



New South Wales

# **Goulburn Mulwaree Local Environmental Plan 2009 (Amendment No 15)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**WARWICK BENNETT, GENERAL MANAGER  
GOULBURN MULWAREE COUNCIL**  
As delegate for the local plan-making authority

## **Goulburn Mulwaree Local Environmental Plan 2009 (Amendment No 15)**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Plan**

This Plan is *Goulburn Mulwaree Local Environmental Plan 2009 (Amendment No 15)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to land to which *Goulburn Mulwaree Local Environmental Plan 2009* applies.

### **4 Maps**

The maps adopted by *Goulburn Mulwaree Local Environmental Plan 2009* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

## **Schedule 1      Amendment of Goulburn Mulwaree Local Environmental Plan 2009**

**[1]    Clause 2.1 Land Use Table**

Insert “R3 Medium Density Residential” in appropriate order in the matter relating to Residential Zones.

**[2]    Clause 2.1**

Omit “B1 Neighbourhood Centre” from the matter relating to Business Zones.

**[3]    Land Use Table**

Omit the matter relating to Zone B1 Neighbourhood Centre.

**[4]    Land Use Table**

Insert in appropriate order—

### **Zone R3 Medium Density Residential**

**1            Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

**2            Permitted without consent**

Environmental protection works; Home occupations; Roads

**3            Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Environmental facilities; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture

**4            Prohibited**

Dwelling houses; Pond-based aquaculture; Any other development not specified in item 2 or 3

**[5]    Clause 5.4 Controls relating to miscellaneous permissible uses**

Omit “1000” from clause 5.4(7). Insert instead “250”.

**[6]    Schedule 1 Additional permitted uses**

Insert at the end of the Schedule, with appropriate clause numbering—

**Use of certain land at 1 Box Avenue, Goulburn**

- (1) This clause applies to land at 1 Box Avenue, Goulburn, being Lot 6, DP 1220973.
- (2) Development for the purposes of a camping ground, caravan park and tourist and visitor accommodation is permitted with development consent.