

South Jerrabomberra Densification Planning Proposal

Development Control Plan amendments

10.11 Additional Controls for Visual and Acoustic Buffer Land

Buffer to Hume Industrial Area & Goulburn / Bombala Rail Corridor

Objectives

- 1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to protect the adjoining zones that allow for noise sensitive uses including Residential accommodation, Centre-based childcare facilities and the like.
- 2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
- 3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate noise and odour emissions where applicable.
- 4) Development is to ensure that the design, bulk and siting of development supports the South Jerrabomberra neighbourhood centre.
- 5) Development establishes a high quality, vibrant and attractive place.
- 6) Land uses provide a transition between the Hume Industrial Area and the South Jerrabomberra Residential Area.

Site Controls

- a) Noise and vibration mitigation measures shall be incorporated into the landscaping and any building design to protect development and occupants of the buffer land and the adjoining land to the east.
- b) Any development shall consider the visual impact of surrounding development.
- c) Landscaping and building forms that screen and mitigate visual impacts shall be identified and incorporated into development to mitigate visual impact identified above.
- d) Any development able to accommodate people is to have habitable rooms located on the side facing away from the Hume industrial area while less sensitive rooms may be located on the side facing the industrial area.
- e) Future development is to conform to relevant noise guidelines in the NSW EPA Noise Policy for Industry (2017) to protect adjacent residential amenity.
- f) For lots adjoining the Hume Industrial Estate, ensure a continuous landscape setback with trees and shrubs at the rear of the lots, is provided to screen industrial uses from South Jerrabomberra.
- g) Earth mound or acoustic walls to 3m where vegetation screening cannot be practically achieved.
- h) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.
- i) Site facilities such as car parking, loading and unloading area, outdoor materials storage, waste storage, servicing and other infrastructure must be designed to minimise the visual impact on Environa Drive and residential properties.

Built Form Controls

- a) The design and siting of buildings shall give consideration to providing a transition to the existing residential development.
- b) Buildings should have high quality design finishes incorporating visually interesting facades. Blank walls should be minimised.
- c) Where it is not practical to avoid blank walls fronting Environa Drive, a landscape setback of trees and shrubs should be provided to minimise any potential adverse visual impacts on the existing residential development.
- d) Signage should comply with the relevant controls in Part 9 of this DCP and *chapter 3 – Advertising Signage of the State Environmental Planning Policy (Industry and Employment) 2021*.