

## KOLODONG ESTATE – BUFFER PROVISIONS EXPLANTORY NOTE

The NSW Department of Primary Industries (DPI) was consulted as part of government department consultation process for the Kolodong Estate Planning Proposal.

DPI has requested that a 50m buffer is established between all proposed residential land at Kolodong Estate and existing rural grazing land so as to minimise any potential future land use conflict (refer Figure 1). The intention of the buffer is to ensure that any residential development is no less than 50m from the adjoining rural land.

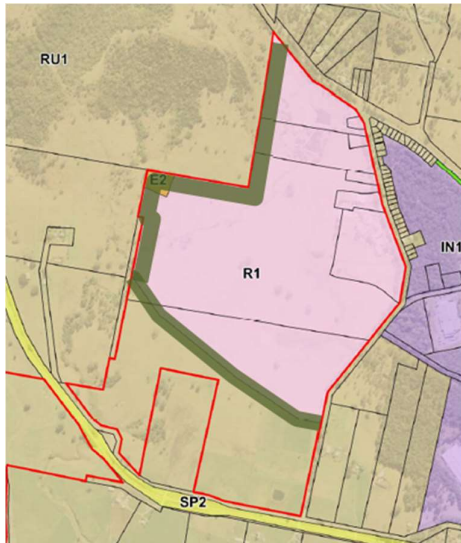


Figure 1 - Proposed Buffers

The main requirement for the buffer zone will be that any habitable building cannot be built within the buffer.

Along the southern boundary, the 50m buffer consists of 25m within the rural land and 25m within the proposed residential land. This is to accommodate a 25m road corridor which the proponent is proposing to construct within the rural land.

The Greater Taree Development Control Plan 2010, Part D – Environmental Requirements, Section D2 – Environmental Buffers sets out requirements for buffer areas. It is proposed to include the Kolodong Estate buffer requirements within this section of the Greater Taree DCP.

This would be achieved by updating Section D2 in the following way.

1. Add the buffer shown in Figure 1 above to the Environmental Buffers Map.
2. Insert an additional objective: “To ensure a buffer is provided between residential development and agricultural activities so as to minimise the potential for land use conflict.”
3. Insert an additional Performance Criteria for the Kolodong Release Area:  
*“Any development application over Lot 6 DP 614144, Lot 54 DP 1042462, Lot 8 DP 1170882 and Lot 6 DP 83372 shall include a 50 metre wide buffer as defined by Map 2. A mechanism is to be implemented to ensure any habitable building cannot be built within the buffer. Along the southern residential zone edge, a road may be constructed in the part of the buffer zoned rural provided a mechanism is implemented to ensure any habitable building cannot be built within the buffer. If a road is not provided in the part of the buffer zoned rural then the 50m buffer is to extend north from the boundary of the residential zone.”*

**The proposed amendment is shown over the following pages.**

## D2 Environmental buffers

---

### **About this part:**

This part identifies land subject to development constraints within identified buffer areas to sewerage treatment works, abattoirs, quarries and landfill sites.

### **Applies to:**

Land within the Greater Taree Local Government Area identified as a buffer area in Map 2.

### **Date adopted by Council:**

14 October 2009

### **Effective date:**

25 June 2010

### **Related Policy / Technical Manual:**

Department of Planning Circular No. E3 - Guidelines for Buffer Areas Around Sewage Treatment Plants.

---

## **Introduction**

Buffer areas identify locations of potential landuse conflict. Council is required to responsibly manage development within areas affected by identified buffers to sewerage treatment works, abattoirs, and quarries for a variety of impacts including noise, vibration and odour.

## **Objectives**

- Limit new development in areas that might now or in the future be subject to impacts from sewerage treatment works, abattoirs quarries and landfill sites.
- To ensure a buffer is provided between residential development and agricultural activities so as to minimise the potential for land use conflict.

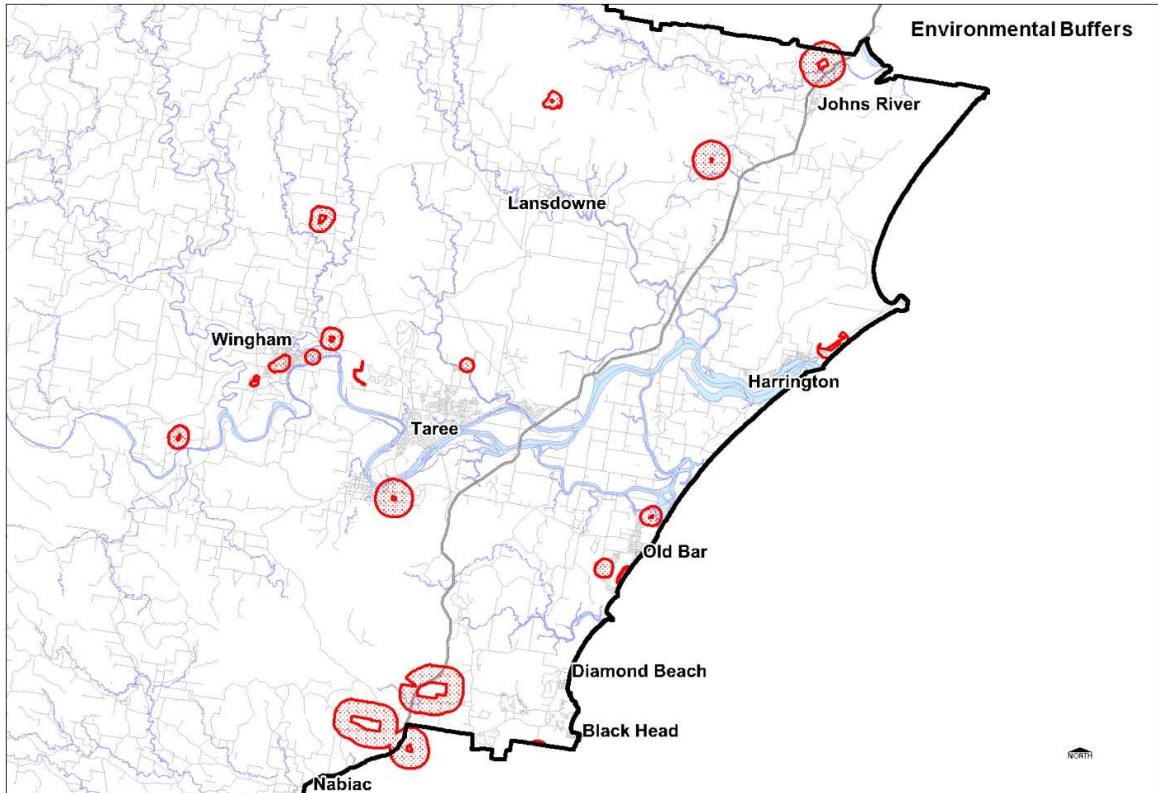
## **Performance criteria**

For a development application for land within a buffer area, Council shall consider:

1. The environmental conditions within the buffer area and any hazards likely to be encountered by the proposed development.
2. The likely risks to persons proposing to reside or be employed in the proposed development.
3. The nature and intensity of the proposed development.
4. The likely influence of the proposed development on the continued operation or potential future of any development or activity within the buffer area.
5. Any development application over Lot 6 DP 614144, Lot 54 DP 1042462, Lot 8 DP 1170882 and Lot 6 DP 83372 shall include a 50 metre wide buffer as defined by Map 2. A mechanism is to be implemented to ensure any habitable building cannot be built within the buffer. Along the southern residential zone edge, a road may be constructed in the part of the buffer zoned rural provided a mechanism is implemented to ensure any habitable building cannot be built within the buffer. If a road is not provided in the part of the buffer zoned rural then the 50m buffer is to extend north from the boundary of the residential zone.

## Land affected by the part

The requirements of this part apply to land as identified in the following  
Map 2 – Environmental Buffers.



Map 2 – Environmental Buffers