6 Special development types

6.1 Poultry farms

Objectives

To cater for the inherent land use conflicts associated with the operation of poultry farming, this plan seeks to avoid such conflicts related to small farm operations, the encroachment of urban sprawl, older shed design and poor farm management.

To ensure new poultry development implements best practice design and that applicants undertake all necessary measures to minimise the impacts on adjoining land users.

Controls

a) Minimum Site Area

Minimum lot size shall be 80 hectares. Square shaped lot sizes are preferable. They allow maximum farm layout, design options and recommended separation distances from the boundaries.

b) Separation distances

The proposal should meet the following minimum separation distances to:

- another broiler farm of 3 kilometres
- another breeder farm of 5 kilometres
- a crown reserve road of 200 metres
- front setback from a public road of 300 metres
- a major water storage area (domestic water supply or dam of greater than 300 megalitres) of 800 metres
- drainage depression (low points that carry water during rainfall events but dry out quickly once rainfall has ceased) of 40 metres
- intermittent watercourse (having banks and beds or ponds or remaining wet for considerable periods between rainfall events and which may be characterised by supporting moisture tolerant vegetation) of 100 metres
- ephemeral or perennial creek or river of 150 metres
- land zoned Residential of 5 kilometres;

- a dwelling on the same property, of 50 metres;
- the property boundary, of 200 metres; and
- an existing dwelling on other land, of 500 metres.

c) Landscaping

The proposal shall use natural screening and trees and provide advanced landscaping of sufficient height and density adequate to screen the development. The landscaping is to be established within 6 months of commencement of the development. A landscape plan is to be submitted with the development application.

d) Water management

The development site must be a zero discharge site hydrologically isolated from surrounding land surface waters and all drainage directed to a dedicated catchment dam designed along the following parameters:

- total storm capture for the catchment;
- run off coefficient of one (1);
- 20 days rainfall capture; and
- up to 100th percentile event; (In accordance with Managing Urban Stormwater: Soils and Construction, August 1998, Department of Housing).

Applicants are to comply with Landcom's Soils and Construction Managing Urban Stormwater 2004 Manual.

The applicant shall provide a detailed plan of how the dedicated catchment dam is to be adequately managed to ensure that the sufficient storage capacity is maintained.

A minimal quality of potable water (about 45,000 litres/1000 chickens shed capacity/year) is essential. This is based on 8 litres per chicken, which is the absolute minimum.

Water consumption can go as high as 25 litres per chicken in a hot dry period. Consequently if 8 litre standard is used then a reserve water supply will also be required to be provided (minimum of two days maximum usage).

Additional water is also needed for cleaning, cooling, landscaping, fire protection and domestic use.

Details of the source and quantity of water shall be provided (Note: Guidelines relate to meat chickens and may not be suitable for other forms of poultry).

An integrated water management plan prepared by a suitability qualified person shall be developed for the site, which addresses all aspects of the water cycle. The aim of the plan should be to maximise the potential for reuse and minimise water demand and the risk of water pollution. The management plan should evaluate reuse, demand management and pollution prevention options such as:

- using rainwater tanks to utilise the significant catchment area on the roofs of the sheds to substitute water supplied from other sources and reduce stormwater impacts (any roof water collected for drinking or domestic use on-site should be monitored for bacteriological and chemical quality);
- collecting, treating and storing stormwater and using it for dust control;
- designing and locating poultry sheds to maximise water efficiently, and minimise the need for water for evaporative cooling;
- the separation of clean and dirty stormwater and appropriate management arrangements for each; and
- procedures to ensure adequate capacity in the catchment dam for stormwater management.

Potential impacts on groundwater quality, caused by the operation of the proposed facility, the proposed extraction of groundwater or contaminated recharge to the aquifer, should be identified and addressed. This should be discussed with reference to Water Quality Objectives by identifying beneficial and human uses and assessing the impacts against numerical criteria for indicators provided in the ANZECC (2000) Guidelines.

e) Ground water

A hydrogeological assessment and a program of test drilling is recommended to evaluate the groundwater resource protection measures for the proposed development.

With regard to requirements for the environmental impact statement, the following information should be included:

- any information with respect to the local groundwater resource, including:
    - water table position and known aquifer zones
    - hydraulic flow data;
    - water quality data, such as chemical and biological analyses
    - results of any drilling and hydraulic tests
    - standing water levels of bores and any bore monitoring data collected
    - other relevant geological and hydrogeological information
- discussion of the proposal's possible impacts on the local groundwater resource
- discussion of the potential for groundwater contamination from the development, and any preventative measures. This includes construction and implementation of the poultry farm operations, and other issues such as the on-site effluent management
- outline any proposed additional drilling and describe groundwater monitoring programs to be undertaken, including parameters to be tested, sampling intervals, and review period
- discussion of any environmental impacts on nearby ecosystems, such as groundwater dependent wetlands, nearby lakes, watercourses, or neighbouring properties etc
- where groundwater is proposed as a source of water supply all proposed water supply bores should be pump tested to obtain the long term sustainable yield of the resource, and the results of the drilling and testing be evaluated by a hydrogeological professional
- All bores, including any monitoring or investigation bores, sunk as part of the development, should be licensed with the appropriate Department.

f) Access

The proposal must front a bitumen sealed two lane road. In circumstances where a proposal does not comply with this requirement the proponent will be required to

contribute the full cost for the upgrading to Roads and Maritime Services standards and bitumen sealing of any road to ensure compliance.

The internal access road within the development site is to be constructed to a minimum width of 4 metres. All car parking and turning areas as well as the internal access road are to be constructed providing, at least a gravel pavement incorporating adequate drainage and soil erosions control measures at the applicants full cost and to the requirements of Council.

g) Dead stock

This relates to disposal of dead birds that die as part of normal mortality. Applicants shall identify how they intend to dispose of these expected mortalities.

This may include options such as composting onsite or offsite in a system such as a 'Vertical Composting Unit' or 'Hotrot' and operational procedures of such units are to be provided with the application; and

The applicant shall clearly identify how they intend to dispose of mass bird mortalities in an emergency situation, including location and details of waste disposal methods.

The applicant shall report to Council (in the event of a mortality rate of 1% of total bird numbers or more on a particular day) identifying the disposal method and location.

h) Power

The site must have reliable access to three phase power.

i) Shed construction

Sheds shall be constructed and designed to provide:

- dust emission free operation
- orientation so that the long axis of the sheds is aligned east-west is the preferred option. However shed orientation needs to be balanced with topographic and meteorological constraints (e.g. fans of tunnel ventilated sheds should be oriented to have minimal impact on the neighbours and an elevated site is preferred for natural ventilation and drainage)
- concrete floors and aprons on a reasonable level site to minimise contamination and erosion potential are considered best practice

- bunded water catchment areas around sheds or the shed complex
- sheds that are wildbird, vermin and rodent proof

j) Transportation

Transportation of litter, feed and birds shall be covered to ensure no escape of litter and feathers. Trucks entering the site should be washed down and disinfected, however as a rule, entry of people and equipment should be controlled and supervised in accordance with the Broiler Industry Biosecurity Code.

k) Litter

Sheds are to be cleaned and disinfected after every batch. Used litter may be completely cleaned out at the end of each batch or cleaned out after several batches. The increased frequency of cleanouts is good practice and should be considered, utilising methods to minimise windblown litter during clearance and transport.

The reuse of poultry litter may require development consent and if onsite shall form part of the submitted application.

Litter reuse on pastures, offsite within the Goulburn Mulwaree local government area may require a separate development application. Details of proposed offsite disposal shall be provided with the application.

Litter reuse on pastures outside of Goulburn Mulwaree Council's area may require a licence from the NSW Environment Protection Authority.

Where the land application of litter is proposed, the application should be guided by a nutrient balance that meets crop requirements, protects and/or enhances soil properties and prevents the movement of pollutants from the application site. Typically, litter is spread at the rate of approximately 15m3/ha/year.

Litter shall not be disposed of in the following areas:

- 150 metres to the major rivers in the catchment — the Wollondilly and Shoalhaven, for the full length of each river as defined on topographic maps;
- 100 metres from other rivers, creeks and perennial watercourses;
- 100 metres from intermittent watercourses, defined as having banks and beds or ponds or remaining wet for considerable periods between rainfall

events and which may be characterised by supporting moisture tolerant vegetation;

- 40 metres from drainage depressions, defined as low points that carry water during rainfall events but dry out quickly once rainfall has ceased; and
- 50 metres maximum from all property boundaries (note: width of the buffer will depend on slope and ground cover and any litter stored on site or offsite shall be in a covered bunded area with appropriate erosion control measures in place e.g. sediment fencing).

l) Fauna and Flora

At a minimum this will require the submission of the 7-part test pursuant to section 5A of the *Environmental Planning & Assessment Act 1979* in the form of a flora and fauna assessment. A species impact statement (SIS) may also be required. The preparation of a species impact statement will also require consultation with the NSW Office of Environment and Heritage.

m) Odour

No offensive odour shall occur beyond the boundary of the premises.

n) Dust

An air quality impact assessment shall be undertaken in accordance with best practice.

o) Noise

A noise impact assessment shall be undertaken in accordance with best practice.

p) Waste Management

Waste must be assessed, classified and managed in accordance with best practice.

q) Bushfire

A bush fire assessment shall be undertaken in accordance with *(Planning for Bushfire Protection 2019).*

r) Chemical usage

All agricultural chemicals are to be stored, mixed, applied and disposed of in accordance with instruments on the relevant label or permit and NSW WorkCover Authority's code of practice for the safe use and storage of chemicals (including pesticides and herbicides) in agriculture (1998).

6.2 Service centres

Objective

The objective of this plan is to provide environmental controls and guidelines to facilitate the proper development of direct access service centres on the Hume Highway.

Controls

a) Visual impacts

The visual impact of the development of the service centres is a product of many factors including building design, height and landscaping.

Service centres shall be generally screened from view from adjoining land uses such as dwellings. Screening shall be achieved through the appropriate use of landscaping.

The land between the entry and exit ramps of each service centre shall be landscaped to provide general screening of the service centres.

No roof should have a highly reflective surface, any metal roof should have a colourbond or equivalent finish in a colour approved by Council.

No advertising structures shall be higher than the parapets or ridges of buildings to which they are attached.

Flagpoles or other similar structures shall be considered on their merits.

b) Acoustic impacts

Development shall comply with relevant noise management guidelines published by the NSW Environment Protection Authority.

Noise mitigation measures shall be provided to ensure compliance with adopted guidelines.

Any proposed noise barriers shall be designed and constructed in a manner that minimises their visual impact. This may involve a combination of different materials, the use of earth mounding and extensive screen landscaping.

c) Lighting

Lighting of the service centres shall be provided in a manner so as to:

- minimise impacts on the amenity of existing and future residences in the locality
- not affect traffic safety on the Highway

Matters that should be addressed in the design of lighting are the:

- intensity of lights
- mounting height of lamps
- use of shields on lamps
- reduction in the extent of lighting of the site during night time non-peak periods

d) Traffic arrangements

Access ramps to the service centres are to comply with the requirements of the Roads and Traffic Authority.

The minimum distance between the access ramps of the service centres and the ramps to the nearest interchange shall be no less than two kilometres.

Vehicular access to the sites shall be restricted to access from the Highway only.

The design of internal circulation roads should discourage excessive speed. It is suggested that on-site speeds in excess of 15 kilometres per hour be discouraged.

Vehicle types shall be separated as soon as possible after leaving the entry ramp. Separate refuelling and parking areas shall be provided for cars and trucks/buses.

The location of service centres shall be adequately advertised through the use of advanced warning signs on the Highway in accordance with Roads and Traffic Authority guidelines.

Council shall determine the level of provision of on-site parking having consideration to the following:

- Council's requirements under clause 3.4 of this plan
- the requirements of the Roads and Traffic Authority and their guidelines published in Policy Guidelines and Procedures for Traffic Generating Developments
- the projected increase in traffic using the Highway
- the policy or intentions of the Roads and Traffic Authority in permitting other direct access service centres on the Freeway in the future

Overflow parking areas shall be provided to cater for peak parking demand.

Adequate land shall be available on-site to allow for an increase in parking provision if required in future. Future parking requirements shall be assessed on the increase in traffic flows and the likelihood of additional service centres being provided to cater for increased demand.

Staff and customer parking shall be separated with customer parking provided as close as possible to proposed facilities.

Pedestrian access to the service centres shall be prohibited by the use of appropriate fencing along the Highway boundaries of the sites.

e) Design Guidelines

The design of all buildings shall be generally consistent or complementary architecture, building materials and colours.

Advertising signs shall only display the corporate names of facilities provided within the service centres and the services provided therein. Advertising signs displaying the following will not be permitted:

- product names of retail items whether sold within the service centres or not
- services, goods or any other information not directly associated with the service centres

Advertising signs shall be of a consistent design and shall be consolidated onto as few advertising structures as is practical.

All buildings shall be setback a minimum distance of 25 metres from the Highway reservation.

Advertising structures shall generally be prohibited from being placed within the required 25 metre setback. Exceptions to this will only occur if the applicant can satisfy Council that such structures are necessary to the operation of the Service Centres.

f) Services

Development shall not be permitted unless adequate means for the disposal of effluent are provided to the satisfaction of Council. Land application of treated effluent will not be permitted.

6.3 Wind farms

Objective

To minimise the impacts of wind farm development on the environment of the Goulburn Mulwaree local government area.

Controls

a) Locational guidelines and constraints

The locational attractiveness of the Goulburn Mulwaree local government area for wind energy facilities is acknowledged. However, within the Goulburn Mulwaree local government area there are localities sensitive to the form of infrastructure associated with wind energy facilities.

Wind turbines can usually co-exist with many types of land uses. Exceptions are urban development (particularly residential areas), forestry areas and sensitive activities such as airports and some communication facilities.

While the locational requirements of wind farms are sensitive to specific wind speed, at specific localities, these requirements need to be balanced with the landscape values of the area and settlement patterns.

To assist with finding this balance the following locational guidelines and constraints for wind energy facilities are made:

- proposals must be permissible under the LEP, compatible with the existing uses of the subject land and surrounding land and avoid areas identified for future urban development.
- proposals should avoid areas of high environmental value such as:

- Lands protected under the *National Parks and Wildlife Act 1974* including National Parks, reserves and other areas covered by a Conservation Agreement or Aboriginal place declaration

- World Heritage Areas, other historic/heritage areas, buildings or sites.
  - Wilderness areas identified or declared under the Wilderness Act 1987
  - Areas of National environmental significance as identified under the *Environmental Protection and Biodiversity Conservation Act 1999*
  - Areas affected by *State Environmental Planning Policy {SEPP Biodiversity and Conservation 2021 (Chapter 3, Koala Habitat Protection 2020 or Chapter 4, Koala Habitat Protection 2021 as applicable).*

- Developers will:
  - investigate bird and bat habitat and flight paths. Advice should be sought from past studies, literature reviews, field investigations, local wildlife groups and NSW Office of Environment and Heritage and other NRM Agencies and then undertake the necessary assessments and document the impact and appropriate mitigation measures in the statement of environmental effects, environmental impact statement or supporting the development application
  - have regard to chapters 3.1 (European Heritage) and 3.2 (Indigenous Heritage and archaeology) of this plan.
  - have regard to the requirements of the NSW Biodiversity and Conservation Act 2016.

- Noise amenity impact upon nearest existing or proposed dwelling is not to exceed 5dBA above ambient background noise or an absolute level of 35 dBA, whichever is greater. Notwithstanding, the minimum setback of towers from residential development shall be 350m.

- To minimise visual impact, avoid locations where turbines are seen by many people. To this end towers are not to protrude beyond ridgelines within view of land visible from areas of existing and future closer settlement such as residential land, large lot residential land, and the range

of rural lifestyle blocks and the villages of Bungonia, Lake Bathurst, Tallong and Tarago. Similarly, the visual impact of new transmission lines must be evaluated.

- Avoid landing strips and airport facilities especially aircraft flight paths. The Civil Aviation Safety Authority is to be consulted about the need for warning lights on any proposed towers (this is a mandatory requirement for development over 110m in height).
- Site access and road construction will lead to noise, dust and interference with watercourses and vegetation. A total management plan including water management (neutral or beneficial test), road design and management of ecologically sensitive areas needs to be properly addressed and presented to Council as part of the development application and finalised as part of the Construction Certificate application.
- Essential guidelines for reference are the SEDA NSW Wind Energy Handbook 2002 and the former DIPNR EIA Guidelines for Wind Farms, June 2002.

6.4 Advertising and signage

Objectives

The aims of advertising and signage requirements are to:

Control the size and number of advertising structures or signs displayed on premises to improve the streetscape and amenity of the locality.

Provide information and guidance to building owners and occupiers and Council to enable appropriate design and placement of advertising.

Ensure desired urban or rural character of surrounding land uses is not compromised.

Encourage innovation in the design and construction of signs, within the parameters of this plan.

Encourage a co-ordinated and cooperative approach to advertising signs.

Reduction in the number of signs.

Encourage the use of simple, clear and uncluttered signs.

Discourage the use of neon signs for heritage buildings.

Ensure that any sign fits the streetscape and architecture of the building or location in terms of colour, illumination, wording and visual interest.

Eliminate all signs above awning level except where the architecture of the building provides for such signs.

Controls

The following design practices and strategies are to be adhered to when making applications for advertising and signage proposals:

6.4.1 Amenity

Materials, colours and placement of signs to be compatible with the existing building and streetscape – where available and suitable use existing materials, colours and placements.

Advertisements above awning level are not permitted except where the design of the building incorporates an advertising panel.

Designers will need to compromise on matters of corporate design where it is unsuitable in a particularly sensitive area, ie Heritage Conservation Area. The compromise may include lighter/softer shades, reduced signs different manufacturing techniques or the like.

Retain any significant (including previous) signs that are fixed to and or part of the building and recognisable as part of an historic building.

6.4.2 Design

a) Bulk, scale, shape and size

Signs in commercial zones should aim to attract pedestrians (across the road or into an arcade) by the use of below awning level signs. In assessing a development application for an advertising sign, it is necessary that the proposal:

- conforms to the desired future character of the area and does not dominate the streetscape or view
- complements the character, architectural design and period of construction of the building and surrounding buildings. For example signs should either be placed on windows, near entrance doors to the retail facility on panels defined using the grid analysis or on an appropriate architectural element such as a podium, pier or pole
- signs shall not extend beyond the dimensions of the building (or features they are mounted on in terms of width or length, e.g. awning fascia)

- be simple, clear and efficient and to a professional standard to inspire confidence in the business or product advertised
- not be visually spoiled by the method of providing electrical services to the sign

b) Number of signs

Fewer signs are encouraged in the interests of reducing clutter, improving amenity and improving sign efficiency – as with too many signs the message is lost in the clutter.

c) Colour, lettering and illumination for heritage buildings

Colour of signs

Sign colour shall be compatible with and complementary to the colour of the period of the construction of the building or locality.

Subdued colours rather than vivid are preferred in the Heritage Conservation Area. Fluorescent and iridescent colours are not acceptable in the Heritage Conservation Area, and a white background is also not acceptable.

Corporate colours are acceptable only if the colours, number of signs and sizes are compatible and complementary to the architecture and streetscape.

Council encourages the use of traditional colours as produced by Pascol, Berger, Dulux, Haymes, Porters, Taubmans and Wattyl.

Colour schemes, particularly for intact buildings shall be continuous above and below the awning so as to enhance the appearance of the whole building.

Lettering

The advertisement is to be designed to be uncluttered and clear with the wording being bold enough for easy reading and understanding.

Lettering style and size shall be compatible with and complementary to the architectural style of the building and streetscape, e.g. on historic buildings and streetscapes (pre-1950), signs must be professionally hand painted, not machine cut.

Buildings are encouraged to display street numbers in locations, size and colours, which complement the architecture and streetscape.

Illumination of signs

Illumination of signs is not appropriate when businesses are not trading.

Illumination shall be continuous only. Flashing or chasing lights are not acceptable.

Neon signs are not appropriate on buildings identified as heritage significant in a Heritage Study or in a Heritage Conservation Area under the LEP, buildings predating neon signs (c1922) or on buildings within the heritage streetscape of the CBD.

Internal illumination is only permitted for under awning signs on modern buildings.

d) Contemporary buildings and corporate signs

Modern signs are appropriate for modern buildings, however the objectives outlined are applicable. Signs on modern buildings must consider their impact on adjacent properties and the streetscape.

e) Traffic safety

Advertisements shall be designed so that they will not:

- obscure or interfere with road traffic signs
- obscure or interfere with vehicle vision
- distract drivers at intersections, level crossings or bends
- vary or move the intensity of the illumination
- issue traffic instructions, e.g. use of the words halt, stop or imitate traffic signs
- project over the boundaries of a classified road
- a sign must not be nailed or similarly fixed to a tree or street light pole

6.4.3 Highway and rural signage

All highway and rural signage proposals must comply with the NSW Department of Planning, Industry and Environment's *Transport Corridor Outdoor Advertising and Signage Guidelines* requirements.

a) Assessment criteria

Each proposal shall undertake a design analysis for the specific locality that identifies:

- Existing character of the locality.
- Key scenic qualities and features of the locality.
- Desired future character of the locality.

b) Locality criteria

No signage is permitted in a rural zone or within 250m of the Hume or Federal Highways, except in the following circumstances:

- The sign relates only to the property on which it is erected.
- The sign relates to a temporary event and will only be displayed for no more than three (3) months and will be removed no more than two (2) weeks after the event.
- The sign is erected by Council or any other public authority.
- The sign indicates services or attractions available within a nearby settlement on a non-commercial basis. Only one of these signs is permitted per approach to each settlement, not including signs erected by Transport for NSW. Signs may refer to commercial services but not to business that provide them (Figure 6-1).
- The sign replaces an existing sign that was lawfully erected.
- It is a sponsorship sign for a local event, club or sporting group that is only intended for viewing from the land on which it was erected and not for viewing by passers-by.
- The sign is exempt under the *Goulburn Mulwaree Local Environmental Plan 2009*, the *{SEPP Industry and Employment 2021 (Chapter 3, Advertising and Signage) 2021* or under any other Environmental Planning Instrument.

Figure 6-1: Example of a non-commercial sign showing tourist attractions in a nearby town.

The signs should not:

- project over the carriageway
- be prejudicial to the safety of the public
- flash, move or cause glare

- be located in or adjacent to a residential zone

The sign should be incorporated with any other business identification signs at the site.

Maximum site sign area is 40m^2 per side.

Signs are not to:

- impact on traffic safety
- adversely impact on the environmental character and quality of the classified road and views from classified roads
- interfere with traffic advisory and traffic control signs

6.5 Sex services premises

Objectives

The general objectives of this plan are to ensure that:

Sex services premises are discreet, sensitively located and are not prominent within the community.

Appropriate guidelines are established so that sex services premises are located at a reasonable distance from where people live and other sensitive land uses.

Appropriate guidelines are established which discourage a concentration of sex services premises in close proximity to one another.

Appropriate health and building standards are maintained.

6.5.1 Development applications

The following details are required to be submitted with a completed development application form:

- sex services premises are prohibited in all zones except IN1 General Industrial and home occupation (sex services) are prohibited in all zones. Are sex services premises prohibited in the zone applicable to the proposed site? If so, proceed no further as the proposal is prohibited and must be refused. (Refer applicable LEP – Land Use Table).
- number of persons working on the premises
- hours of operation
- number of rooms in the premises to be used for prostitution
- name of the operator of the proposed sex services premises

- location plan (showing proximity to all places of worship, schools, community facilities, child care centres, hospitals, rail stations, bus stops, all properties used for residential purposes, and any other place regularly frequented by children for recreational or cultural pursuits, within 250 metres of the site)
- site plan and floor plan (including the use of each room)
- all entrances to and exits from the site
- all windows of the proposed sex services premises and all windows on adjoining buildings
- location, number and layout of parking
- advertising sign (location, size, colour, illumination and content)
- details of the existing and proposed external lighting
- external colour scheme of the premises

When considering an application for a sex services premises, Council will carefully consider the following additional issues:

- the distance between the proposed sex services premises and places of worship, schools, community facilities, child care centres, hospitals, rail stations, bus stops, taxi stand, all properties used for residential purposes, and any place regularly frequented by children for recreational or cultural pursuits.
- whether the operation of the sex services premises could cause a disturbance in the neighbourhood when taking into account other sex services premises operating in the neighbourhood.
- whether sufficient car parking has been provided.
- whether suitable access has been provided to the sex services premises.
- whether the operation of the sex services premises could cause a disturbance in the neighbourhood because of its size, operating hours, and the number of employees and/or clients.
- whether the operation of the sex services premises could interfere with the amenity of the neighbourhood.
- types of advertising signs.
- whether the appearance of the sex services premises will be prominent in the neighbourhood.
- whether the sex services premises provides suitable access and facilities, including car parking, for disabled persons.
- whether adequate security measures are proposed to be implemented by sex services premises operators to ensure the safety of staff and clients and to prevent any disturbance to surrounding premises.

6.5.2 Advertising/notification

Applications for Sex services premises are required to be notified and advertised (refer to Section 1.7) Before determining a development application for Sex services premises representations from the NSW Police Service and owners and occupiers of properties in the vicinity of the proposed development will be sought and taken into consideration.

6.5.3 Access and location requirements

A sex services premises must not be located adjoining or within 100 metres walking distance of any residentially zoned site.

A sex services premises shall not be located adjoining or within 250 metres walking distance of any place of worship, school, community facility, child care centre, hospital, rail station, bus stop, taxi stand, or any place regularly frequented by children for recreational or cultural pursuits.

Note: If there are circumstances where the applicant considers that it is not relevant to comply with the above standard, applicants must provide a written submission detailing the reasons why this standard should be varied. The submission must also detail how the objectives of this plan will be satisfied.

The preferred location for a sex services premises is above ground floor level, however access may be provided from the street. If the sex services premises is at street level it should not be in a shopfront location or at the front of premises.

Access to sex services premises is to be discreet, particularly if provided from street level. Council will not approve sex services premises applications where access to the sex services premises is common to other commercial uses or to dwellings.

No patron access is to be provided from a laneway.

The operation of a sex services premises must not cause a disturbance in the neighbourhood taking into account adjacent land uses including any other sex services premises which may be operating in the neighbourhood.

A sex services premises must not be located within the vicinity of a licensed premises i.e. hotel, club, restaurant.

Sex services premises must not contain more than six separate rooms for the purpose of prostitution and associated activities, including office and reception room. Rooms having

an area exceeding 18 square metres will be considered as two rooms for the purpose of this plan.

A sex services premises should not be located in proximity to another sex services premises so as to create concentration of this type of use in an area.

6.5.4 Car parking

Sex services premises must provide one car parking space per person working on the site at any time.

In addition to the above standards, applicants must provide written details and evidence of where patrons are likely to park.

Note: Applications that are likely to result in patron parking in residential streets will not be favoured by Council.

6.5.5 Health and building requirements

All sex services premises must comply with the necessary services and facilities required for Class 6 buildings under the Building Code of Australia.

All sex services premises must comply with the requirements of the *Public Health Act 1991* and the requirements of the NSW Health.

All bars and food preparation areas must comply with the requirements of the *Food Act 2003* and Council's Food Premises policy.

The use of the premises must not give rise to:

- A sound level at any point on the boundary of a site greater than the background levels specified in AS1055 – Acoustic Description and Measurement of Environmental Noise.
- An 'offensive noise' as defined in the *Protection of the Environment Operation Act 1997*.

The sex services premises must be ventilated in accordance with the requirements of Part F of the Building Code of Australia.

6.5.6 Signage

Only one discreet sign per premise, having a maximum size of 0.5 square metres.

Sign wording must be limited to the trade name of the business operated and the address of the premises.

The content, illumination, size, shape and location of the sign must not interfere with the amenity of the neighbourhood.

6.5.7 Standard conditions

Where consent is granted, a specified sex services premises operator will be nominated on the consent. Should the operator change, Council must be notified prior to the new operator commencing. A condition will be imposed on all consents granted for sex services premises prohibiting the provision or consumption of liquor on the premises.

In the public interest, approval will be limited for a period of twelve (12) months after which Council will review effects of the use on the amenity of the area and the desirability of issuing a further limited approval and the length of time of any such approval.

Council may apply to the Land and Environmental Court under section 17 of the *Disorderly Houses Amendment Act 1995* for premises not to be used as a sex services premises. Council can also initiate proceedings under the *Environmental Planning and Assessment Act 1979* to ensure that sex services premises comply with the requirements of that Act.

6.6 Outdoor dining

Objectives

Encourage outdoor dining in the City Centre and create opportunities for outdoor eating.

Balance the needs of pedestrians with outdoor diners without creating a safety hazard.

Establish the requirements for the operation of outdoor dining areas in public areas.

Controls

2 metre wide clear passage area to be maintained at all times.

Tables and chairs to be located with a designated area adjacent to the business premises responsible for their operation.

Outdoor dining area to operate in conjunction with an exiting business premises.

Maintenance of a public risk insurance policy (minimum sum insured against - $10 million.

The consumption of alcohol is prohibited and licences under the Liquor Act will not be supported due to their incompatibility with the alcohol free area objectives.

Site to operate in accordance with the requirements of the Food Act 1989 and associated Regulation.

All tables and chairs to be kept clean and free of food scraps and litter.

Toilet and wash basin facilities within the existing premises to comply with the BCA.

Furniture to be sympathetic to the character of the surrounding buildings Details to be submitted for approval prior to purchase and placement within the public area.

Furniture to be suitable for outdoor use. Details to be submitted for approval prior to purchase and placement within the public area.

Furniture to be stored within the business premises when the outdoor dining area is not in operation.

Furniture to be maintained in a physically sound condition.

6.7 Telecommunications

Objectives

The purpose of this plan is to:

Provide controls for the design and siting of telecommunication and radiocommunication facilities that require development consent;

Provide guidance to service providers about Council's requirements for site selection, design, lodging an application, and conducting community consultation.

Controls

This clause applies to telecommunication and radiocommunications facilities, its supporting infrastructure and ancillary development under the *Telecommunications Act 1997*, *Telecommunications Code of Practice 1997*, *Radiocommunications Act 1992*, and *Telecommunications (Low-impact Facilities) Determination 1997*.

Development consent is required for facilities under the terms of the *Environmental Planning and Assessment Act 1979*. These facilities are referred to as 'non-low impact facilities'.

Goulburn Mulwaree Council does not however have regulatory control over 'low impact facilities'. These are facilities described in *the Commonwealth Telecommunications (Low*

Impact Facilities) Determination 1997 (LIF Determination) which exempts low impact facilities from State and Territory planning and environmental laws.

However, carriers must comply with the Australian Communication industry forum (ACIF) code with respect to notification and consultation for low – impact facilities.

This clause does not apply to a number of temporary facilities including but not limited to those for use by, or on behalf of, a defence organisation for defence purposes as described under the *Telecommunications Act 1997*. In addition, other facilities may also be exempt, in accordance with Division 4 of Part 1.4 of the *Radiocommunications Act 1992*.

The following relate to all facilities defined as Non-Low Impact facilities and which require a development application to be lodged with Council.

6.7.1 Design controls

Council shall refer all applications involving towers and the like over 30 meters to the Australian Government Department of Communications and the Arts and the Civil Aviation Safety Authority for comment.

Facilities including all associated infrastructure should be designed and installed having regard to the requirements of all relevant Australian Standards.

Facilities should be designed and installed in compliance with the requirements of the ACMA guide – Accessing and Installing Telecommunications Facilities – A Guide October 1999.

6.7.2 Visual amenity

Service providers are to design antennas and supporting infrastructure in such a way as to minimise the visual impact from the public domain and adjacent areas.

Where possible the facility must be integrated with the design and appearance of the building or infrastructure on which it is located. Where this is not possible this must be justified in writing. The following design features must be taken into account: colour, texture, form, and bulk and scale.

Facilities and all associated infrastructure must:

- be well-designed
- be painted in colours selected to match the colour scheme of the building unless otherwise justified in writing to Council

- be integrated with the existing building structure unless otherwise justified in writing to Council
- have concealed cables where practical and appropriate
- be unobtrusive where possible
- be consistent with the character of the surrounding area

Facilities including associated infrastructure must be removed when no longer being used.

Facilities including associated infrastructure must be suitably proportioned in size in relation to the building to which they are attached or adjoin.

The site must be restored following construction of the facility and its associated infrastructure.

6.7.3 Co-location

Co-location is the practice of locating a number of different telecommunication facilities, often owned by different service provider's, on one facility or structure.

Where possible and practicable, telecommunication lines should be located within any existing underground conduit or duct.

Antennae and similar structures should be attached to existing utility poles, towers, structures, buildings or other telecommunication facilities, so as to minimise visual impact.

Co-location may not always be a desirable option where:

- cumulative emissions are a consideration
- it may be visually unacceptable
- there are physical and technical limits to the amount of infrastructure that structures are able to support
- the required coverage cannot be achieved from the location

6.7.4 Siting

The applicant is to demonstrate that, in selecting a site, it has adopted a precautionary approach in regards to minimising EMR exposure consistent with clause 5.1 of the ACIF Code.

Preferred land uses for location (as determined by Council) include: industrial areas and commercial centres.

Where possible, facilities are to be located away from the street frontage or any public or private property adjacent to the site to reduce visual impact and adequately setback from the perimeter wall or roof edge of buildings.

Facilities should be installed so that they do not encroach upon any easements, right-of-ways, vehicular access or parking spaces required for the property.

Noise caused by the facility must not result in the transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of habitable use.

6.7.5 Heritage and environment

Facilities proposed for areas of environmental significance (as defined in the LIF Determination) require that:

- a development application to be lodged, demonstrating compliance with the *Goulburn Mulwaree LEP* and the provisions of this plan
- the applicant is to avoid or minimise the visual impact of any proposed facility on the heritage significance of adjacent/adjoining/surrounding heritage items and conservation areas;
- the applicant is to provide a heritage report/impact statement in accordance with the *Goulburn Mulwaree LEP*
- the applicant is to avoid or minimise the physical impact of any proposed facility on threatened entities listed under *{NSW Biodiversity Conservation Act 2016}* and the *Commonwealth Environment Protection and Biodiversity Conservation Act*, including threatened fauna and flora species, their habitat and endangered ecological communities;
- if the service provider is required to notify the Environment Secretary of the Commonwealth Department of Environment and Heritage in accordance with clause 4.18(4) of the *Telecommunications Code of Practice 1997*, Council should be provided with a copy of this document along with any supporting studies accompanying this notification
- the applicant is to employ their utmost care to protect and conserve any possible archaeological relics, places and sites in the path of their activities

6.7.6 Facility physical design controls

The facility and all related infrastructure must be of high quality design and construction.

Proposals should consider the range of available alternate infrastructure including new technologies, to minimise unnecessary or incidental EMR emissions and exposures, as required under clause 5.2.3 of the ACIF Code.

The plan for the facility must include measures to restrict public access to the antenna(s). Approaches to the antenna(s) must contain appropriate signs warning of EMR and providing contact details for the facility(ies) owner/manager.

Where relevant, applicant shall adhere to the minimum BCA requirements for facility structural and construction elements and the relevant exposure levels as directed by ACMA.

The applicant must provide Council with certification about the relevant building code standards with which the facility will comply.

6.7.7 Facility health controls

The applicant is to demonstrate the precautions it has taken to minimise EMR exposures to the public.

The applicant is to provide documentation to show that the proposed facility complies with the relevant Australian exposure standard as specified by the ACMA.

The applicant is to provide a mapped analysis of cumulative EMR effect of the proposal.

Telecommunication and radio communication facilities are to be designed, installed and operated to comply with current standards relating to human exposure to electromagnetic energy appearing in any applicable code or standard made.

6.8 Large lot residential – Zone R5

Objectives

Development is to reflect the objectives of this zone, as described in the land use tables of the LEP 2009.

Ensure the orderly and progressive development of identified rural land for large lot residential development within the identified clusters and preferred sequence.

Minimise the fragmentation of productive agricultural land and impacts to these lands by subdividing and developing for large lot residential within the identified clusters.

Ensure the provision of constructed and safe road access to each lot.

Ensure any environmentally sensitive location is preserved from destruction.

Controls

6.8.1 Special provisions

- *LEP* – clauses 4.2A and 7.3.
- Clause 4.2 of this plan.

6.8.2 General

Large lot residential subdivision pattern is to consider the following matters:

- any proposal must demonstrate that any environmentally sensitive land is protected.
- the site is of suitable size and proportions to minimise exposure and amenity impacts to neighbouring dwellings
- the site and each proposed lot and dwelling has suitable, convenient and safe vehicular access, or such access can be upgraded at no cost to Council
- the site has suitable land capability and suitability and is not productive agricultural land or part of a holding which is productive agricultural land
- the site is able to incorporate buffers internally within the site to adjoining rural properties which have the land capability and suitability for agricultural activities
- the proposed lots and dwellings would not detrimentally affect a listed heritage item or Indigenous cultural heritage
- the location of proposed dwellings would not require excessive cut and fill (i.e. the site has a slope of less than 20%) and is not on top of a ridgeline
- the location of proposed dwellings, including an Asset Protection Zone and other requirements to comply with the *(Planning for Bushfire Protection 2019)*, would not require excessive clearing of native vegetation
- the location of proposed dwellings would not compromise the 40 metre setback to creeks and waterways
- the proposed lots are able to provide suitable and sufficient area for on-site effluent treatment that would not detrimentally affect sensitive receiving environments, if the proposed are located in an unserviced cluster

6.8.3 Subdivision

a) Site area

Minimum lot size (Reference: Minimum lot size maps LEP 2009):

- generally – 2000m²
- Run-O-Waters locality – 2 hectares.

Unserviced land may not be able to achieve the quoted minimum lot size.

Battleaxe lots are generally not supported. In calculating the area of a battleaxe allotment, the accessway, which includes any rights-of-carriageway/access, are to be excluded;

Allotments should be able to accommodate a building envelope of 150m^2 with the minimum dimensions of 10m by 15m, within a 6m front building setback and a 1m side and rear setback and clear of any easements.

b) Lot orientation

The following design techniques are to be adopted to maximise opportunities for solar access to allotments and to allow for the consequent design and siting of energy efficient houses:

- align streets east-west and north-south. Aim for north-south streets within 20^o west and 30^o east of true north and east-west streets within 30^o south and 20^o north.
- allotments on east-west orientated streets need to have greater depth and width to make best use of solar access.
- allotments on south side of street should be sufficient depth so buildings can be set well back to allow north facing rooms to look onto larger front yards.
- allotments on north-south streets to be of sufficient width to allow for private open space on the north side and for houses to be built on the south boundary.
- taking into account views and topography, lot orientation and layout should enable the majority of dwellings to be designed so that the main living area receives not less than 4 hours of sunlight per day between 9am and 3pm.
- regular rectangular shaped allotments maximises siting opportunities and increases potential lot yield.
- on sloping sites, north-facing sites improve opportunities for solar access.

Lots shall face toward public open space areas, vegetation conservation areas and public roads to encourage passive surveillance from dwellings over these public spaces to assist with safety and security.

Where this cannot be achieved open style fencing is required to promote passive surveillance of public open space and public road area with some landscape screening to provide privacy.

c) Bicycle and pedestrian movements

Provision for bicycle and pedestrian movements are to be provided throughout the area.

Cyclists can be integrated into the road network through a combination of on and off road measures together with bike parking at clusters of community and commercial facilities (refer Council's Bicycle Strategy 2007).

To encourage cycling as an easy transport alternative, on-road and off-road cycle networks will be clearly highlighted with signposting and pavement logos. Engineering works, including signposting and line marking must comply with the appropriate engineering standards.

Footpaths are to be provided in accordance with the current version of Council's Standards for Engineering Works, and the hierarchy of roads (e.g. both sides for higher order roads, single side only on lower order roads).

6.8.4 Residential development

a) Streetscape

Dwellings are to face public spaces (roads and open space areas).

Dwellings are not to be hidden by high fences.

Garages are to be located behind the building facade so that they do not dominate the streetscape.

Fences shall be of a design that is sympathetic to the existing semi-rural character of the locality.

b) Height

Maximum recommended height is two storeys.

c) Energy efficiency

To maximise energy efficiency the internal and external living areas should be located to the north side of the dwelling. Further requirements are specified in **clause 4.1.3** of this plan.

d) Privacy

Private open spaces and living rooms of adjacent dwellings should be protected from direct overlooking, by:

- appropriate dwelling layout
- use of distance or slope
- screening devices like screen vegetation and courtyard walls

First floor decks, balconies and the like, are not supported where they overlook or have the potential to directly overlook habitable rooms or private open space of adjoining properties

Windows of one dwelling should not be located opposite the windows of another dwelling unless direct views are restricted

Use of narrow, translucent or obscured windows is encouraged, which are offset.

Provide sufficient distance between dwellings.

e) Acoustic privacy

Noise generating area of a development (e.g. driveway, air conditioning units, swimming pool areas) should be adequately screened or located away from the bedroom areas to minimise impact on neighbours.

Bedroom windows to be a minimum 3m from shared streets, driveways and parking areas of other dwellings

Transmission of noise between adjoining properties should be minimised.

Locate active recreation areas (swimming pools, spas, tennis courts, BBQs), driveways, carports, garages and garbage collection areas, pumps and air conditioners, away from bedrooms of adjacent dwellings.

Dwellings adjoining and other noise generating land uses should be designed and sited to minimise noise impacts.

Locate bedrooms and other noise sensitive rooms away from the road.

f) Parking

Provision for at least one covered parking space (e.g. carport or garage) and one tandem vehicle space (e.g. driveway area in front of garage or carport).

g) Rainwater tanks

A rainwater tank is to be provided to supplement water supply and control stormwater runoff.

The tank shall have a minimum capacity of 10,000 litres.

The rainwater tank supply may be connected to the hot water service (at the applicant's risk), laundry and toilet facilities with a top up connection into the tank.

h) Water sensitive urban design

House design should include water sensitive urban design features such as porous paving, infiltration devices and landscaping.

6.9 Relocatable homes

Objectives

Ensure the appropriate placement of relocatable homes.

Controls

a) General requirements

External finishes are required to be compatible or complementary to surrounding development and the established character of the area. All external surfaces are to be repainted in the case of relocated homes.

All sub-floor areas must be enclosed using masonry or other materials approved by Council.

Colorbond or painted finishes are preferred for buildings with a metal roof.

b) Relocatable dwellings

The building is to be clad with either hardiplank, hardiflex sheeting, aluminium cladding or timber cladding acceptable to Council.

Prior to the building being relocated all materials containing unstable asbestos are to be removed and disposed of in accordance with the requirements of the NSW Workcover Authority.

Flat fibre cement sheeting is to be removed and replaced with an approved external cladding.

Any damaged or rusted gutters or downpipes are to be replaced with new materials to match existing.

If more than 10% of roofing sheets, gutters, ridgecaps or flashings are affected by rust then those sheets or materials must be replaced with new roofing materials to match existing.

All damaged sections of external wall cladding and roof sheeting with new material to match existing.

Any defective, deteriorated or otherwise damaged materials, structural components or cladding are to be replaced.

Where there is an existing concrete floor within the building the slab is to be demolished or structural engineer's details of the method of support are to be submitted.

Any damaged tiles to be replaced with new tiles of the same colour and design as the existing tiles.

All external items (architraves, fascias, barge boards etc) are to be replaced with new material where necessary due to damage incurred in transit, splitting, rot or other reason, to match existing.

Cement tiled roofs shall be replaced with new material being either clay tiles or Colorbond sheeting.

Clay tiled roofs shall be cleaned to the satisfaction of Council.

c) Acceptable design

The design of the building must be compatible with the existing character of the area and surrounding development and must have an aesthetically pleasing and professionally finished appearance. It may be necessary to add to the building or change the design of the proposed relocated dwelling. For example, a flat roof may have to be replaced with a pitched roof or a veranda/awning may be attached to enhance or add character to the relocated dwelling so that it is compatible with the existing streetscape or the character of an area.

The following minimum requirements are to be met:

- the minimum internal floor area is to be not less than 60 square metres
- the building is to be a minimum width of 6 metres

d) Existing water supply or drainage systems

In the case of relocatable dwellings, existing water supply pipes, house drainage pipes and fittings may be reused provided that:

- the system complies with Council engineering standards

- a pressure test is carried out by a licensed plumber and any defective pipes and fittings are repaired or replaced prior to connection to the water supply or sewerage system

e) Siting

The dwelling is to be sited in accordance with Councils setback requirements for residential development. Applicants are required to contact Council Officers to determine the building line and setback requirements for each property.

f) Bond/bank guarantee

The exterior of the building is to be completely restored with all damaged and defective material being repaired or replaced, in accordance with approved building plans, including the painting of the exterior of the building being given to Council to a standard satisfactory to the Council. The applicant is to lodge a bank guarantee or bond of $10,000 prior to the issue of the Construction Certificate to ensure that work is completed within the prescribed period of time.

6.10 Development in the enterprise corridor –Zone B6

Notes: 1. Floor Space Ratio (FSR) controls on bulk and scale are found in the LEP 2009, clause 4.4 and 4.5 and the floor space ratio maps.

2. Also Reference chapters 4 and 7 of this Plan.

Objectives

To encourage development which:

- can operate in a functional and safe manner
- is visually attractive in form, design, scale and landscaping
- assists with positive economic, social and environmental outcomes
- minimises conflict with nearby land uses
- buildings face public spaces for passive surveillance
- on site vehicle parking is provided to minimise congestion within the streets
- roof harvesting/rainwater tanks are provided to supplement water supply and control stormwater runoff

Controls

a) Streetscape

Buildings are to face public spaces (roads and open space areas).

Buildings are not to be hidden by high fences.

Front security fencing is to be integrated with landscaping areas and not visually detract from the streetscape.

Open storage areas are to be located behind the front building line and appropriately screened.

b) Height

Maximum recommended height of 8 metres. It is acknowledged that for the functional operation of industrial processes and complexes, parts of the development may exceed 8m in height.

Entrances/front office areas are to of a single storey scale at the site frontage.

c) Building setback

Minimum requirements:

- Frontage – 6 metres
- Secondary road frontage – 4 metres
- Side and rear – setback distances are proportionally related to required building materials to satisfy wall fire ratings (refer to Building Code of Australia for details).
- Special rear landscape setback applies to Common Street (Refer to 8.2.4(g)).

No parking will be permitted within setback areas.

d) External building materials

External walls shall be profiled colour treated cladding or masonry materials, or a combination of both.

Include a variety of external finishes (colour and type of material used) and visual relief elements in large wall surfaces/elevations.

Colours and profiles of side or rear elevations visible from residential or public areas should be selected to minimise their visual impact.

Reflective finishes and colours are to be avoided.

e) Advertising signs

Signs should be integrated advertising panels into wall surfaces and/or elevations.

Single occupant industrial sites:

- one free standing advertising structure within the front setback area
- one advertising sign placed on the facade of the building, but not higher than the building roofline

Multiple unit industrial sites:

- one index board constructed within the front setback area, detailing the unit number, tenant and product of each occupant of the site
- one advertising sign placed on the facade of each unit, but not be higher than the building roofline

f) Parking

Refer to **clause 3.4** of this plan.

g) Rainwater tanks

A rainwater tank is to be provided to supplement water supply and control stormwater runoff.

The rainwater tank supply may be connected to the hot water service (at the applicant"s risk), laundry and toilet facilities with a top up connection into the tank. Rainwater tank supply may also be used for landscape irrigation.

h) Chemical substances

Chemicals to be stored in accordance with WorkCover requirements and appropriate Australian Standards.

Transportation of chemicals in accordance with WorkCover requirements and appropriate Australian Standards.

Preliminary hazard analysis is required for hazardous industry or activity (refer to *State Environmental Planning Policy* (*Resilience and Hazards) 2021* (Chapter 3 Hazardous and offensive development).

i) Waste disposal

On site provision for waste storage with appropriate screening from a public place.

Trade waste approval may be required for the proposed industrial activity.

j) Subdivision

Streetscape

Buildings are to face public spaces (roads and open space areas).

Buildings are not to be hidden by high fences.

Garages are to be located behind the building facade so that they do not dominate the streetscape.

Fences shall be of a design that is sympathetic to the existing character of the locality.

Acoustic privacy

Noise generating area of a development (e.g. driveway, air conditioning units, swimming pool areas) should be adequately screened or located away from noise sensitive areas to minimise impact on neighbours.

Transmission of noise between adjoining properties should be minimised.

Water sensitive urban design

Subdivision design should include water sensitive urban design features such as porous paving, infiltration devices and landscaping.

6.11 Extractive industries

Objectives

Consider the social, economic and environmental issues in the assessment and management of extractive industries.

Encourage community participation in all phases of extractive industry development.

Provide sound technical parameters to facilitate the orderly development of extractive resources within environmentally sensitive areas.

Controls

a) Community consultation

Applicants are encouraged to interact with local residents and local community groups during the full lifecycle of the development and in particular the following phases:

- project planning and pre-lodgement
- development assessment

- operation and management
- rehabilitation
- post extraction land uses

Proponents should ensure that community views, values and concerns are identified, classified, assessed and evaluated, responded to, and effectively monitored and managed. This may form the foundation of a social impact assessment and annual management plan.

Proponents are encouraged to engage in local community groups to assist in the planning, operation and management of the mining project.

Proponents may be required to establish a Management Committee including at least three permanent residents not associated with the operation.

This Management Committee may provide input into the proponent company's environmental management system and details of which may be recorded in the annual Environmental Management Plan.

b) Setbacks

Extraction operations should be setback no less than:

- 10 metres from adjoining property boundaries;
- 30 metres from a public road
- 40 metres from any boundary to a National Park or State Forest or unalienated Crown Lands
- 40 metres from any site or relic of heritage, archaeological, geological, cultural significance
- 150 metres from the Wollondilly, Shoalhaven and Mulwaree Rivers
- 150 metres from major water storage areas
- 250 metres from a well
- 100 metres from intermittent watercourse
- 40 metres from the top bank of a watercourse
- 100 metres from a community facility
- 1,000 metres from a residence not associated with extractive operations

The above setbacks may vary depending upon the nature and location of extractive industries.

Extraction operations should be setback from electricity transmission lines in accordance with the requirements of the controlling electricity authority/transmission corporation.

Alternatively, proponents may submit details of re-routing transmission lines including the concurrence to do so from the relevant transmission corporation.

Development shall comply with the requirements of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

6.12 Stables in residential and recreation zones

Objective

Detail the requirements for stable location and design in areas where permissible which is generally as an ancillary development to racecourses and showgrounds. ("recreation facility (major)").

Controls

a) Siting

To protect residential amenity, residential accommodation shall not be located within 9 metres of an existing stable or proposed stable on an adjoining site.

Likewise stables must be located 9 metres or more from residential accommodation on and adjoining site.

Residential accommodation and stables on the same lot must have a minimum separation distance of 9m unless it can be demonstrated that sufficient measures are proposed to negate any impact from the stables on the residential accommodation by way of the emission of noise, vibration, smell, dust, waste water, waste products, traffic generation or otherwise.

If there is no dwelling on the adjoining site the stables must be located 9 metres from the standard building envelope on this site.

Number

Every horse is to be provided with a stable and have access to a securely fenced and shaded day yard or paddock.

The number of stables must meet or exceed the NSW Racing requirements for a trainers licence i.e.

Licence Type	Number
Metropolitan trainer	10 Horses (Minimum)
Provincial trainer	3 Horses (Minimum)
Provincial owner/trainer	1 Horse (Minimum)

The following design requirements are applicable:

1. Stable design must be in accordance with NSW Agriculture (1996) Animal Welfare Code of Practice – The Care and Management of Horses in Riding Centres and Boarding Stables (Refer Appendix 2).

2. In accordance with the *Local Government Act (Orders) Regulation 1999* the:

   Stable floor must be paved with concrete or mineral asphalt or other equally impervious material
   Stable floors must be properly graded to drain
   Horse yards must be enclosed to prevent the escape of horses.

3. The design of the stable should blend aesthetically with any residential accommodation on the site.

4. A section 68 *Local Government Act 1993* approval is required or the operation of any trade waste facilities associated with the stables and for the discharge of liquid waste to the sewerage system (refer Section 4 and Appendix 3).

5. No sleeping quarters are to be permitted with the stables.

6. Roofwater from the stables is to be collected an reused on site in landscaping and watering horses.

7. To supplement water supply and control stormwater runoff residential accommodation should be provided with a rainwater tank to the following requirements:

- The tank shall have a minimum capacity of 10,000 litres.
- The rainwater tank supply shall be connected to the hot water service, laundry and toilet facilities with a top up connection into the tank.
-

6.13 Manfred Park block – Goulburn

Objective

To provide a framework for site planning.

To detail development constraints.

Controls

Development outcomes:

- Strategic location
  - Redevelopment of Manfred Park is undertaken in conjunction with adjoining land.
  - Landuse to reflect site / area's strategic location.
- Stormwater drainage
  - The stormwater function through the area is to be maintained. Current capacity of drainage channel is 2% AEP (Annual Event Probability).
  - The Neutral or Beneficial Effect on Water Quality Test is to be satisfied.
  - Reference: Stormwater Investigation, Bill Guy and Partners September 2005.
- Flood liability
  - Overland stormwater flows in an Extreme Flood Event are to be maintained. Auburn Street road reserve may require additional works to protect site against an extreme storm event.
- Existing uses
  - Proposed landuse complements existing uses.
- Landscaping
  - The detention facility is to be appropriately landscaped to reflect its urban context.
  - Existing trees are to be retained as part of any redevelopment proposal.
- Potential contamination
  - Part of the site was formerly used as a timber yard and therefore potential contamination may exist. Fill and differential settlement issues will require further investigation.
  - A preliminary assessment will be necessary to determine if any detailed investigation and remediation for the site is necessary.
- Infrastructure and Access
  - No major water or sewerage works are expected as a result of the redevelopment of this site.

- Access to the site is to be provided from the Clinton Street entrance.

- Provide for on-site parking sufficient for the intended use for:
  - On site loading / unloading
  - Appropriate access design on the existing road network, including the capacity for all vehicles using and servicing the redevelopment area to enter and leave in a forward direction.
- Provision for a walkway through the open space area to allow connectivity between the redeveloped area and existing residential dwellings suited to conversion to professional offices use.
- Overhead power lines
  - The location of existing high voltage powerlines will require consideration.
- Urban Design Outcomes
  - Housing stock is to be retained with additions to be sympathetic and at the rear of existing buildings.
  - Retention of the wool store (especially verandah façade)
  - New buildings to have a modern urban design statement as per the provision of this plan.

Figure 6-1: Development Objectives