



South Jerrabomberra DCP 2015

Part 8

Environmental Management

Principal Plan adopted by Council:	11 February 2015
Document ID:	893495

Part 8 - Environmental Management

8.1 Introduction

This section outlines the objectives and development controls relating to general environmental management issues to apply to all development at South Jerrabomberra.

8.2 Soils and Salinity

Objectives

- 1) To minimise erosion and sediment loss during and after construction.
- 2) To minimise water pollution due to erosion, siltation and sedimentation.
- 3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
- 4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
- 5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls

- a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction (NSW Department of Housing 4th Edition March 2004 ('The Blue Book'))* are to be submitted with each subdivision development application.
- b) The development will need further consideration at the detailed development application stage at which stage it will be assessed with regard to intensity of the proposal.
- c) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated /established.
- d) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).

8.3 Cut and Fill

Objectives

- 1) Minimise the extent of excavation and fill.
- 2) Ensure that the built form responds to the topographical constraints of the South Jerrabomberra site.
- 3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
- 4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
- 5) To minimise the need for retaining walls.
- 6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls

- a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
- b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.
- c) The maximum height of retaining walls is to be 1.0m.
- d) Where terraced walls are proposed the minimum distance between each step is 0.5m.
- e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer.
- f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
- g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

8.4 Water Sensitive Urban Design

Objectives

- 1) Ensure that all development in the area incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways with particular regard to cross border flows that could affect the Jerrabomberra wetlands in the ACT.
- 2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
- 3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
- 4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- 5) To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand.
- 6) To ensure that subdivisions in new release areas have stormwater and drainage systems that maintain or improve pre-development flows in terms of quality and volume.

Controls

- a) Ensure that development incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
- b) Incorporate WSUD in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- c) Integrate WSUD into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters
- d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.
- e) Protect and enhance creek corridors such as Jerrabomberra Creek and Dog Trap Gully Creek.
- f) Ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.
- g) Encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.

- h) Stormwater and drainage systems shall be designed and engineered to meet the objectives.

A Development Application shall include a WSUD assessment that addresses:

- i) The relevant site characteristics and constraints.
- j) Stormwater management strategies, including treatment measures, reuse and maintenance requirements with particular regard to cross border flows.
- k) A rationale for the proposed strategies.
- l) Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.

8.5 Natural Hazards Objectives and Controls

Objectives

- 1) To design and construct subdivisions which minimises the exposure of future residential development, residents and users to natural hazards such as slip, bushfire and flood.
- 2) To design and construct subdivisions which comply with all applicable legislative requirements.

Controls

- a) Application of measures which minimises risks to future development and users from slip, bushfire, flood and other natural hazards.
- b) Implementation of design and construction measures designed to achieve and comply with the relevant provisions of the applicable LEP.

8.6 Bushfire Management

Applicants are advised to consult the following publication: *“NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 2019”* (The document can be obtained on the Rural Fire Service’s webpage) www.rfs.nsw.gov.au

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat. The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives

- 1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
- 2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
- 3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
- 4) Provide safe access for emergency service personnel.
- 5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
- 6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls

- a) A Bushfire Threat Assessment report must form part of all development applications for lands identified as ‘bush fire prone’ on the Bush Fire Prone Lands Maps. This assessment is to be prepared in accordance with “*Planning for Bushfire Protection*”, by the Rural Fire Service and Planning NSW, and specify the mitigation and other measures required to comply with those Guidelines.
- b) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.
- c) Preparation of an assessment of threat from bushfire should include reference to:
 - i. NSW Rural Fire Service (RFS) – *Planning for Bushfire Protection 2019* a guide for land use planners, fire authorities, developers and home owners.
 - ii. AS 3959, Construction of buildings in bushfire-prone areas.
 - iii. Consultation with Council.
- d) The recommendations of the Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).
- e) Subject to detailed design at development application stage, the location and widths of Asset Protection Zones are to be provided generally as follows:
 - i. Are to be located wholly within the development site.
 - ii. May incorporate roads.
 - iii. Are to be maintained in accordance with the *Planning for Bushfire Protection 2006* (RFS).
 - iv. Area to be generally bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with *Planning for Bushfire Protection 2019*.
- f) Reticulated water is to meet the standards contained within *Planning for Bushfire Protection 2019*. Water supply is to be via a ring main system, engineered to the requirements of *Australian Standard 2419.1-1994 Fire Hydrant Installations*.
- g) Dwellings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of *Planning for Bushfire Protection 2019* and *Australian Standard 3959 - Construction of Building in Bushfire Prone Areas*.

8.7 Aboriginal Heritage

Objectives

- 1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.
- 2) To ensure that subdivisions respect and do not compromise archaeological sites and/or potential archaeological deposits or sites.

Controls

- a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant Neighbourhood. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.
- b) Where development is proposed within areas identified in the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant

Neighbourhood. A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits. Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.

- c) Where development impacts upon an identified Aboriginal site, the relevant permit including supporting information is to be sought under *Part 6 of the NSW Parks and Wildlife Act 1974*.
- d) Subdivisions which are designed to preserve archaeological sites or potential archaeological deposits by siting them in future public areas away from works likely to adversely affect them.
- e) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

8.8 European Archaeological Heritage

Objectives

- 1) To protect the recognised European archaeological significance of the precinct.
- 2) To ensure that subdivisions respect and do not compromise heritage items or sites identified within heritage conservation areas.
- 3) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls

- a) Items of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in within Appendix 3 for each relevant Neighbourhood. Prior to any development that affects these items a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual.
- b) Subdivision layout which respects the heritage significance or heritage items or sites within conservation areas.
- c) An applicant is to demonstrate to Council how any proposed development that affects the identified items responds to any identified archaeological constraints.
- d) If any relics are to be retained in situ, a Plan of Management is to be submitted outlining measures to ensure ongoing protection of the relics.
- e) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

8.9 Development in Areas Subject to Aircraft Noise

Parts of the South Jerrabomberra area are subject to potential noise impacts from aircraft. Specific provisions within the *Queanbeyan-Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022)* are to be addressed through any development application. (Refer Clause 7.10 of the *QPRLEP 2022*).

The objectives of the *QPRLEP 2022* provide that certain sensitive uses can be prevented from being located near the Canberra Airport and its flight paths. An aircraft noise assessment may be sought for any use which includes an accommodation component (including Shop Top Housing), hospital, school, church, child care centre, community facility and /or public building.

Council's Aircraft Noise Assessment Guidelines are included at Appendix 4 which may assist in meeting their obligations under AS2021-2000 where development is subject to clause 7.10 of the *QPRLEP 2022*.

8.10 Airspace Operations

Parts of the South Jerrabomberra area located under flight paths to Canberra Airport. Specific provisions within relevant Local Environmental Plans apply to ensure the Limitations or Operations Surface for the airport is not compromised (Refer Clauses 7.8 of the *QPRLEP 2022*).

Guideline C and in particular Attachment 1 of the *National Airports Safeguarding Framework (2012)* should be referred to with regard to mitigation measures to reduce the risk between wildlife and aircraft.

8.11 Development Near Arterial Roads

Clause 7.18 of the *QPRLEP 2022* outlines additional controls for development near arterial roads.

Residential development along main (Arterial and Sub – arterial) roads is to achieve relevant standards to mitigate road traffic noise. Compliance with the EPA's *Environmental Criteria for Road Traffic Noise Policy* is to be achieved through separation of the building with the noise source (building setbacks), combined building setbacks with noise barriers or mounds, or solid high fences and building design, layout and treatment.

Appropriate controls will be determined through an acoustic assessment, by a suitably qualified Engineer, and to be incorporated into the design, prior to approval being granted. An acoustic assessment is to be submitted with the development application to Council.

8.12 Development Near Hume Industrial Area and Goulburn to Bombala Railway Line

Clause 7.19 of the *QPRLEP 2020* requires that land uses within this area (mapped at Appendix 2) be subject to additional controls for the management of noise, vibration and other emissions.

The potential impacts on development, within the buffer by existing uses in this area are to be identified by a suitably qualified consultants prior to any development being approved. Mitigation measures are to be included in the siting and design of any use. Should mitigation measures alone not be to Council's satisfaction, increased separation of the use and the source may be required.

8.13 Tree Retention and Biodiversity

Objectives

- 1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
- 2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.
- 3) The development should minimise the environmental impacts of clearing for bushfire hazard reduction.
- 4) To maintain or improve as much existing vegetation as practicable within the locality.
- 5) Reduce impacts of runoff from roads and impervious areas on adjacent lands.
- 6) To manage weeds on the site during and after construction to prevent the spread of weeds.

Controls

- a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.
- b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.
- c) Existing significant trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.
- d) Native vegetation (canopy level) shall be provided, where possible within pocket parks, riparian corridors and street verges. Details of any planting shall be provided within a detailed Landscape Plan submitted at development application stage.
- e) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- f) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
- g) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.
- h) Where required by Council, subdivision development applications are to be accompanied by a Weed Management Plan that identifies weed control measures during and after development.
- i) Trees selected for retention at subdivision stage must be carefully considered to ensure that the retained trees do not later adversely affect development on the subdivided lots.

8.14 Flora and Fauna Objectives and Controls

Objectives

- 1) To encourage subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and which has a minimal impact on them.
- 2) To encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.
- 3) To encourage subdivision which comply with all applicable legislative requirements.

Controls

- a) Submission to Council of a Species Impact Statement which complies with the *Biodiversity Conservation Act 2016*.
- b) Application of any measures or amelioration measures identified in the Species Impact Statement.
- c) Implementation of design and construction measures to achieve the relevant provisions of the *QPRLEP 2022*.
- d) Native vegetation which adds to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal. A Vegetation Management Plan will assist in managing the development site in order to ensure that existing conservation areas are protected from excessive disturbances.
- e) A vegetation Management Plan intended to assist in managing the development site in order to ensure that existing conservation areas are protected from excessive disturbances.

- f) A Vegetation Management Plan intended to assist in the ongoing biodiversity conservation and management of remnant native vegetation is met within a development and that inappropriate land modification activities are addressed.

8.15 Land Contamination Management

Objectives

- 1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
- 2) To require subdivisions which minimise the risk of contamination to future residents and employees.
- 3) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls

- a) Where required implementation of measures designed to remediate the land to a standard suitable for the proposed land use.
- b) Implementation of measures designed to achieve and comply with the applicable provisions of the applicable environmental planning instrument.
- c) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands*. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
- d) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.
- e) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the NSW EPA's (now Office of Environment and Heritage) (OEH) *Guidelines for Consultants Reporting on Contaminated Sites* and *State Environmental Policy (Resilience and Hazards) 2021*.
- f) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
- g) Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

8.16 Odour

Objectives

- 1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant.

Controls

- a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 400m of the proposed or operating sewerage treatment plant is to be accompanied by a Level 3 Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The assessment is to be undertaken in accordance with the Department of Environment and Conservation's *Approved Methods for Modelling and Assessment of Air Pollutants in NSW* 1985.

- b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source.

8.17 Construction Waste

All construction waste contains resources that are useful. Recovering, recycling and using these as secondary resources reduces demand for landfill sites.

Waste includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in such volume, constituency or manner as to cause an alteration in the environment.
- Any discarded, rejected, unwanted, surplus or abandoned substance.
- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance.
- Any substance prescribed by the regulation to be waste for the purpose of the *Waste Minimisation and Management Act 1995*.

Objectives

- 1) Development should improve design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.
- 2) Building designs and construction techniques should minimise waste generation.

Controls

- a) A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:
 - i. The volume and type of waste to be generated.
 - ii. How waste is to be stored and treated on site.
 - iii. How and where residual material is to be disposed.
 - iv. The Waste Management Plan must be accompanied by drawings with specific details showing:
 - v. On site sorting and storage areas,
 - vi. Access for collection vehicles, and
 - vii. Vegetation to be removed or retained.
- b) The Waste Management Plan must optimise recycling to reduce waste to landfill. The owner/applicant must provide relevant evidence to Council or the accredited certifier of compliance with the specified arrangements.

8.18 Landfill / Earthworks

It is common practice to use the term 'clean fill' to describe the material suited for landfill activity. However landfill carried out with material that contains building waste such as broken concrete slabs or bricks may be contaminated and present long term environmental problems particularly in flood affected areas.

The EPA requires that landfill uses only virgin excavated natural material (VENM) such as clay, gravel, sand, soil and rock.

Landfill with material that is mixed with any other type of waste excavated from areas of land contaminated with human made chemicals or which contains sulphidic soils is not acceptable.

Landfill with material other than VENM may require a licence from the EPA for a waste facility operation.

Objectives

- 1) To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.
- 2) Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment.
- 3) Development should minimise the amount of landfill required.

Controls

- a) Adequate justification of the need for landfill to be deposited on a site must be provided.
- b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.
- c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.
- d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.
- e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.
- f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.
- g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.
- h) Landfill must not adversely affect the natural flow of drainage or runoff.
- i) Before granting development consent for landfill or earthworks, an applicant is to demonstrate to Council the following issues have been addressed:
 - i. The likely disruption of or any detrimental effect on existing drainage patterns and soil stability in the locality.
 - ii. The effect of the proposed development on the likely future use or redevelopment of the land.
 - iii. The quality of the fill or of the soil to be excavated, or both.
 - iv. The effect of the proposed development on the existing and likely amenity of adjoining properties.
 - v. The source of any fill material or the destination of any excavated material.
 - vi. The likelihood of disturbing Aboriginal objects or other relics.
 - vii. Proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

8.19 Additional Controls for Subdivision in a Buffer Area

The interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas". Buffer Areas are shown on Structure Plan Map (Appendix 2).

8.19.1 Buffer to Hume Industrial Area and Goulburn / Bombala Railway

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 dwellings such as shop top housing.
- 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.

Controls

- a) Any development within the buffer shall not include noise sensitive uses.
- b) 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.
- c) The visual impact of Hume development is to be identified in visual catchments.
- d) Landscaping and building forms that screen and mitigate visual impacts shall be identified and incorporated into development to mitigate visual impact identified above.
- e) 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.
- f) Future development is to provide residential amenity that conforms to relevant noise guidelines, including for Suburban Land in the *NSW Industrial Noise Policy (EPA 2000)*.
- g) Dense planting over 100 – 150 continuous metres on the Visual and Acoustic Buffer land is to be provided to screen uses at the Hume Industrial Estate.
- h) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
- i) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.
- j) To protect the integrity of areas recognised as having environmental significance development shall consider any adverse impacts and incorporate appropriate design solutions to address these.

8.19.2 Urban and Non-Urban Interface

Objectives

- 1) Land use conflict between new development and farmland, areas of high biodiversity value is to incorporate buffers to protect conservation areas from weeds, intrusion by humans and animals or blown litter.

Controls

- a) Ensure the potential for land use conflict is considered at the subdivision stage.
- b) New urban development, rural settlement and other development in rural areas should be sited and designed so they do not interfere with legitimate and routine rural land uses on adjoining lands.
- c) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall be greater than 3,000m² and include nominated building envelopes.
- d) Selective tree removal within a designated building envelope no greater than 800m².
- e) Landscaping on land at the interface shall not include any weed or invasive species.

South Jerrabomberra DCP – Part 8

- f) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.
- g) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.
- h) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.