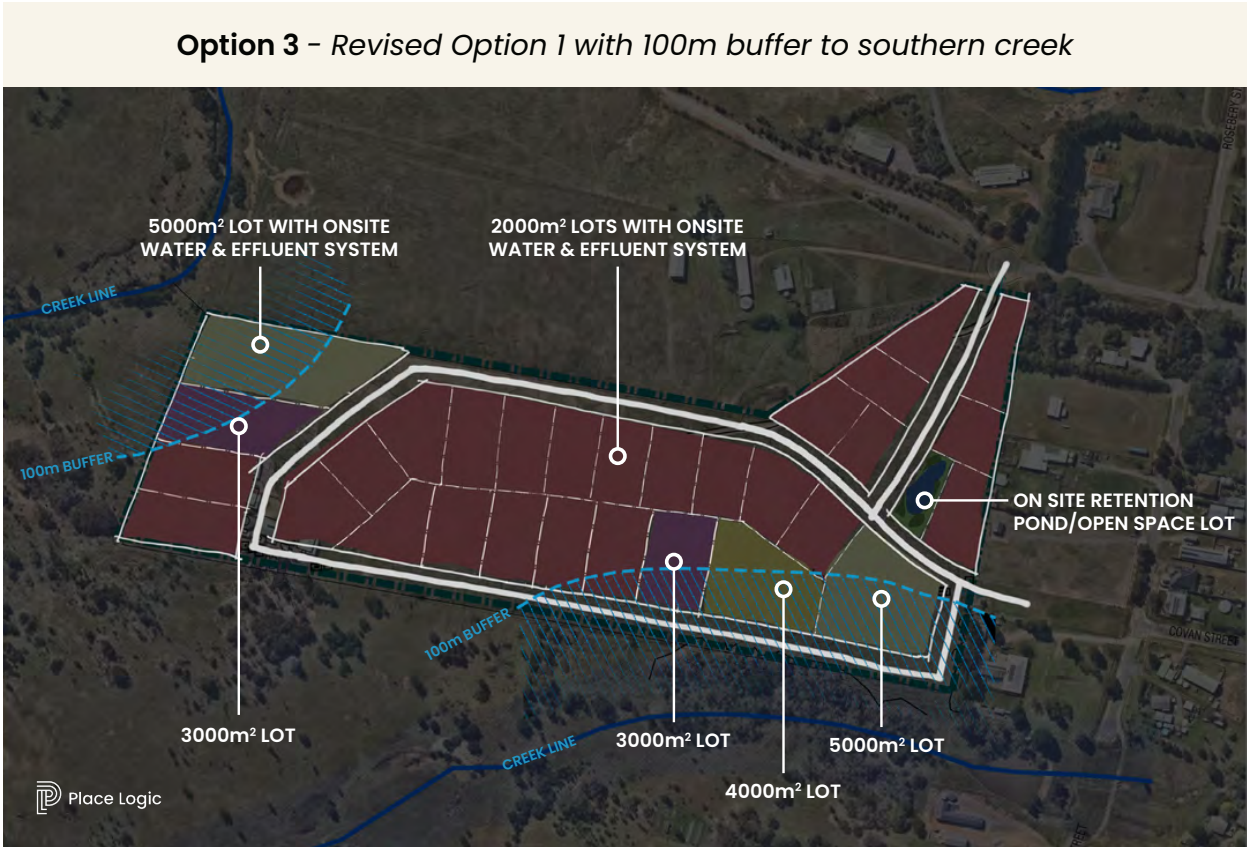
5

Methodology (cont.)

Revision of the initial options

From the two initial development options, Option 1 was selected to be further refined and tested. New reports identifying the 100m EMA buffer to the southern creek required further configuration of Option 1.

Noting that this preliminary sketch layout was undertaken prior to further detailed site investigations including heritage, contamination, ecological, soil & water and bushfire assessments.



- Option 3:**  
*Revised Option 1 with 100m buffer to southern creek*
- Reconfiguration of lots encroaching within the 100m buffer
  - Entry road shifted further north
  - Central retention basin around existing dam/open space lot approx. 1200m<sup>2</sup>
  - Assume edge of road overland flow within swale (culverts for driveways).

Lot type*	# (approx.)
2000m <sup>2</sup>	25
3000m <sup>2</sup>	2
4000m <sup>2</sup>	1
5000m <sup>2</sup>	2
Basin/open space lot	1
<b>Total</b> (excl. basin/open space lot)	<b>30</b>

\*approximate areas only

SECTION

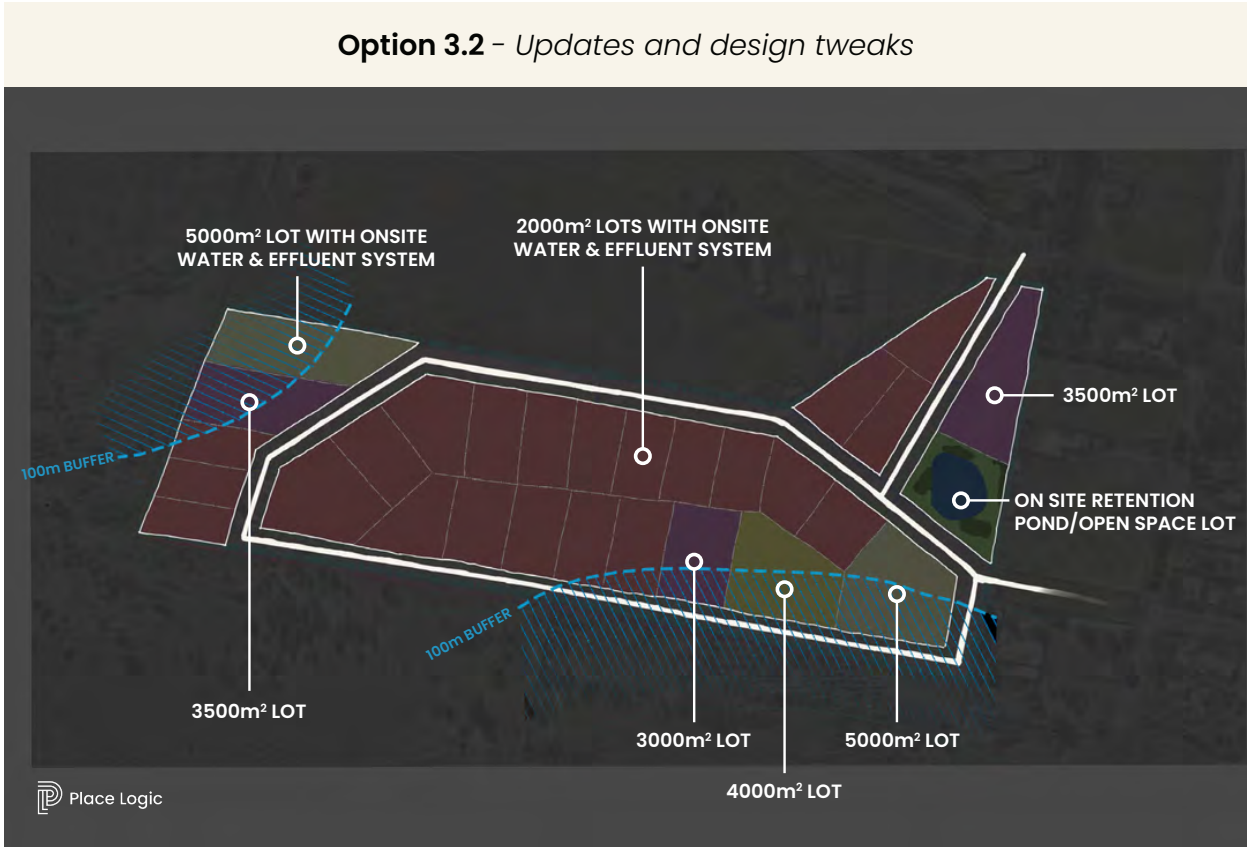
5

Methodology (cont.)

Option 3 Refinement

The layout of Option 3 was refined following engineering advice and inputs, considering the size of the on site retention pond.

This layout informs the Concept Layout and Master Plan detailed in the following pages.



Option 3.2:

- Reconfiguration of lots in the northeastern portion of the site
- Addition of 2000m2 lot to southwestern portion of the site
- Fine tuning of lot sizes
- Larger area provision for on site retention pond as per preliminary engineering comments

Lot type*	# (approx.)
2000m²	22
3000m²/3500m²	3
4000m²	1
5000m²	2
Basin/open space lot	1
Total (excl. basin/open space lot)	28

\*approximate areas only







Indicative road cross section

Typical 20 metre road reserve with shared footpath and allowance for water channels (on one side).

\*Note: internal widths and provisions are indicative only and are subject to review further as new studies and information come to light.





SECTION

7

Precedent Studies

Weetalabah Estate, NSW

Weetalabah Estate is a residential estate located in Carwoola, NSW – approximately 20km southeast of Queanbeyan and 35km southeast of Canberra.

The estate overall contains approximately 45+ sites, with the minimum lot size generally being 1 hectare.

While the lot sizes are considerably larger than the lot sizes proposed for 41 King Street – the rural landscape, built form, infrastructure amenity and street typology qualities are notable in its potential application in Tarago.

Some key qualities to note are its landscape characteristics and entry infrastructure.



1 This section examines residential developments that share similarities with the vision, aspirations and environmental considerations of the proposed concept layout for 41 King Street. Elements examined include the precedent’s land use, built form character, landscape lifestyle offerings and entry infrastructure.

Landscape characteristics and entry infrastructure

Images: Place Logic





Royalla, NSW

Royalla is a small rural locality located in the southern part of NSW, approximately 25km south of Canberra. The locality is home to a small but growing population, with a mix of lifestyle properties, farmland and a few boutique residential estates.

Key qualities emphasised by real estate agencies advertising properties for various estates in Royalla include:

- full fencing and gate provided to each block (certain estates)
- tranquil rural setting with easy connections to Canberra City, Googong and Tuggeranong city centres.
- natural beauty and proximity to conservation areas



Landscape characteristics and entry infrastructure





SECTION

8

Conclusion

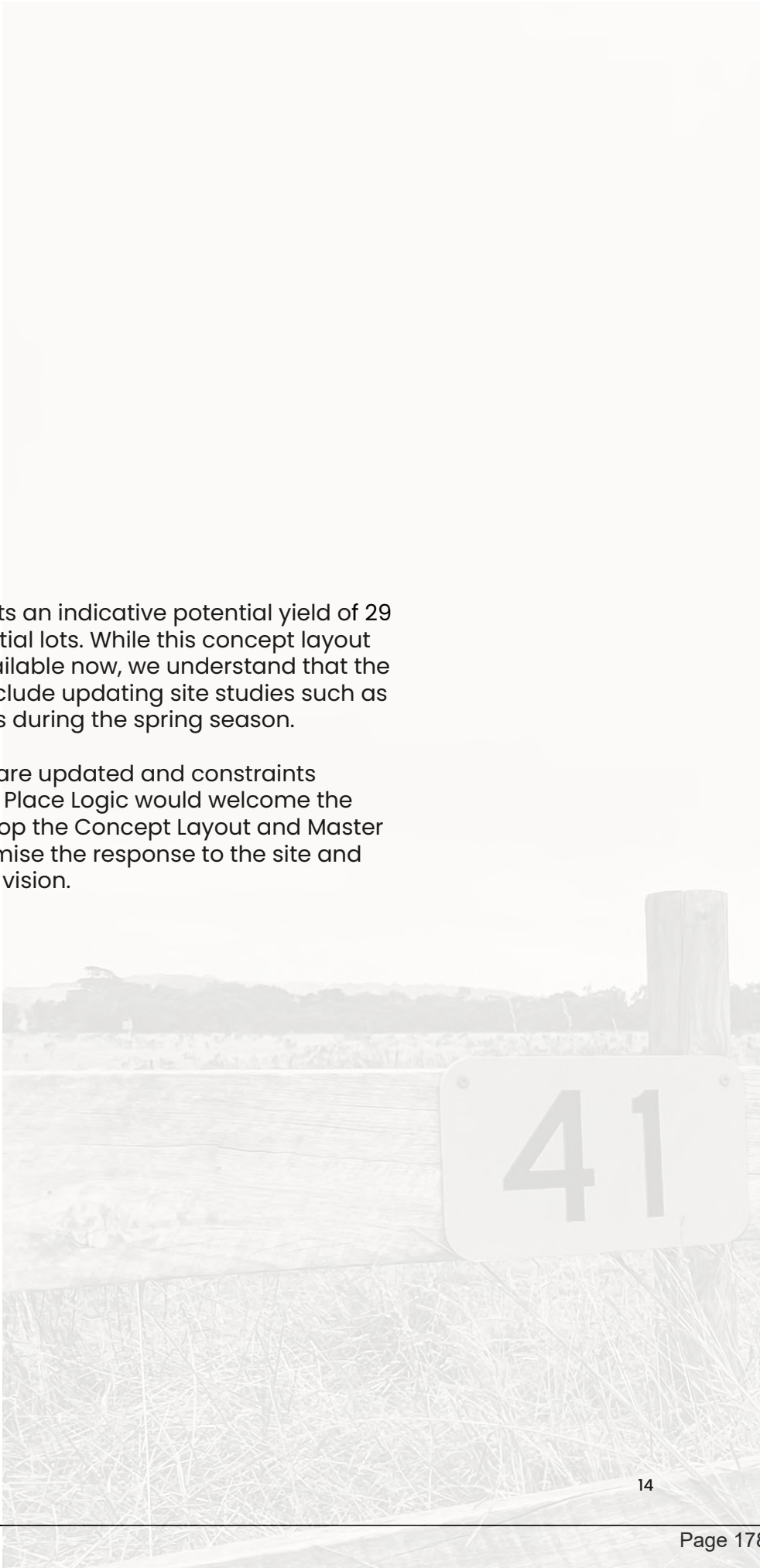
The development options and Concept Layout presented in this report draw on known constraints and work completed to date on the subject site, to provide an assessment of the optimal future development outcome.

The Concept Layout and Master Plan shows how the site may be configured in relation to the delivery of residential lots with its connectivity to King Street and an assumed secondary connection to Covan Street.

The precedent research presented explores early visioning for 41 King Street in its potential for built form, material palettes, lifestyle offerings and infrastructure to maximise the quality outcome for the village of Tarago.

The Concept Layout presents an indicative potential yield of 29 lots, 28 of which are residential lots. While this concept layout is based on information available now, we understand that the next steps for the project include updating site studies such as environmental assessments during the spring season.

As the background studies are updated and constraints become better understood, Place Logic would welcome the opportunity to further develop the Concept Layout and Master Plan to refine the yield, optimise the response to the site and further facilitate the project vision.





41 King Street Tarago | Concept Layout & Master Plan  
July 2023



**Place Logic**  
P 02 6210 1086  
Unit 4 / 285 Canberra Avenue  
Fyshwick ACT 2609



**placelogic.com.au**

**16.8 PLANNING PROPOSAL - 41 KING STREET, TARAGO****RESOLUTION 2024/103****Moved: Cr Michael Prevedello****Seconded: Cr Steven Ruddell****That:**

- 1. The staff assessment report on the planning proposal to rezone 41 King Street, Tarago be received.**
- 2. Council prepares a planning proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* by rezoning land located at 41 King Street, Tarago (Lot 3 DP 1118635) from RU2 Rural Landscape to RU5 Village with an associated 2000m<sup>2</sup> minimum lot size.**
- 3. The planning proposal, once prepared, be submitted to the NSW Department of Planning, Housing and Infrastructure for a gateway determination in accordance with Section 3.34 of the *Environmental Planning and Assessment Act, 1979*.**
- 4. The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to be identified in the gateway determination as the delegated plan making authority for this planning proposal.**
- 5. If the Department of Planning, Housing and Infrastructure issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.**

*Section 375A of the Local Government Act 1993 requires General Managers to record which Councillors vote for and against each planning decision of the Council, and to make this information publicly available.*

**CARRIED**

In Favour: Crs Carol James OAM, Bob Kirk, Michael Prevedello, Steven Ruddell, Daniel Strickland, Jason Shepherd, Peter Walker and Andy Wood

Against: Nil