



New South Wales

Goulburn Mulwaree Local Environmental Plan 2009 (Amendment No 24)

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

Goulburn Mulwaree Local Environmental Plan 2009 (Amendment No 24)

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1 Name of Plan

This Plan is *Goulburn Mulwaree Local Environmental Plan 2009 (Amendment No 24)*.

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 the following land—

- (a) Lot 1, DP 706477, 159 Rifle Range Road, Goulburn,
- (b) Lot 2, DP 1053945, 14 George Street, Marulan,
- (c) Lot 3, DP 1053945, 16 George Street, Marulan.

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

Schedule 1 Additional permitted uses

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

Use of certain land at 14 George Street, Marulan

- (1) This clause applies to Lot 2, DP 1053945, 14 George Street, Marulan, identified as “Item 5” on the Additional Permitted Uses Map.
- (2) Development for the purposes of food and drink premises is permitted with development consent.

Use of certain land at 16 George Street, Marulan

- (1) This clause applies to Lot 3, DP 1053945, 16 George Street, Marulan, identified as “Item 6” on the Additional Permitted Uses Map.
- (2) Development for the purposes of 1 or more of the following is permitted with development consent—
 - (a) hotel or motel accommodation,
 - (b) pubs,
 - (c) shops that are bottle shops.
- (3) In this clause—

bottle shop means retail premises—

 - (a) that are licensed premises under the *Liquor Act 2007*, and
 - (b) the principal purpose of which is the retail sale of liquor in sealed containers for consumption away from the premises.

Use of certain land at 159 Rifle Range Road, Goulburn

- (1) This clause applies to part of Lot 1, DP 706477, 159 Rifle Range Road, Goulburn, identified as “Item 7” on the Additional Permitted Uses Map.
- (2) Development for the purposes of a single dwelling house is permitted with development consent if the lot on which the dwelling house is to be erected is at least 74ha.
- (3) Despite clause 4.1, the subdivision of Lot 1, DP 706477 is permitted with development consent if—
 - (a) the resulting lot in Zone C2 Environmental Conservation is at least 74ha, and
 - (b) the consent authority is satisfied that the subdivision is for the purposes of enabling the erection of a dwelling house on the resulting lot.
- (4) Development consent must not be granted under this clause unless the consent authority is satisfied that—
 - (a) the dwelling house will not be located within the range danger area of a shooting range, and
 - (b) vehicular access to the dwelling house will be via Rifle Range Road only, and
 - (c) appropriate measures will be taken to ensure the LAeq levels specified in *State Environmental Planning Policy (Transport and Infrastructure) 2021*, section 2.120(3) are not exceeded.

- (5) In this clause—
- range danger area* has the same meaning as in the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, section 2.128.
 - shooting range* has the same meaning as in the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, section 2.128.