

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on 8 April 2025, 10.00am

## Attachments Excluded From Agenda

Jon Gibbons  
**General Manager**

2 April 2025



# Attachments

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## Reports

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|-------------|--|-----|
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## Chapter 11

### URBAN RELEASE AREA 1055 and 1055A Bruxner Highway

POST-EXHIBITION CHANGES



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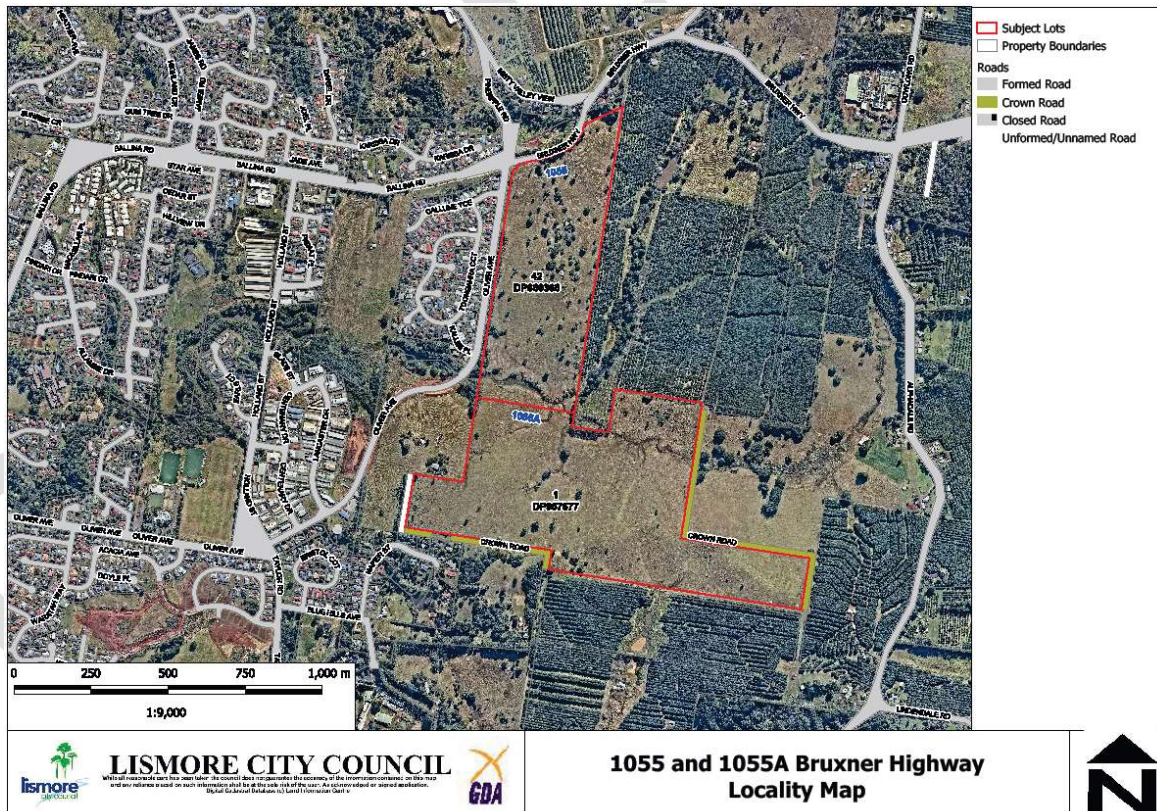
Figure 10: Electric vehicle circuitry provision with multiple spaces using cable tray systems

# 1. INTRODUCTION

## 1.1 Application

This Development Control Plan (DCP) chapter applies to the urban release area referred to as Urban Release Area 1055 and 1055A Bruxner Highway (Bruxner URA), located at 1055 and 1055A Bruxner Highway, Goonellabah, approximately 7.5km from the Lismore CBD. The Bruxner URA is made up of two (2) allotments (Lot 1, DP 957677 and Lot 42, DP 868366). The total land area is approximately 75 hectares.

*Figure 1: Site locality*



This DCP chapter provides the coordination, urban design principles and overall structure for future development of the Bruxner URA which will consist of five (5) urban precincts.

The DCP applies to all development within the Bruxner URA that is identified as permitted development within the following land use tables of the Lismore local Environmental Plan 2012 (LEP):

- R1 – General Residential
- R3 – Medium Density Residential
- E1 – Local centre
- MU1 – Mixed Use
- E4 – General Industrial

The chapter outlines visions, objectives and performance criteria for the Bruxner URA. 'Acceptable solutions' controls are included as suggestive modes for the achievement of the performance criteria and the overall visions set by this chapter. If applicants can demonstrate that objectives can be achieved through alternative solutions, these will be considered by Council staff.

## **1.2 Vision**

### **1.2.1 Overall Vision for the Bruxner URA**

The Bruxner URA is strategically located at the eastern entrance to the urban area of Lismore. As such, development within the area positively integrates with the flora and topography, providing a positive scenic vista along the Bruxner Highway.

The layout, design and detail of the Bruxner URA leads to a vibrant, cohesive and sustainable community for residential, employment and community uses. The precincts balance a mix of uses to provide for social equity and vitality where people can live sustainable, healthy and active lifestyles with easy access to jobs, amenities and services. Digital and EV infrastructure provision facilitates the economic and sustainable vitality of the Bruxner URA.

The precincts provide a variety of dwelling types and tenures to serve people from a range of socio-economic backgrounds. The area is safe, convenient, resilient, and sustainable. The street network provides convenient access throughout the estate and links to public transport routes beyond the estate. Streets prioritise walking and cycling and act as public spaces<sup>1</sup>, not only serving cars.

The Bruxner URA provides high quality public realm, open space and facilities. Public and semi-public open spaces are designed to enable social connection, relaxation, play, connection to Country, opportunity for food growing and education. The regenerated Tucki Tucki creek acts as a key focus of the site, offering biodiversity value and walking/ cycling opportunities along the corridor connecting west into Goonellabah.

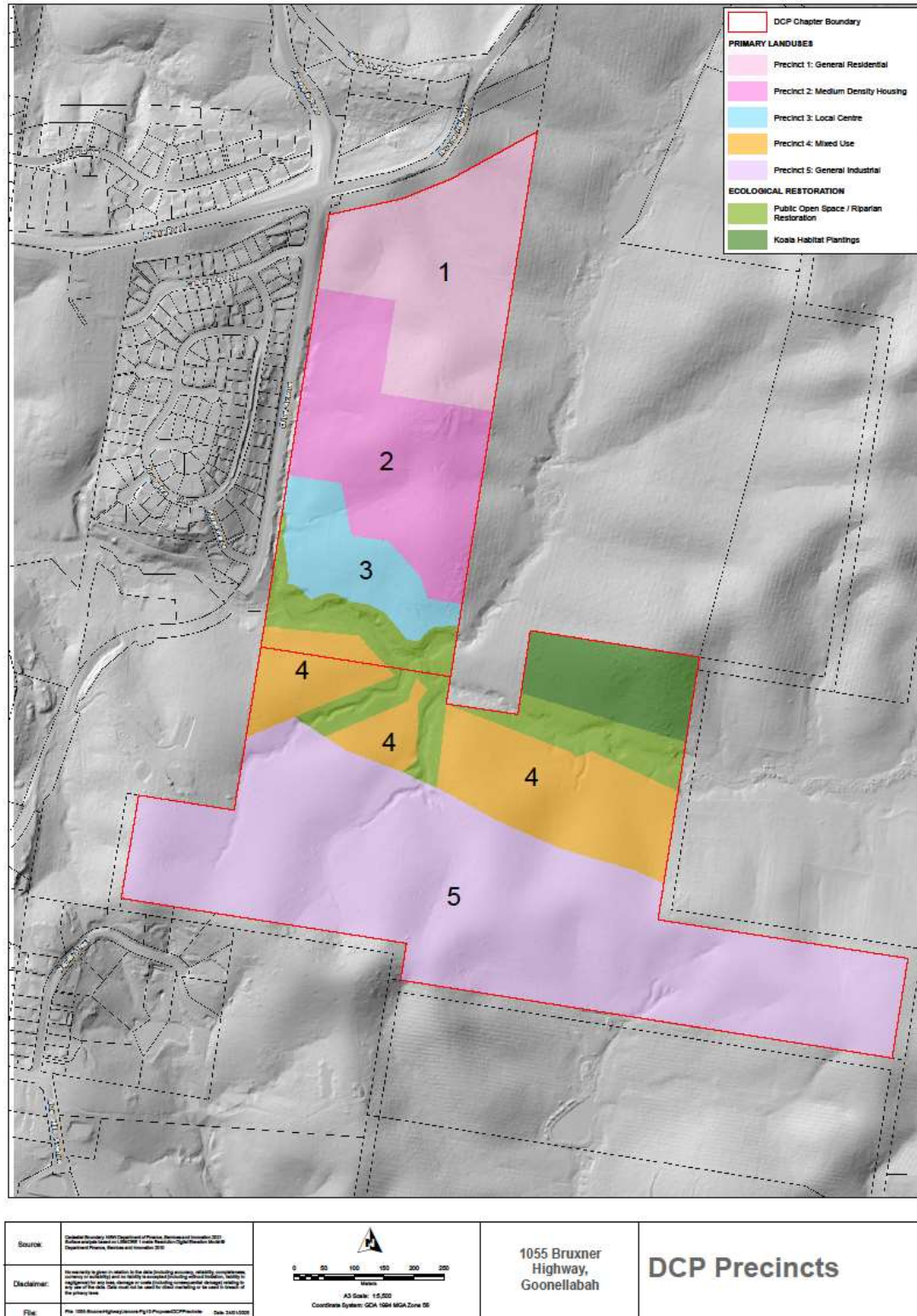
Five precincts together make up the Bruxner URA as shown in **Figure 2**.

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<sup>1</sup> In accordance with the NSW Movement and Place 'Design of roads and streets' 2023



**Figure 2: Bruxner URA Precincts**



### **1.2.2 Precinct 1: General Residential**

Development in the northern precinct is to provide a variety of housing types to accommodate a diverse range of people from differing socio-economic backgrounds.

The subdivision pattern is to provide suitable land for relocated houses as part of Lismore's planned retreat from high flood risk areas. Relocated homes and new homes will be attractively integrated through the development, through well considered lot sizes, a connected network of public realm and green/ blue infrastructure. Local roads with suitable walking and cycling facilities that contribute to public realm and connect to the adjoining precincts are to be created.

Social family recreation space within the precinct ensuring that residents are within walking distance of a local-level public open space.

#### **Preferred Land Uses**

- **Dwellings and semi-detached dwellings**
- **Dual occupancies**
- **Multi-dwelling housing**
- **Senior's housing**

### **1.2.3 Precinct 2: Medium Density Housing**

Development in this precinct offers a vast range of medium density housing options, including affordable housing solutions. The provision of shared paths connects residents in this precinct to the Local Centre and the Tucki Tucki creek corridor and beyond.

Residents will benefit from sufficient private and/or communal recreation space through provision of gardens, balconies, roof terraces or the like.

#### **Preferred Land Uses**

- **Multi-dwelling housing**
- **Senior's housing**
- **Residential flat buildings**
- **Manor Houses**
- **Terrace housing**
- **Co-living housing**
- **Shop-top housing**

### **1.2.4 Precinct 3: Local Centre**

The local centre is a vibrant place where a range of land uses should be carefully co-located, providing opportunities for employment and a high-quality network of public realm and green infrastructure. The local centre includes the primary parcel of public open space that functions as a social family recreation space for the estate, providing opportunity for social and community events and connection to the Tucki Tucki corridor.

The precinct sensitively integrates with the ecological and cultural values of Tucki Tucki Creek, where land uses are carefully considered and managed. The revegetated creek corridor and the open space provision are key contributors to the character and identity of the precinct.

### **Preferred Land Uses**

- **Commercial premises**
- **Community facilities**
- **Creative industries**
- **Early education and care facilities**
- **Shop-top housing**

#### **1.2.5 Precinct 4: Mixed Use**

The precinct provides live / work opportunities with a predominance of commercial land uses. The sensitive design of the precinct enables the built environment to integrate with the ecological and cultural values of Tucki Tucki Creek, where land uses are carefully considered and managed. The existing areas of vegetation and the open space provision are key contributors to the character and identity of the precinct.

### **Preferred Land Uses**

- **Creative industries**
- **Commercial premises**
- **Light industries**
- **Shop-top housing**

#### **1.2.6 Precinct 5: General Industrial**

Increased densities are clustered around the north of precinct, with lot sizes gradually increasing towards the south of the site, enabling a transition from the mixed use zone to the north.

The public realm throughout the precinct is of a high quality and offers opportunities for visual amenity and leisure purposes. Whilst being an industrial area, the precinct is visually and functionally attractive to visitors and modern industrial businesses through provision of high-quality public realm and landscaping.

Potential land use conflicts, such as noise and odour, are primarily mitigated through buffers incorporated into the lot layout, road design and landscaping.

### **Preferred Land Uses**

- **General industry**
- **Light industry**
- **Specialised retail premises**
- **Industrial retail outlet**
- **Storage premises**
- **Warehouse or distribution centre**
- **Freight transport facilities and depots**



### 1.3 Planning Principles

The vision reflects the following planning principles:

#### Principle 1 Liveability

- a) A range of housing types and tenures are to be provided including opportunities for live/ work infrastructure enable a diverse community.
- b) Higher density is consolidated around the Local Centre and key public open spaces.
- c) Employment zones and community facilities are located within easy access to residential development.
- d) Streetscapes provide legible and pedestrian friendly atmospheres that connect all areas of the site internally and externally.
- e) The design of public open space encourages active and healthy living for all ages and cultures.

#### Principle 2 Economic vitality

- a) A mix of employment opportunities, including retail, services, creative industries, community services and general industrial uses are enabled.
- b) A range of commercial and industrial lot sizes are provided to facilitate diverse business types and a variety of employment opportunities.
- c) Shared opportunities are created and seized to contribute to efficiencies.
- d) Live/ work solutions are provided.
- e) Circular economy business initiatives are encouraged and supported.

#### Principle 3 Sustainable environment

- a) Cultural values are incorporated into and reflected in designs.
- b) Ecological values and habitats are approached sensitively, protected and enhanced over the long term.
- c) Opportunities for sustainable lifestyles are encouraged through urban design elements, including but not limited to opportunities for food growing, energy efficiency, water cycle initiatives and active transport.

### 1.4 Relationship with other planning controls

This DCP Chapter is to be read in conjunction with the Lismore Local Environmental Plan 2012 (LEP) and other relevant chapters within the Lismore DCP. Where this chapter may be silent, elements of other chapters within the Lismore DCP will need to be addressed.

The NSW Apartment Design Guide applies to types of residential development identified in Chapter 4 of the State Environmental Planning Policy (Housing) 2021 and Low-Rise Housing Diversity Codes applies to Complying Development identified within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Should any inconsistency arise from the reading of these documents the following applies:

- a) Development standards and guides set by the State Environmental Planning Policy (Housing) 2021 or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 prevail over any development controls in this DCP chapter;
- b) The development standards in the Lismore Local Environmental Plan 2012 prevail over any development controls in this DCP Chapter; and
- c) The development controls in this DCP Chapter prevail over any development controls within the remaining components of the Lismore DCP.

## 1.5 Structure

The DCP chapter comprises the following parts:

| Section                        | Inclusions  |
|--------------------------------|---|
| Section 1 Introduction         | The introduction sets out the administrative provisions of the DCP and provides the overall vision, preferred land uses and planning principles for the Bruxner URA . |
| Section 2 Subdivision controls | Section 2 sets out the subdivision controls for the Bruxner URA. Where specified, some controls apply at precinct level.  |
| Section 3 Development Controls | Section 3 sets out the development controls for the Bruxner URA. Where specified, some controls apply at precinct level.  |

## 1.6 Definitions

A term or word used in this DCP Chapter has the same meaning as Lismore LEP unless otherwise defined.

**active street frontage** - street frontages where there is an effective visual and physical engagement with regular non-residential activities on the ground floor of buildings.

**affordable housing** - Affordable Housing is any housing that is appropriate for the needs of people in the range from 'very low' to 'moderate' household incomes and is priced so that households can also meet other basic living costs such as food, clothing, transport, utilities, medical and education expenses. Housing is generally considered affordable if it is less than 30% of gross household income (whether mortgage payments or rent).

**deep soil zone** - means areas of soil not covered by buildings or structures within a development that allow infiltration of rainwater to the water table and reduce stormwater run-off.

**diverse housing** - types of residential accommodation that increase the density and diversity of housing types beyond that of a single detached dwelling. This may include; Dual occupancies (two houses, whether attached or detached); Secondary dwellings ('Granny Flats'); Manor Houses; Multi-dwelling housing (three or more dwellings on one lot); Residential Flat Buildings; Seniors Housing; Co-living housing; or Shop Top Housing.

**green infrastructure** - the network of green spaces and water systems that deliver multiple environmental, economic, and social values and benefits to urban communities (DPIE, 2020)

**medium density** - development that achieves a dwellings per hectare density ratio between 25 and 40.

**net density** - means the number of dwellings per hectare on land used for residential lots plus the area of local roads and local parks. It is calculated by adding the area of residential lots to the area of local roads and parks, and then dividing by the number of dwellings created. Excludes higher and middle order roads (freeways down to trunk collector) and all other types of open space and non-residential land uses, but includes mixed use containing residential (RPS, 2013).

**public open space** - means any outdoor area within the urban environment that is intended for public access and/or public use, including (but not limited to): parks, bushland reserves, waterways, drainage lands, pedestrian footpaths and cycleways. Public open space in

Lismore is categorised into Function Types and Landscape Settings, as set out in the Open Space Strategy.

***public realm*** - a term that loosely relates to all elements of the physical environment that are public accessible. For the purposes of this DCP chapter, public realm relates to the urban elements that facilitate human interaction outside the private home, such as streets, pedestrian footpaths and cycleways and plazas.

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## 2. SUBDIVISION CONTROLS

**Precincts 1 and 2:** The following elements from Chapter 5A of the Lismore DCP apply:

- Pedestrian and cyclist facilities
- Public transport
- Essential services
- Water quality management
- Street trees
- Biodiversity conservation
- Aboriginal cultural heritage

**Precinct 3, 4 and 5:** All elements from Chapter 5B of the Lismore DCP apply.

**ALL Precincts:** All elements from other applicable Lismore DCP Chapters apply, including chapter 22.

### 2.1 Element – Site layout

**Objective:** To provide a legible and functional urban area that encourages active and inclusive lifestyles and provides for sufficient density and practical open space for the vision to be achieved.

| Performance Criteria   | Precinct                 | Acceptable Solutions   |
|--|--------------------------|--|
| <b>Lot Layout</b><br><b>P1.1</b> Subdivision of the land conserves the key landscape attributes of the site and, wherever possible, accommodates these in the public realm.<br><br><b>P1.2</b> Subdivision of the land enables development in line with the Precinct visions.<br><br><b>P1.3</b> Subdivision facilitates a street network in accordance with street network controls at element 2.2. | <b>Precincts 1-4</b>     | <b>Lot Layout</b><br><b>A1.1</b> Subdivision layouts demonstrate consistency with the Precinct Structure Plan illustrated at Appendix 1.<br><br><b>A1.2</b> Subdivision of land allows for a timely and efficient release of urban land and where possible accords with the preferred staging plan as illustrated in Appendix 2.<br><br><b>A1.3</b> No allotment shall have direct vehicular access onto Oliver Avenue or the Bruxner Highway. |
|  | <b>Precincts 2 and 4</b> | <b>A1.4</b> Subdivision must enable a density of 25 – 40 dwellings per hectare.<br><br><b>A1.5</b> Lots must be accessed by a rear lane, or a private internal lane where possible.  |
|  | <b>Precinct 3</b>        | <b>A1.6</b> Lots must be developed around a High Street in accordance with Table 1.  |

|  |                      |   |
|--|----------------------|---|
|  |                      | <b>A1.7</b> Vehicular access, and all services, must be provided to all lots via the rear lane.   |
| <b>Lot Size</b><br><b>P2.1</b> Lot sizes are to be in accordance with the minimum lot sizes set within the Lismore Local Environmental Plan.<br><br><b>P2.2</b> Lot size enables a variety of business uses and opportunities. | <b>Precinct 5</b>    | <b>Lot Size</b><br><b>A2.1</b> Lots must be less than 1 hectare.  |
| <b>Buffers</b><br><b>P3</b> Buffers are provided to reduce land use conflict.  | <b>All precincts</b> | <b>Buffers</b><br><b>A3</b> Buffers accord with the Indicative Structure Plan presented in Appendix 1, or in accordance with Chapter 11 (where applicable). |

## 2.2 Element – Street networks and design

**Objective:** To connect the Bruxner URA with Goonellabah and beyond. To internally connect all precincts, lots and uses with one another as well as function as a recreational use to enable active and interactive communities.

| Performance Criteria  | Precinct                 | Acceptable Solutions  |
|---|--------------------------|---|
| <b>Street Network</b><br><b>P4.1</b> Suitable road infrastructure shall be provided to connect precincts within and beyond the Bruxner URA.<br><br><b>P4.2</b> The street network enables public and active transport, prioritising pedestrians, cyclists and native fauna over motorists.<br><br><b>P4.3</b> The street network: <ul style="list-style-type: none"> <li>• Provides a clear structure and component streets conform to their function in the network;</li> <li>• Has sufficient capacity to provide safe vehicular access for each lot; and</li> <li>• Shows clear physical distinctions between each type of street based on function, legibility, convenience, traffic volumes, vehicle speeds, safety and amenity</li> </ul> <b>P4.4</b> Rear lanes must function as a delivery and waste collection zone for commercial uses. | <b>Precinct 1-4</b>      | <b>Street Network</b><br><b>A4.1</b> The street network must connect the Bruxner URA to the walking and cycling network of Oliver Avenue and the Tucki Tucki Creek Corridor.<br><br><b>A4.2</b> Road layouts and categorisations are provided in accordance with Table 1 and the Precinct Structure Plan illustrated in Appendix 1.<br><br><b>A4.3</b> The Local Centre must be serviced by a High Street in accordance with Table 1.<br><br><b>A4.4</b> Streets link to other streets that are no more than two levels higher or lower in the hierarchy.<br><br><b>A4.5</b> Levels of connectivity for each street type is consistent with the requirements of Table 1.<br><br><b>A4.6</b> The street network caters for the provision of public utility services including water, sewerage, electricity and telecommunications. |
| <b>Driveway Access</b><br><b>P5.1</b> Street and lot design ensures safe vehicle and pedestrian access to all lots.   | <b>All precincts</b>     | <b>Driveway Access</b><br><b>A5.1</b> Where possible, vehicle access is provided off the lower order street.  |
|   | <b>Precincts 3 and 4</b> | <b>A5.2</b> Commercial and mixed-use development must have rear lane vehicular access.  |

**Table 1: Residential and mixed use road characteristics**

| Street Type  | Lane  | Local Access <sup>1</sup>                  | Local Collector <sup>1</sup>   | Primary Collector <sup>1</sup>   | High Street   |
|--|---|--|--|--|---|
| Northern Rivers Local Government (NRLG) Equivalent | N/A   | Local Street                               | Local Street   | Local Street   | N/A   |
| Function   | Provide two way access to rear of properties for garaging, refuse collection and other service vehicles | Provide direct residential property access | Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity | Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity | Provide pedestrian, cyclist and vehicle connectivity. Provide direct parking and access to the Local Centre |
| Lots Served  | -   | <15  | <100   | <350   | As per structure plan   |
| Notional Traffic Volume <sup>2</sup>               | <100 vpd  | <200 vpd                                   | <2,000 vpd   | <3,000 vpd   | >3,000 vpd  |
| Reserve Width <sup>3</sup>                         | 7m  | 14m  | 15 – 17.5m   | 17m+   | 30m +   |
| Verge Width (Minimum)                              | 0.5m  | 4m   | 4m   | 5m   | 5m +  |
| Carriageway Width <sup>2</sup>                     | 6m  | 6m   | 7 – 9.5m   | 9 – 11.5m  | 20m   |
| Parking Lane                                       | No  | No   | 2.5m/ One Side   | 2.5m/ One Side   | 5.0m (angled parking) / Both sides)   |
| Longitudinal Grade <sup>4</sup>                    | 16%   | 16%  | 16%  | 16%  | 12%   |
| Concrete Pathway Width/ Number Street Sides        | No  | 2.0m/ One Side                             | 2.0m/ One Side   | 2.5m/ One Side   | 2.5m/ Both sides  |
| Street Trees                                       | No  | Yes  | Yes  | Yes  | Yes   |
| Bus Route  | No  | No   | No   | Yes  | Yes   |
| Kerb Type  | Mountable with Upright optional   | Mountable with Upright optional            | Mountable with Upright optional  | Mountable with Upright optional  | Mountable with Upright optional   |

**NOTES:**

1. Local Street **Northern Rivers Local Government (NRLG) Equivalent**
2. Notional 6.5 vehicle trips per day are generated per standard residential lot.
3. All works to be designed and constructed in accordance with the Northern Rivers Development and Design Manual and Construction Manual.
4. Refer to Austroads Guide to Road Design Part 3 "Geometric Design" for steep grade criteria.

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## 2.3 Element – Street design, construction and on-Street parking

**Objective:** Street design depends on street function, traffic volume, desired traffic speed, on-street parking and street alignment. The street design, construction and on-street parking controls aim to contribute to the overall vision of the Bruxner URA by enabling safe and easy connection through the estate and contribute to the character and public realm.

| Performance Criteria  | Precinct                 | Acceptable Solutions   |
|---|--------------------------|--|
| <b>Geometric Design</b><br><b>P6.1</b> The street network responds to: <ul style="list-style-type: none"> <li>existing and future streetscapes;</li> <li>topography;</li> <li>flora and fauna;</li> <li>natural drainage; and</li> <li>site attributes.</li> </ul> <b>P6.2</b> Street design shall cater for all street functions, including: <ul style="list-style-type: none"> <li>safe and efficient movement of all users (including cyclists);</li> <li>vehicle parking;</li> <li>planting;</li> <li>public utilities;</li> <li>future carriage way widening (where applicable);</li> <li>retaining walls; and</li> <li>paths or overland drainage flow paths.</li> </ul> <b>P6.3</b> Street design contributes to the vision for the Bruxner URA. | <b>Precincts 1-4</b>     | <b>Geometric Design</b><br><b>A6.1</b> Design of streets must accord with the Table 1. See Figures 3 - 6.  |
| <b>On-street parking</b><br><b>P7</b> On-street parking is designed to accommodate the needs of the commercial and community uses   | <b>Precincts 1 and 2</b> | <b>On-street parking</b><br><b>A7.1</b> On-street parking is provided in accordance with Table 1.  |
|   | <b>Precinct 3 and 4</b>  | <b>On-street parking</b><br><b>A7.2</b> On-street parking shall be provided in accordance with Table 1 and the street section shown at Figure 6. |

Figure 3: Indicative local access street section

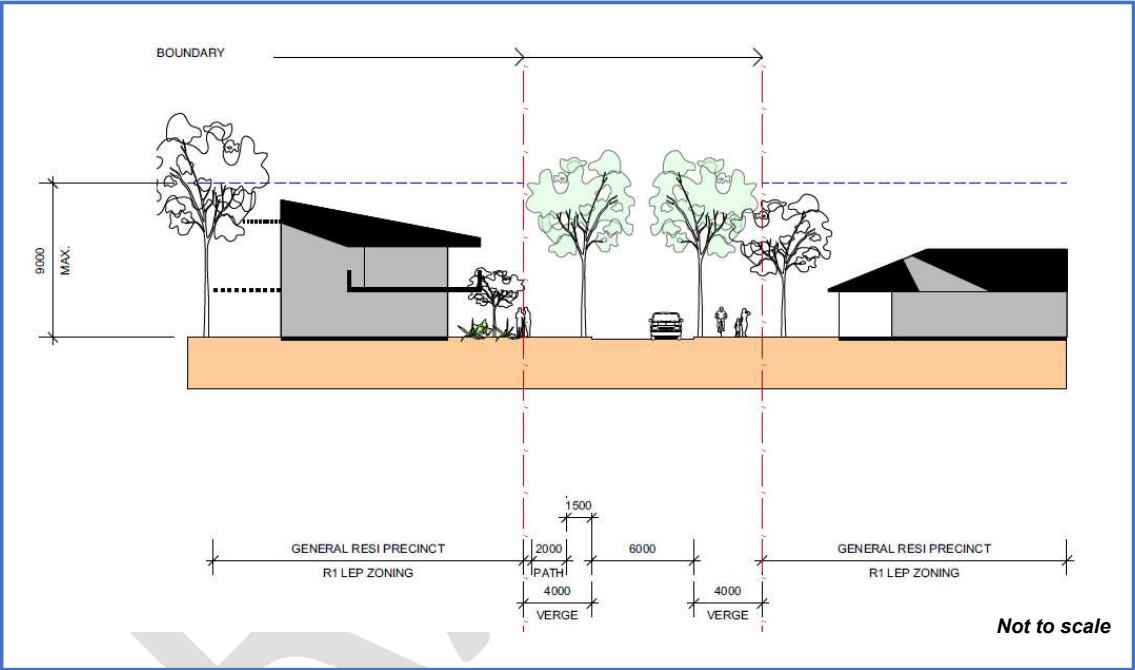


Figure 4: Indicative local collector street section

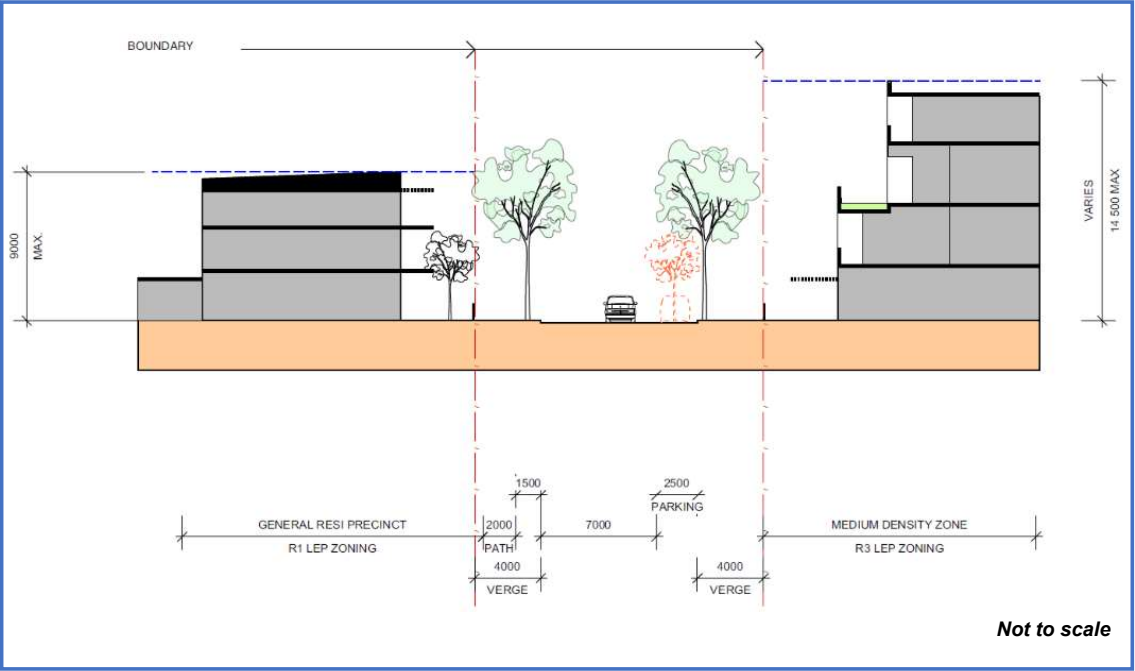


Figure 5: Indicative primary collector street section

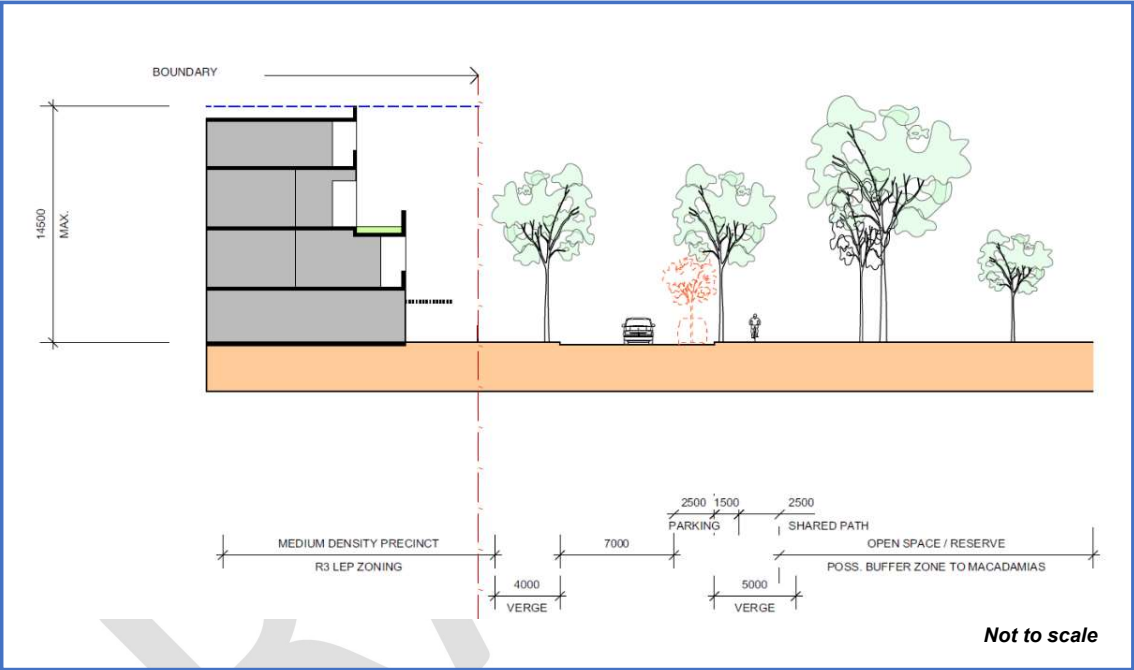
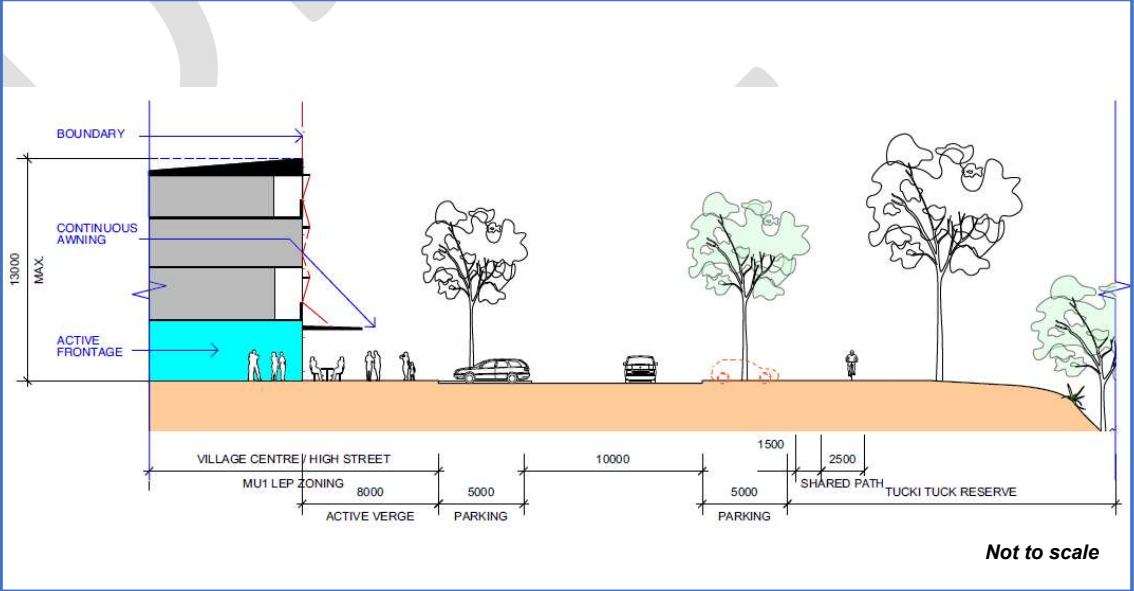


Figure 6: Indicative high street section



## 2.4 Element – Public open space

**Objective:** To encourage active and healthy lifestyles for all residents and visitors and support the cohesion and visual amenity of the Bruxner URA. Public open space, together with Element – Street Networks will:

- Contribute to the amenity and liveability of the Bruxner URA;
- Conserve and celebrate the ecological and cultural values of the land;
- Provide recreational activities for all ages and abilities;
- Facilitate active, healthy lifestyles and social interaction for people of all ages and abilities;
- Be accessible, safe, inclusive and attractive to use;
- Contribute to the economic vibrancy of the Bruxner URA; and
- Contribute to the safety and resilience of the estate.

| Performance Criteria   | Precinct             | Acceptable Solutions   |
|--|----------------------|--|
| <b>Location and purpose</b><br><b>P8.1</b> All residents shall have safe and easy access to public open space within close proximity of their home and/or workplace, consistent with the Lismore Open Space Strategy.<br><br><b>P8.2</b> Off-road shared paths are provided in accordance with element 2.2 Street networks and design. Shared path users experience suitable shade.  | <b>All Precincts</b> | <b>Location and purpose</b><br><b>A8.1</b> Public open space provision must be provided in accordance with Table 2 and the Indicative Precinct Structure Plan, illustrated at Appendix 1.<br><br><b>A8.2</b> Fifty percent (50%) of the off-road trail must have tree coverage, suitably spaced for regular shade provision. |
| <b>Design and embellishment</b><br><b>P9.1</b> Public open spaces across the site are to be located in accordance with the Structure Plan and designed in accordance with the principles of the NSW Greener Places Framework and the standards of service set within Lismore's Open Space Strategy 2023.<br><br><b>P9.2</b> Public open space: <ul style="list-style-type: none"> <li>• provides a range of accessible active and passive recreational facilities that meet the needs of all users;</li> <li>• provides attractive corridors for community paths and attractive urban environment settings;</li> </ul> | <b>All Precincts</b> | <b>Design and embellishment</b><br><b>A9.1</b> All public open spaces must have safe walking access and pathway links with good visibility from surrounding residences.<br><br><b>A9.2</b> All parcels are to be embellished in accordance with Table 2 and to the satisfaction of Council.                                  |

|   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• incorporates existing trees, rocks, streams and other sites of natural or cultural value, and link to habitats and wildlife corridors;</li> <li>• provides linkages to a legible open space network;</li> <li>• provides high levels of amenity for adjoining residents; and</li> <li>• contains appropriate fencing and landscaping.</li> </ul> |  |  |
|---|--|--|

**Table 2: Embellishment Requirements**

| Parcel   | Size                          | Function <sup>2</sup>                               | Hierarchy <sup>3</sup> | Embellishment Requirements   |
|----------|-------------------------------|---|------------------------|--|
| <b>A</b> | At least 3000sqm              | Social and family recreation                        | Neighbourhood          | <ul style="list-style-type: none"> <li>Approximately 10 play elements that meet the needs of a range of age groups and abilities;               <ul style="list-style-type: none"> <li>a minimum of four elements must be suitable for those under 5 years old; and</li> <li>a minimum of two elements must be usable for those in a wheelchair.</li> </ul> </li> <li>At least one:               <ul style="list-style-type: none"> <li>unisex public toilet,</li> <li>drinking fountain,</li> <li>bin, or</li> <li>bike rack, convenient to the local centre.</li> </ul> </li> <li>A kick-to-kick area or hard court area for games or events, accessible to people using mobility devices and wheelchairs.</li> <li>A shaded social/ picnic area with tables accessible to people using mobility devices and wheelchairs.</li> <li>A mixture of landscape settings.</li> <li>Accessible paths throughout and to all play elements.</li> </ul> |
| <b>B</b> | At least 2000sqm              | Nature conservation<br>Social and family recreation | Local                  | <ul style="list-style-type: none"> <li>At least 5 nature play elements.</li> <li>At least one seat or picnic setting accessible to people using mobility devices and wheelchairs.</li> <li>Minor landscaping and natural shade only.</li> </ul>  |
| <b>C</b> | In accordance with the buffer | Off-Road Trail<br>Social and family recreation      | Local                  | <ul style="list-style-type: none"> <li>Seating, shade and two pieces of intergenerational equipment (fitness) with landscape lighting every 200 metres.</li> <li>A shared path connecting to the pedestrian network.</li> </ul>  |

<sup>2</sup> In accordance with the Lismore Open Space Strategy 2023

<sup>3</sup> In accordance with the Lismore Open Space Strategy 2023

## 2.5 Element – Stormwater management

**Objective:** To ensure that the management of stormwater is a key consideration in the subdivision process to maximise opportunities to:

- minimise adverse impacts on the environment and natural water cycle;
- utilise natural surfaces and landforms as stormwater flow paths and to allow for on-site treatment where suitable;
- integrate water reuse and stormwater management infrastructure in the urban design process to ensure appropriate integration with the site design.

| Performance Criteria  | Precinct             | Acceptable Solutions  |
|---|----------------------|---|
| <b>Purpose</b><br><b>P10</b> Provision of stormwater management measures will: <ul style="list-style-type: none"><li>• slow water flows;</li><li>• provide for on-site treatment;</li><li>• deliver high standards of water quality to receiving waters;</li><li>• integrate into the subdivision design;</li><li>• protect natural watercourses;</li><li>• enhance public amenity; and</li><li>• retain riparian vegetation.</li></ul> | <b>All Precincts</b> | <b>Purpose</b><br><b>A10</b> Subdivision design and construction complies with DCP Chapter 22 Water Sensitive Design. |

### 3. DEVELOPMENT CONTROLS

**Precinct 1:** All elements from Lismore DCP Chapter 1 apply.

**Precinct 2 and 4:** The following elements from Lismore DCP Chapter 1 apply:

- Visual privacy
- Acoustic privacy
- Earthworks, retaining walls and erosion controls
- Fences
- Service areas and waste management
- Orientation, glazing and shade control
- On-site sewage and wastewater management

**Precinct 5:** All elements from DCP Chapter 3 apply.

**ALL Precincts:** All elements from DCP Chapter 7, 9, 13, 14, 15, 21 and 22 apply.

#### 3.1 Element – Housing density and diversity

**Objective:** To ensure sufficiently dense and diverse housing is provided.

| Performance Criteria   | Precinct                | Acceptable Solutions    |
|--|-------------------------|-------------------------|
| <b>Housing Density</b><br><b>P11</b> The density of housing delivery accords with the precinct objectives and the intention set by A1.4. | <b>Precinct 2 and 4</b> | No acceptable solution. |
| <b>Housing Diversity</b><br><b>P12</b> Residential development typologies must meet the definition of diverse housing.                   | <b>Precinct 2 and 4</b> | No acceptable solution. |



### 3.2 Element – Setbacks, street frontages and public realm

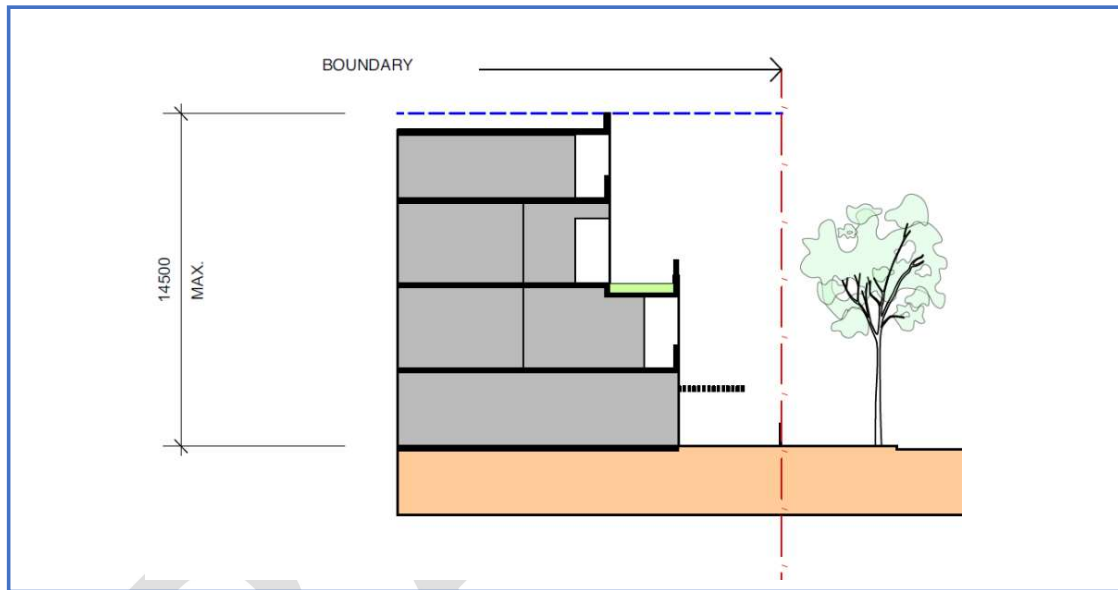
**Objective:** To achieve appropriate built form outcomes that complement the unique characteristics of the locality.

| Performance Criteria   | Precinct                         | Acceptable Solutions   |
|--|----------------------------------|--|
| <b>Setback</b><br><b>P13</b> Development is sited and designed taking into account the relationship to adjoining premises and the street.  | <b>Precinct 2</b>                | <b>Setback</b><br><b>A13.1</b> Buildings (not including earthworks, retaining walls and fencing elements) are setback 6m from the boundary fronting the street.<br><br><b>A13.2</b> For a corner allotment in this precinct, the setback is: <ul style="list-style-type: none"> <li>• for development 1 and 2 storeys, 6m from the primary street and 3m from the secondary road, and</li> <li>• for development 3 or more storeys, 6m from the primary street and 4m from the secondary road.</li> </ul> <b>A13.3</b> Residential development on allotments with rear lane frontage must be sufficiently setback to ensure vehicular parking can be accommodated completely off road. Where the garage is perpendicular to the lane, it must be setback 5.5m. |
| <b>Setback</b><br><b>P14</b> Buildings are designed to engage with the public realm and provide opportunities for passive surveillance.  | <b>Precinct 3 and Precinct 4</b> | <b>Setback</b><br><b>A14.1</b> No minimum front setback is required.   |
| <b>Street Frontage</b><br><b>P15.1</b> Buildings are oriented to the higher order street and provide for passive observation.<br><br><b>P15.2</b> Building facades shall incorporate features such as balconies, awnings, recesses and/or similar architectural features to provide appropriate articulation and modulation of long expanses of wall and | <b>Precinct 2 and 4</b>          | <b>Street Frontage</b><br><b>A15.1</b> Buildings are designed to provide up to a four storey presentation to the street, with any 3 <sup>rd</sup> and/or 4 <sup>th</sup> storey setback at least 3m to minimise the bulk and scale to the street. See Figure 7.<br><br><b>A15.2</b> The building façade is provided with architectural features to articulate and visually ‘break up’ long expanses of wall. Building expanse must not exceed 8 metres horizontally without articulation.  |

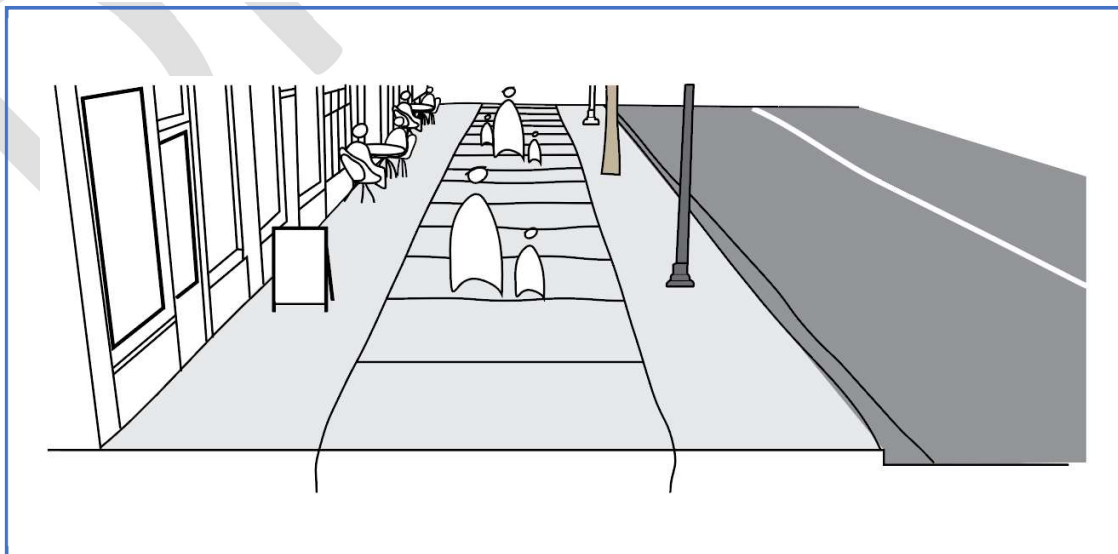
|   |                          |  |
|---|--------------------------|--|
| <p>contribute to the composition of the streetscape. The intent of building articulation is to ensure the delivery of high quality buildings with modern and contemporary designs that contribute to the human scale of the public realm.</p> |                          | <p>Notwithstanding, upper levels may have to be setback where bulk and scale impact upon:</p> <ul style="list-style-type: none"> <li>• streetscape;</li> <li>• privacy of adjoining residential properties; and</li> <li>• solar access of adjoining properties and/or public open space.</li> </ul> <p><b>A15.3</b> Where ground floor uses are commercial, awnings or balconies are provided for all-weather protection. Awning width must be 50% of the active verge.</p>   |
|   | <p><b>Precinct 3</b></p> | <p><b>A15.4</b> Buildings are designed to provide up to a five storey presentation to the street, with any 4th and/or 5<sup>th</sup> storey setback at least 3m to minimise the bulk and scale to the street. See Figure 7.</p> <p>Notwithstanding, upper levels may have to be setback where bulk and scale impact upon:</p> <ul style="list-style-type: none"> <li>• streetscape;</li> <li>• privacy of adjoining residential properties; and</li> <li>• solar access of adjoining properties and/or public open space.</li> </ul> <p><b>A15.5</b> The building façade is provided with architectural features to articulate and visually 'break up' long expanses of wall. Building expanse must not exceed 8 metres horizontally without articulation.</p> <p><b>A15.6</b> Any private domain is designed to blend in with the adjoining public space.</p> <p><b>A15.7</b> Awnings (for weather protection and shade), covering 50% of the active verge, must be provided on all buildings fronting the high street.</p> |
| <p><b>Public Domain</b><br/><b>P16.1</b> The village centre is to be developed around a high street and consists of high-quality</p>  | <p><b>Precinct 3</b></p> | <p><b>Public Domain</b><br/><b>A16.1</b> The Local Centre is developed around a "high street" as illustrated in the Structure Plan in Appendix 1. The "high street" shall consist of high-</p>   |

|   |  |   |
|---|--|---|
| <p>public domain, creating a clean and safe streetscape.</p> <p><b>P16.2</b> A mix of uses shall be enabled to activate the local centre and create a sense of vibrancy both day and night.</p> <p><b>P16.3</b> Active frontages are to contribute to the liveliness and vitality of the area by maximising entries or display windows to shops and/or food and drink premises or other uses, customer service areas and activities which provide pedestrian interest and interaction and casual surveillance of the public domain.</p> <p><b>P16.4</b> The active verge within the local centre is suitably designed and constructed with high quality and accessible paving and landscaping to facilitate activation such as outdoor seating.</p> |  | <p>quality public domain to create a vibrant, active and safe environment.</p> <p><b>A16.2</b> Development within the Local Centre must provide active street frontages where fronting the high street.</p> <p><b>A16.3</b> The active frontage must be contiguous in design and material use across the length of the high street. See Figure 8.</p> |
|---|--|---|

**Figure 7: Building articulation**



**Figure 8: Active street frontages must be contiguous in design and materials**

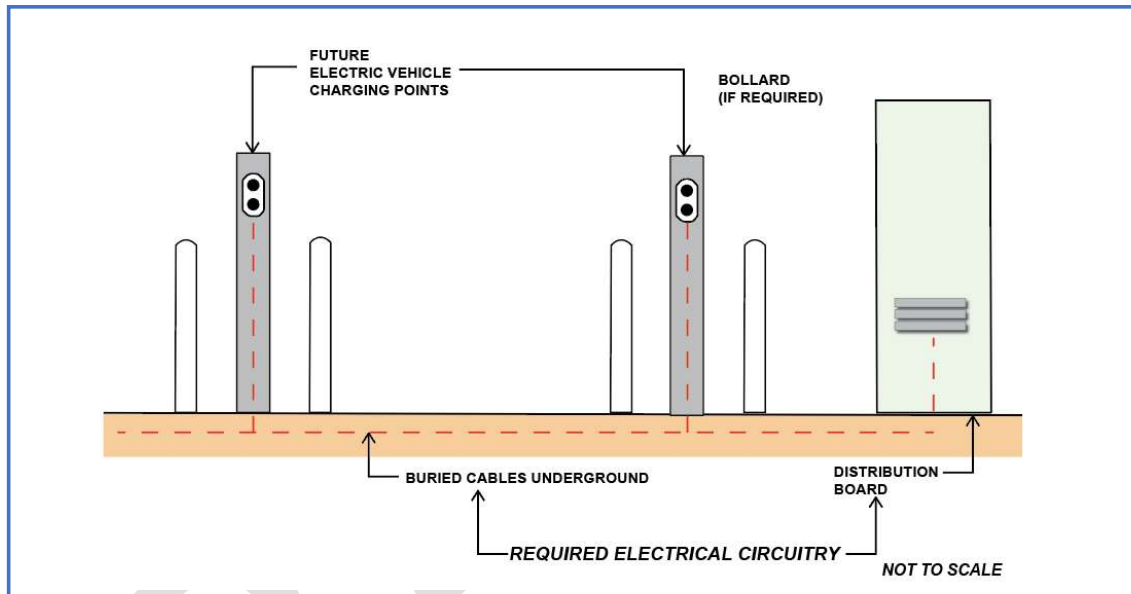


### 3.3 Element – Sustainable performance

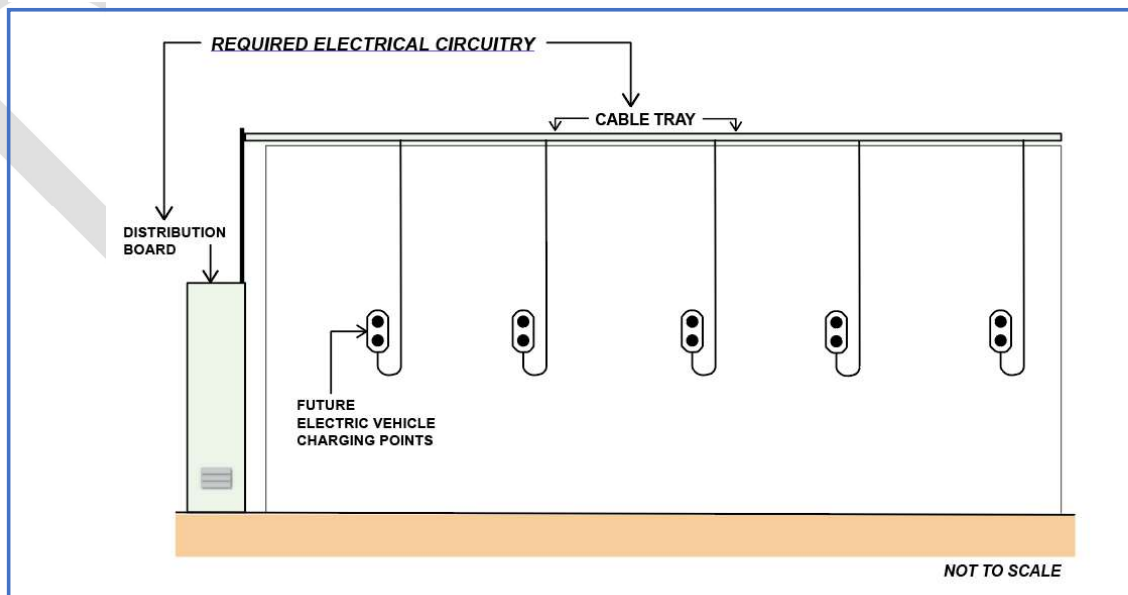
**Objective:** The design, construction and whole life carbon cost of development contributes to the mitigation of and adaption to climate change.

| Performance Criteria   | Precinct            | Acceptable Solutions  |
|--|---------------------|---|
| <p><b>P17.1</b> Development demonstrate how the whole of life environmental impact of the building(s), including energy efficiency, embodied emissions and water efficiency has been considered.</p> <p><b>P17.2</b> Buildings incorporate innovative design, construction and operational practices that significantly reduce, or eliminate, the negative impact of development on the environment and building occupants.</p> <p><b>P17.3</b> Development aims to increase a building's length of life and its adaptability for future uses.</p> | <b>Precinct 2-5</b> | <p><b>A17.1</b> Development applications should demonstrate that building systems and materials minimise their carbon footprint and facilitate simple, low-impact maintenance and upgrades.</p> <p><b>A17.2</b> Design and layout of mixed-use buildings should cater for change of use between commercial and residential uses with minimal impact on structure and services.</p>  |
|  | <b>Precinct 3</b>   | <p><b>A17.3</b> Electric circuitry to accommodate AC charging with a range of 7kW-22kW must be integrated into all residential on-site car parking allocations. Circuitry must ensure that 100% of residential car parks can install electric vehicle charging systems in the future. This must include:</p> <ul style="list-style-type: none"> <li>a) Ensuring adequate electrical capacity and infrastructure for the future installation of an EV charging point system; and</li> <li>b) Providing either buried cables underground or cable trays sufficient to accommodate electric circuitry to each space (see figures 9 and 10).</li> </ul> |

**Figure 9: Electric vehicles circuitry provision using underground cabling to pole mounted systems**



**Figure 10: Electric vehicle circuitry provision with multiple spaces using cable tray systems**



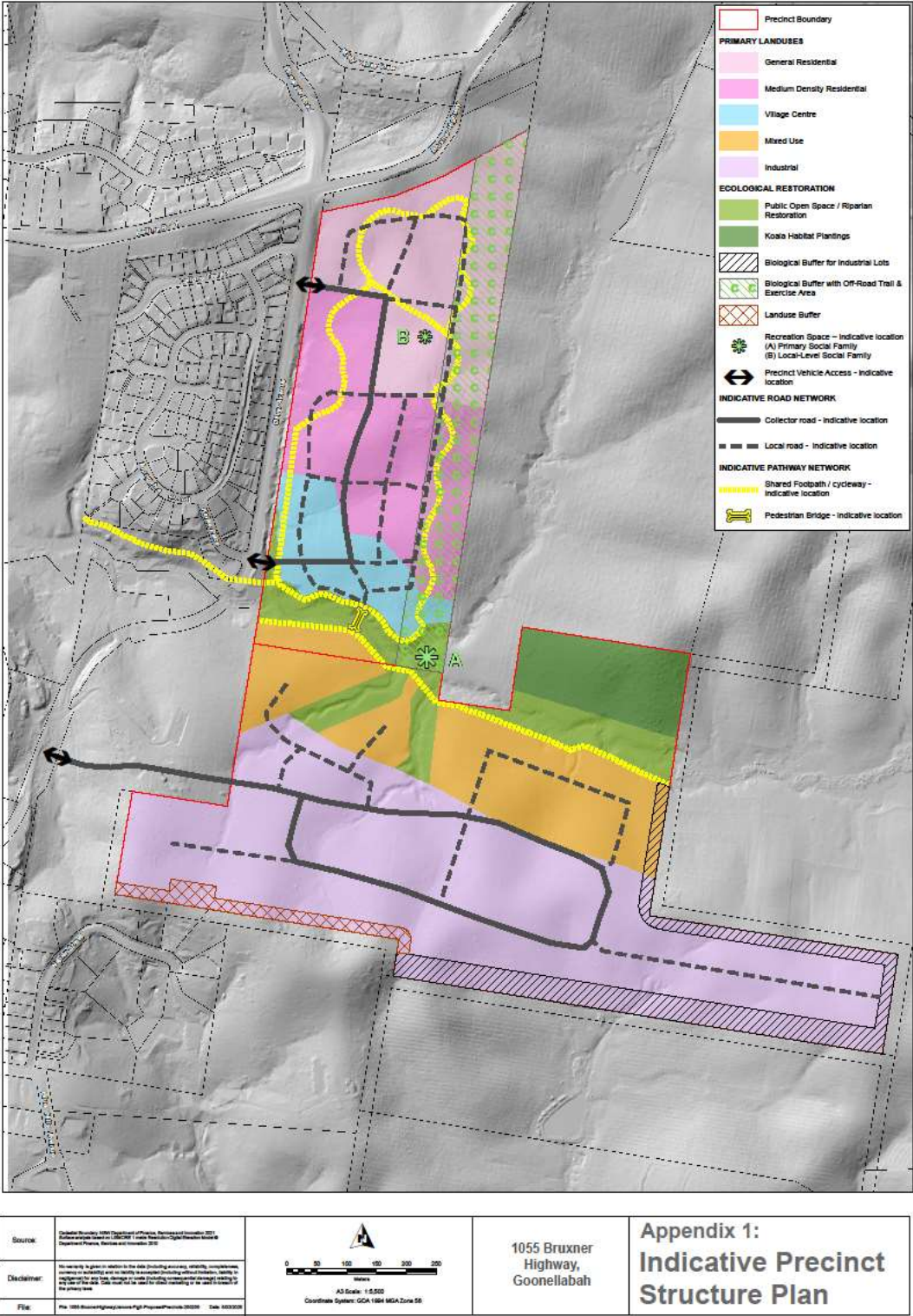
### 3.4 Element – Private open space

**Objective:** Each dwelling is afforded opportunity for outdoor; play; recreation; food growing; storage; and pet ownership regardless of dwelling type or size.

| Performance Criteria   | Precinct                      | Acceptable Solutions  |
|--|-------------------------------|---|
| <p><b>P18.1</b> Each dwelling shall have access to sufficient private and/ or communal open space to facilitate outdoor play, recreation, food growing, storage; clothes drying and pet ownership. Private and communal open space should be in a secure area without direct line of sight from external parties.</p> <p><b>P18.2</b> Building design promotes comfortable indoor/ outdoor living spaces.</p> <p><b>P18.3</b> Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p> | <p><b>Precincts 2 - 4</b></p> | <p><b>A18.1</b> Detached dwellings, secondary dwellings and dual occupancies (attached and detached) must meet the requirements of <i>Element – Open Space and Landscaping</i> of the Lismore DCP Chapter 1.</p> <p><b>A18.2</b> Units at ground level or on a podium or similar structure, must include disability accessible private open space with a minimum area of 15m<sup>2</sup> and a minimum depth of 3m.</p> <p><b>A18.3</b> Multi-dwelling housing, shop-top housing and residential flat buildings above ground floor level must provide access to private open space by way of a balcony or roof top garden.</p> <p><b>A18.4</b> Balconies, or roof top gardens, must be a minimum depth of 3m and must achieve a minimum of 50% direct sunlight to the principal part of the area for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter). Where possible, balconies are to front the primary road.</p> |

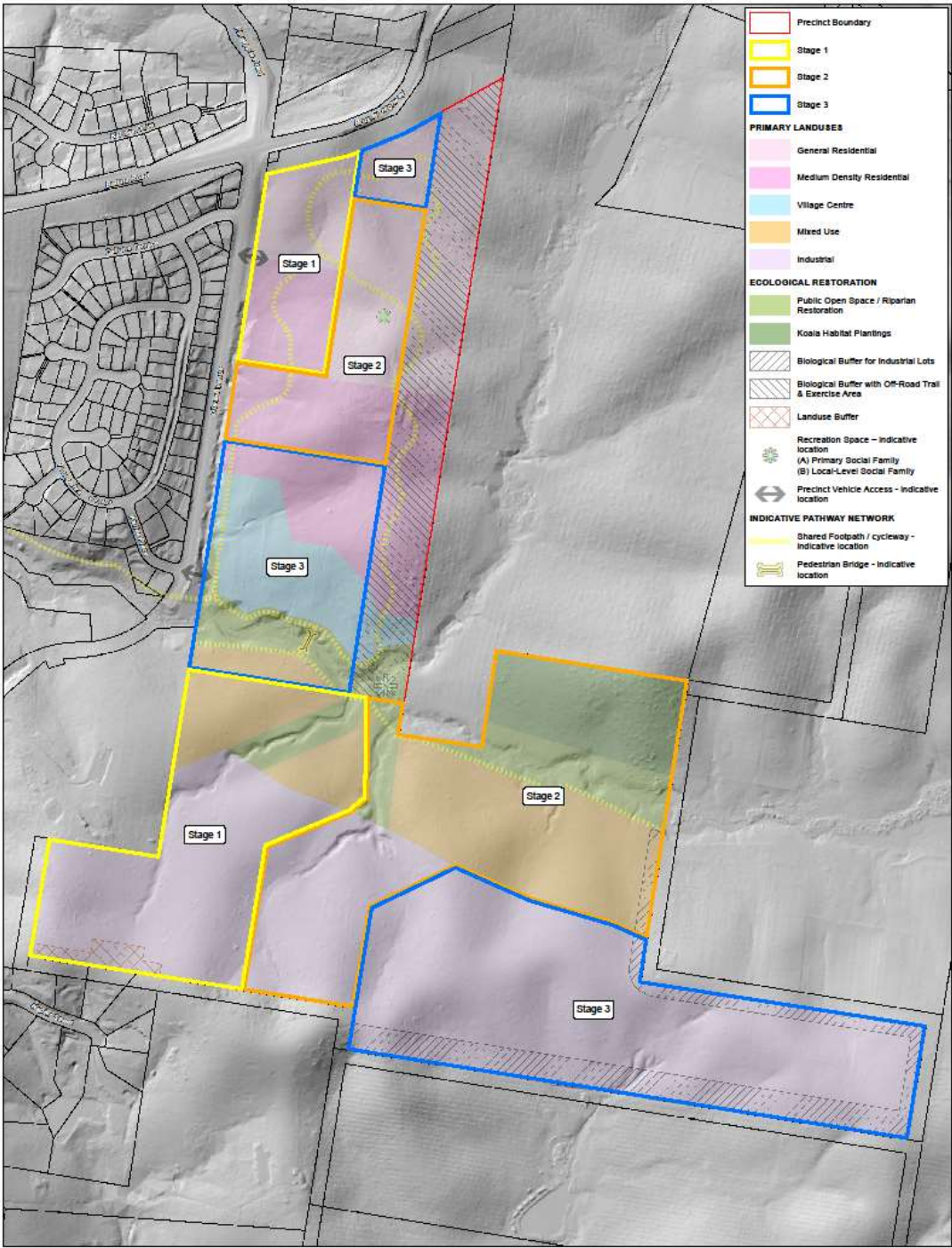


Appendix 1 – Indicative Precinct Structure Plan





## Appendix 2 – Indicative Staging Plan



|             |  |  |                                      |   |
|-------------|--|--|--------------------------------------|---|
| Source:     | 1055 Bruxner Highway Precinct Boundary (Department of Planning, Resources and Infrastructure 2012)<br>Aerial imagery (Google Earth) (2012) & Google Maps (2012)  | <br>AS Scale: 1:5,000<br>Coordinate System: GDA 1984 MGA Zone 56 | 1055 Bruxner Highway,<br>Goonellabah | <b>Appendix 2:<br/>Indicative Staging Plan<br/>(Version: Pre IDP)</b> |
| Disclaimer: | No warranty is given in relation to the data (including accuracy, reliability, completeness, currency or timeliness) and no liability is accepted (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) resulting from the use of the data. Data must not be used for other purposes or for which it is not intended. |  |                                      |   |
| File:       | File: 1055 Bruxner Highway Precinct Indicative Staging Plan (2012) Date: 10/10/2012  |  |                                      |   |

## Appendix 3 – Potential Archaeological Deposits (PAD) Identification

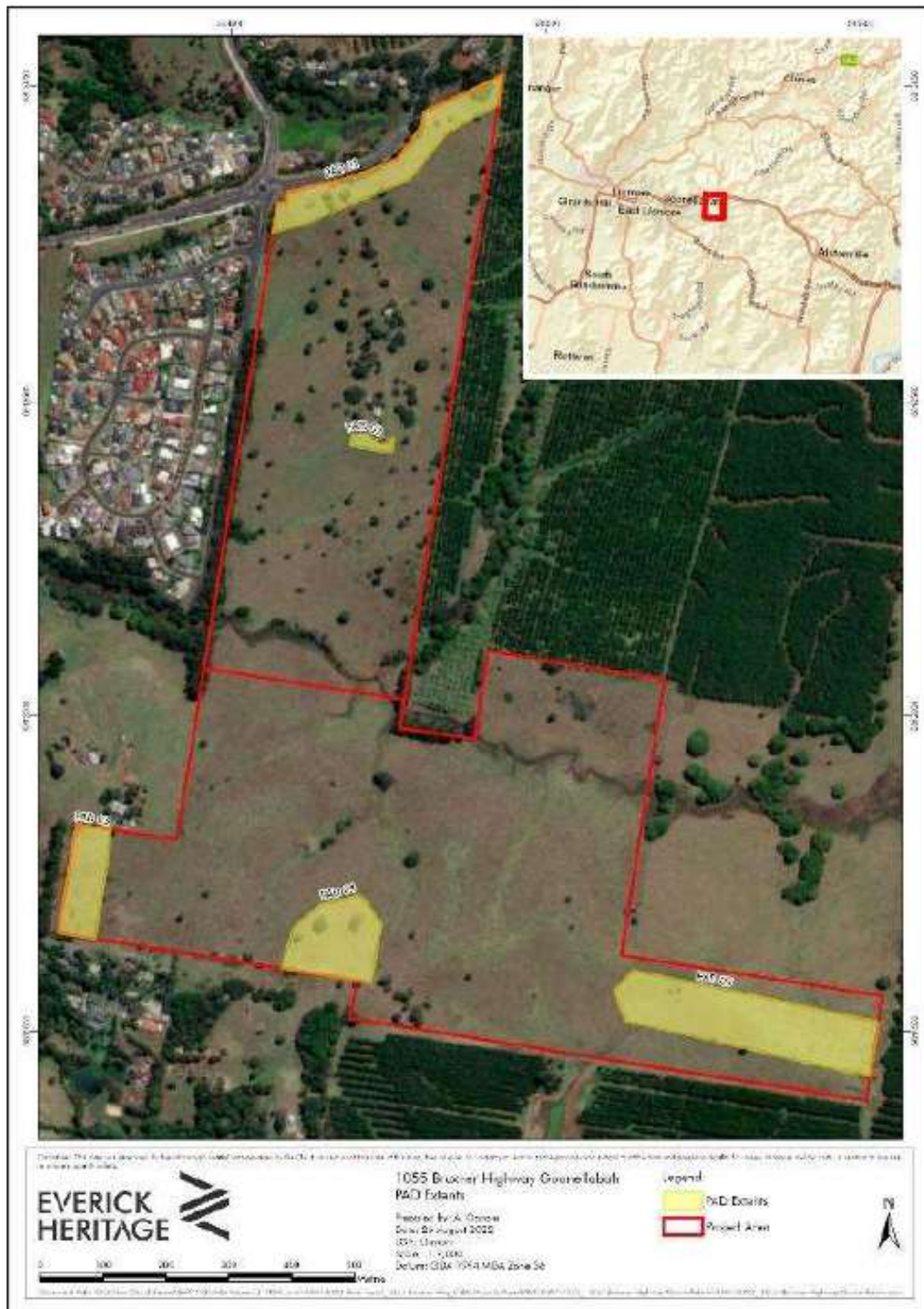


Figure 4-21: Extent of PADs within The site

Source: Everick Heritage



## Report

### Report

|                        |   |
|------------------------|---|
| <b>Subject</b>         | <b>Planning Proposal to rezone an Urban Release Area at 1055 Bruxner Highway, Goonellabah</b>   |
| <b>TRIM Record No</b>  | BP25/22:AF22/5200   |
| <b>Prepared by</b>     | Strategic Planner Coordinator   |
| <b>Reason</b>          | To finalise the rezoning of land at 1055 and 1055A Bruxner Highway to a combination of residential, commercial and industrial zoned land.                         |
| <b>Strategic Theme</b> | Our built environment   |
| <b>Strategy</b>        | Our land-use planning caters for all sectors of the community.  |
| <b>Action</b>          | Ensure land is available and serviced to meet population growth in locations that are accessible, close to services and employment, and suitable for development. |

### Executive Summary

This report provides an update on the progress made to the Planning Proposal relating to an Urban Release Area at 1055 and 1055A Bruxner Highway. The Planning Proposal seeks to rezone the land from a RU1 primary production zone to a combination of residential, commercial, mixed use and industrial land use zones.

The report outlines the details of the Planning Proposal, including amendments made in response to the state and public agency that was held in 2024. Since lodgement in 2022, detailed investigations and negotiations relating to the controlled release of this site and the accompanying infrastructure required have been ongoing. The Planning Proposal proposes a new section be added to the Lismore Local Environmental Plan (LEP) that includes controls specific to this Urban Release Area to ensure it is delivered alongside sufficient infrastructure upgrades. Council, and all referring state agencies, are now satisfied the Planning Proposal can be finalised. The expiration deadline set by the NSW Department of Planning, Housing and Infrastructure, to finalise this Planning Proposal is Thursday 13 March 2025.

The report recommends that the Planning Proposal to rezone the land be supported. Rezoning of this Urban Release Area is expected to unlock significant and much needed flood-free land for residential and commercial uses.

Additionally, the report puts forward an accompanying Voluntary Planning Agreement (VPA) for finalisation. The VPA is a legal mechanism by which Council can receive site specific contributions voluntarily from a developer. The draft VPA presented ensures that the vision and expectations of the Urban Release Area, in terms of public recreation, environmental enhancement and affordable housing, can be achieved.

## Report

### Recommendation

That:

1. Council support the Planning Proposal for 1055 and 1055A Bruxner Highway, Goonellabah (Lot 42, DP 868366 and Lot 1, DP 957677) for amendments to the Local Environmental Plan as detailed in this report
2. the Planning Proposal and accompanying maps and studies, be sent to the Department of Planning, Housing and Infrastructure for finalisation in accordance with the Gateway determination
3. the Voluntary Planning Agreement be finalised and signed by the General Manager and the General Manager be delegated to make minor amendments prior to signing, provided the amendments do not alter the intent of the Voluntary Planning Agreement

### Background

In November 2022 a planning proposal was received from Nimble Estates to amend the zoning and associated planning controls on two lots at 1055 and 1055A Bruxner Highway, Goonellabah (Lot 42, DP 868366 and Lot 1, DP 957677), hereby referred to as the Urban Release Area or site.

The Planning Proposal intends to facilitate the future development of the site for residential, industrial and commercial use. It is expected that the proposal will lead to the creation of around 350 residential lots and 150 industrial/commercial lots. This is estimated to yield around 400 residential dwellings. The planning controls set by the Planning Proposal have been designed to deliver a range of new and diverse housing opportunities including medium density housing, live /work precincts and a range of new industrial/commercial opportunities.

Since lodgment, officers have been working with the landowner, Transport for NSW (TfNSW), the Department of Planning, Housing and Infrastructure (DPHI) and the NSW Reconstruction Authority (RA) to address key challenges and ensure the best outcomes for the site and for Lismore's future growth. To enable greater time for investigation, in 2024 Council officers requested a Gateway extension for the finalisation of the Planning Proposal. DPHI issued an extension (attachment 18) up until 13 March 2025, this is now the deadline for the Planning Proposal to be submitted back to DPHI for finalisation.

The detailed investigations and negotiations into the controlled release of this site are now at a stage that council is satisfied the Planning Proposal be finalised, in advance of the expiration deadline set by the DPHI. The report concludes that the Planning Proposal to rezone the land be supported as it is expected to unlock significant and much needed flood-free land for residential and commercial uses.

On Tuesday 4 February 2025 officers provided an overview of the proposal to councillors at a Council briefing.

### Characteristics of the subject site

This Planning Proposal applies to land described in the table below and as shown in Table 1 and shown in figure 1.

Table 1- Subject Lots

| Lot | Deposited Plan | Address               | Land area |
|-----|----------------|-----------------------|-----------|
| 42  | 868366         | 1055 Bruxner Highway  | 28ha      |
| 1   | 957677         | 1055A Bruxner Highway | 47ha      |

Lismore City Council

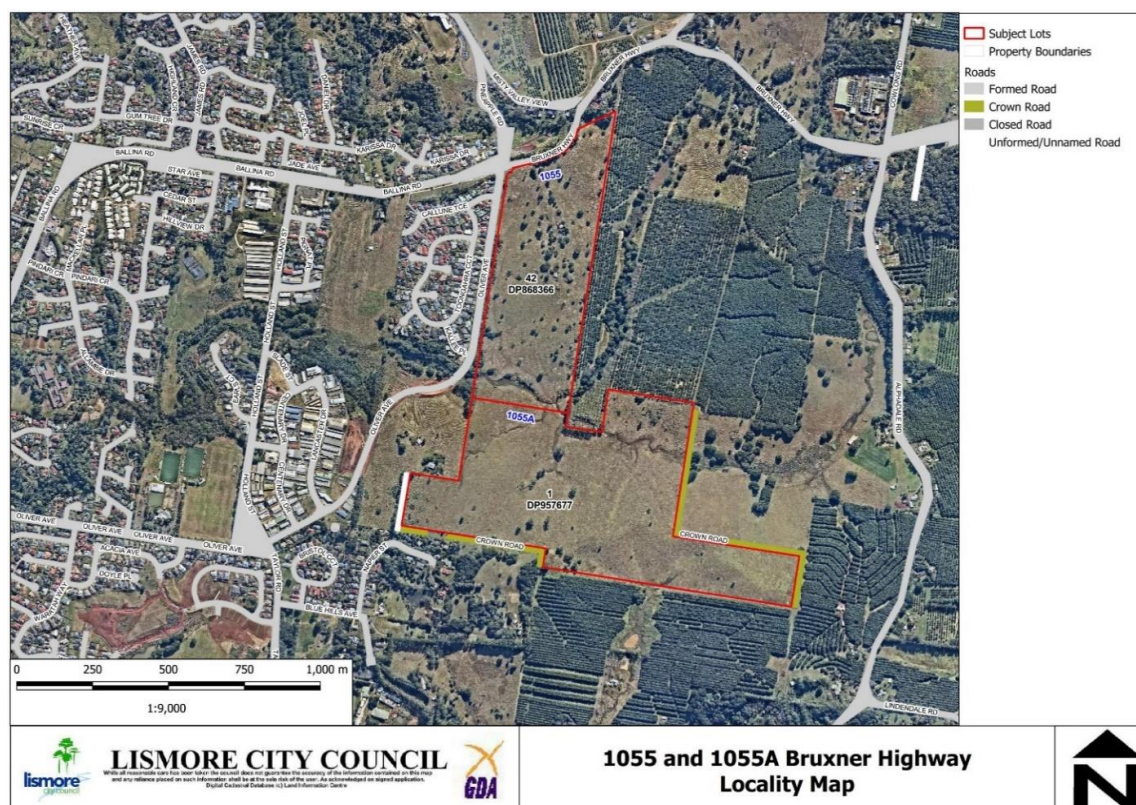
Meeting held 11 February 2025 - Planning Proposal to rezone an Urban Release  
Area at 1055 Bruxner Highway, Goonellabah

Lismore City Council

Meeting held 8 April 2025 - 10.1 - Site-specific Development Control Plan chapter for the  
proposed urban release area at 1055 Bruxner Highway, Goonellabah

## Report

Figure 1 - The Site



The site has a total of ~75 hectares, it sits on the eastern fringe of Goonellabah. It is approximately 3km to the Goonellabah shopping precinct, 5km to Southern Cross University and 8km from the Lismore CBD.

The site sits at the junction of the Bruxner Highway and Oliver Avenue at the Pineapple Road roundabout. Access to the site will be from Oliver Avenue. To the north, west and south of the site is residential and industrial land, and to the east and south of the site is agricultural land currently containing macadamia orchards.

The land is currently used for grazing and is mapped as State Significant Farmland. The site hosts some dilapidated dwellings and a scattering of mature paddock trees. The Tucki Tucki creek, and its tributaries, runs from west to east across the site. The riparian corridor of the Tucki Tucki creek is included in the NSW Biodiversity Values Map.

The majority of the site has a slope of 10-20%, referred to as 'rolling', however there some areas that are considered 'gently undulating' with a slope of 2-5%.

The subject land is currently zoned RU1 Primary Production. No Height of Building control applies to RU1 zoned land. The current Minimum Lot Size is 40 ha in the north of the site and 20ha in the south.

### Alignment with the Lismore Growth and Realignment Strategy

The site is identified in Lismore's adopted Growth and Realignment Strategy (GRS) and it's addendum as being potentially suitable for future residential, commercial and industrial uses.

Both the GRS and its addendum are adopted by Council and endorsed by DPHI.

**Lismore City Council**

**Meeting held 11 February 2025 - Planning Proposal to rezone an Urban Release Area at 1055 Bruxner Highway, Goonellabah**

**Lismore City Council**

**Meeting held 8 April 2025 - 10.1 - Site-specific Development Control Plan chapter for the proposed urban release area at 1055 Bruxner Highway, Goonellabah**

## Report

### Proposed changes to the Lismore Local Environmental Plan 2012

The objectives and intended outcomes of the Planning Proposal will be achieved through the following amendments to the Lismore Local Environmental Plan 2012 (LLEP):

1. Amend the LLEP 2012 Land Use Zoning Map (Sheet LZN\_005 and Sheet LZN\_006) from RU1 Primary Production to part:
  - R1 General Residential,
  - R3 Medium Density Residential,
  - MU1 Mixed Use,
  - E1 Local Centre,
  - E4 General Industrial,
  - RE1 Public Recreation, and
  - C2 Environmental Conservation.

See Figure 2 for the proposed zoning layout.

2. Amend the Lot Size Map (Sheet LSZ\_005 and Sheet LSZ\_006) to remove the current minimum lot size requirement of 40ha and 20ha and impose the following minimum lot sizes:
  - R1 zoned land: a minimum lot size of 400m<sup>2</sup>,
  - R3 zoned land: part 1200m<sup>2</sup> and part nil minimum lot size,
  - MU1 and E1 zoned land: a minimum lot size of 300m<sup>2</sup>,
  - E4 zoned land: a minimum lot size of 1,500m<sup>2</sup>.

See Figure 3 for the proposed lot size layout.

3. Amend the LLEP 2012 Height of Building Map (Sheet HOB\_005 and Sheet HOB\_006) to impose the following maximum height of building control:
  - R1 zoned land: maximum building height of 9m,
  - R3 zoned land: maximum building height of part 9m and part 14.5m,
  - E1 zoned land: maximum building height of 16m,
  - MU1 zoned land maximum building height of 13m,
  - E4 zoned land: part maximum building height of 12m.

See Figure 4 for the proposed building height layout.

4. Introduce a new map sheet to the LLEP 2012 to identify the entirety of the site as an Urban Release Area (URA\_005 and URA\_006).

The Urban Release Area will apply to the whole site as shown in Figure 1.

5. Amend the LLEP 2012 to include a new Part 7 on Urban Release Areas to include controls applicable to the site as identified in a new map sheet as an urban release area. The proposed wording is standardised across NSW and is:

#### Part 7 Urban Release Areas

##### 7.1 Arrangements for designated State public infrastructure

(1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.

#### Note—

When this Plan was made the urban release area had not been finalised.

Lismore City Council

Meeting held 11 February 2025 - Planning Proposal to rezone an Urban Release  
Area at 1055 Bruxner Highway, Goonellabah

Lismore City Council

Meeting held 8 April 2025 - 10.1 - Site-specific Development Control Plan chapter for the  
proposed urban release area at 1055 Bruxner Highway, Goonellabah



## Report

(2) Development consent must not be granted for the subdivision of land in an urban release area if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release area, unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that lot.

(3) Subclause (2) does not apply to—

- (a) any lot identified in the certificate as a residue lot, or
- (b) any lot to be created by a subdivision of land that was the subject of a previous development consent granted in accordance with this clause, or
- (c) any lot that is proposed in the development application to be reserved or dedicated for public open space, public roads, public utility undertakings, educational facilities or any other public purpose, or

(d) a subdivision for the purpose only of rectifying an encroachment on any existing lot.

(4) This clause does not apply to land in an urban release area if all or any part of the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4.

(5) In this clause—

**designated State public infrastructure** means public facilities or services of the following kinds to the extent the facilities or services are provided or financed by the State—

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) rail infrastructure and land,
- (d) regional parks and public space,
- (e) social infrastructure and facilities, including schools, hospitals, emergency services and justice facilities.

### 7.2 Public utility infrastructure

(1) Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.

### 7.3 Development control plan

(1) The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.

(2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.

(3) The development control plan must provide for all of the following—

- (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,
- (b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,
- (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,
- (d) a network of active and passive recreation areas,
- (e) stormwater and water quality management controls,

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- (f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,
- (g) detailed urban design controls for significant development sites,
- (h) measures to encourage higher density living around transport, open space and service nodes,
- (i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,
- (j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.

(4) Subclause (2) does not apply to development for any of the following purposes—

- (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
- (b) a subdivision of land if all of the lots proposed to be created are to be reserved or dedicated for public open space, public roads or any other public or environmental protection purpose,
- (c) a subdivision of land in a zone in which the erection of structures is prohibited,
- (d) proposed development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated.

### 7.4 Relationship between Part and remainder of Plan

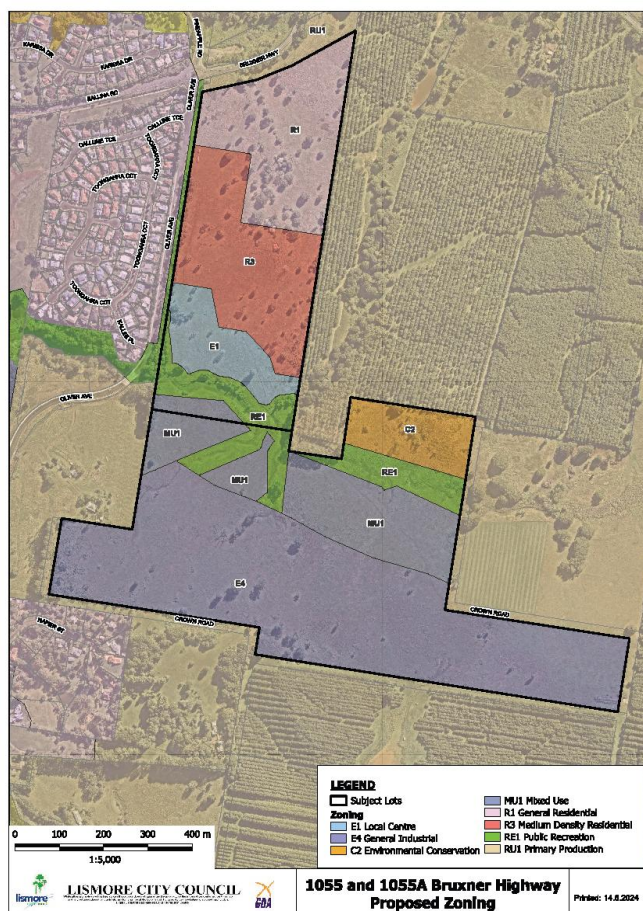
A provision of this Part prevails over any other provision of this Plan to the extent of any inconsistency.

### 7.5 Application of this Part

In this Part, **urban release area** means the following land—

- (a) land identified as “1055 and 1055A Bruxner Highway” on the [Urban Release Area Map](#).

Figure 2 - Proposed Land Use Zoning



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Figure 3 - Proposed Lot Size

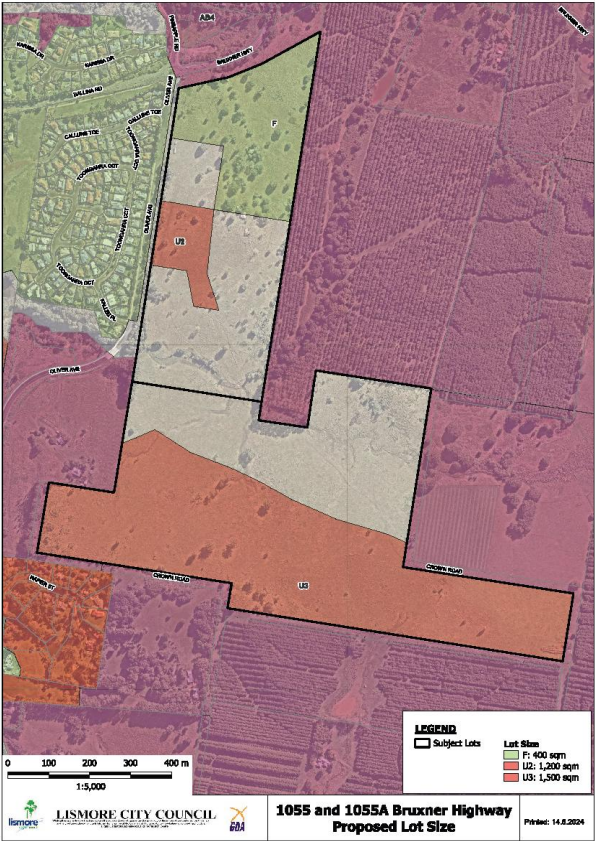


Figure 4 - Proposed Maximum Building Heights



State Agency and Public Consultation

As per a previous resolution of Council, the Planning Proposal and all accompanying documents were exhibited in March and April of 2024.

State Agency Submissions

The following NSW agencies were invited to provide feedback and have all provided support for the proposal. All written submissions are attached to this report.

| Referral request sent to:   | Response Received | Support | Objection |
|---|-------------------|---------|-----------|
| Agriculture, Department of Primary Industries (DPI)   | Y                 | Y       |           |
| Fisheries, DPI  | Y                 | Y       |           |
| NSW Mining, Exploration and Geoscience  | Y                 | Y       |           |
| Ngulingah Local Aboriginal Land Council   | N*                |         |           |
| Biodiversity and Conservation Division, Department of Climate Change, Energy, the Environment and Water | Y                 | Y       |           |
| Heritage NSW, Department of Climate Change, Energy, the Environment and Water                           | Y                 |         |           |

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|                              |    |   |    |
|------------------------------|----|---|----|
| Transport for NSW            | Y  | Y | ** |
| NSW Rural Fire Service (RFS) | Y  | Y |    |
| Rous County Council          | Y  | Y |    |
| Transgrid                    | NA |   |    |
| Essential Energy             | N  |   |    |
| Crown Lands                  | N  |   |    |
| NSW Reconstruction Authority | N  |   |    |

\*A face to face meeting was held with Ngulingah Local Aboriginal Land Council prior to the public exhibition. Ngulingah LALC requested for a cultural knowledge holder to be present on-site at the time of PAD excavation.

\*\*Original objection superceded by subsequent correspondence.

Separate to the above, the following NSW Agencies were invited to determine if any state infrastructure would be required as a result of the development:

- NSW Biodiversity and Conservation Science Division
- NSW Rural Fire Service
- NSW Police Force
- NSW Fire and Rescue
- NSW Ambulance
- Northern NSW Local Health District
- NSW Department of Education
- Transport for NSW

Both the Department of Education and the Biodiversity and Conservation Science responded stating that they will not be requesting any additional state infrastructure in response to this Planning Proposal.

Transport for NSW (TfNSW) was the only agency to respond requesting state infrastructure due to the traffic impacts the proposal would have on the Bruxner Highway should no upgrades be provided. In response, a State Voluntary Planning Agreement (VPA) has been prepared. The State VPA provides a funding mechanism for enabling upgrades to the Bruxner Highway required because of this development in accordance with the staging of the development and subsequent increased traffic flows. The required upgrades have been designed and costed, to the satisfaction of TfNSW, to inform the VPA. That VPA is in draft between the proponent and the DPHI. Lismore City Council is not a signatory to this State VPA.

This Planning Proposal includes a new section be added to the LEP specifically in relation to this Urban Release Area and the infrastructure delivery. Clause 7.1 (2) of this new section means that subdivision of the land cannot be consented to until such time that the Director-General from DPHI *"has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that lot."*

This gives Lismore City Council robust guarantee that the State VPA will need to be signed to DPHI's satisfaction prior to any DA consent.

### Public Submissions

Feedback from the public was welcomed between 13 March 2024 and 1 May 2024. The consultation was advertised via:

- Local Matters
- Media Release
- Social Media

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- A letter in the post to adjoining landowners

The proposal was also picked up by the local news. During the consultation period, officers held 3 meetings with nearby landowners.

A total of 83 unique submissions were made, 69 via the online survey on Lismore's Your Say webpage and 14 via a 'freeform' letter or email (excluding duplicates).

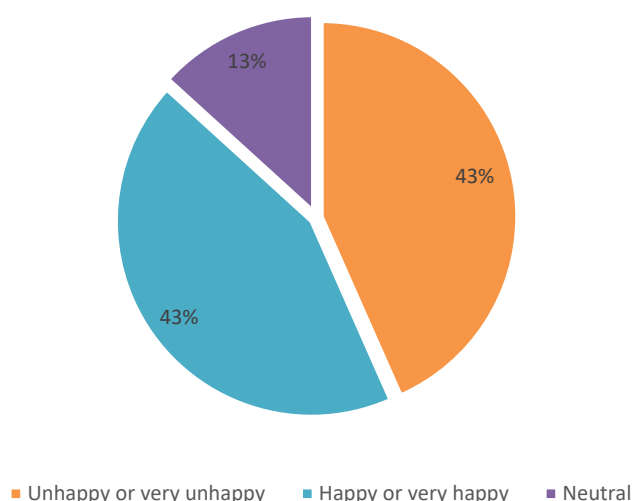
The first question in the survey asked how individuals felt about the Planning Proposal. The 14 letters have been classified into the same terms by officers using the following methodology:

- where a submission clearly supported the proposal, it was recorded as very happy or happy,
- where a submission made some recommendations for improvement it was recorded as neutral, and
- where a submission made objections, it was recorded as very unhappy or unhappy.

The results show that 13% of respondents have a neutral feeling towards the proposal whilst 43% are unhappy or very unhappy and another 43% are very happy or happy.

Figure 5 - Level of content from community

Community Sentiment on Proposal



### Officers response and changes made to the proposal

On reviewing all submissions officers have provided detailed response and actions made in response to the emerging themes in table 2.

Table 2 - Officers response and amendments to the Planning Proposal according to consultation feedback

| Theme  | Response   | Change Made   |
|--|--|---|
| <b>Biodiversity conservation is important</b><br>The NSW Biodiversity and Conservation Science Division recommended: <ul style="list-style-type: none"> <li>• an extended area of the Tucki Tucki</li> </ul> | <b>Zoning –</b><br>Officers recommend that a recreational zone be applied to the Tucki Tucki creek corridor as originally intended. This is due to the intent for the corridor to operate as a recreational path, linking all the way through to Kadina Street Goonellabah. The recreational zone is consistent with the remainder of the creek corridor zoning. The recreational zone offers the best balance between | <ul style="list-style-type: none"> <li>• Zoning Map</li> <li>• Structure Plan/ Development Control Plan (DCP)</li> <li>• VPA</li> </ul> |

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|---|---|--|
| <p>creek corridor to be zoned and for a Conservation zone to be applied, rather than the proposed Recreation zone,</p> <ul style="list-style-type: none"> <li>that the Voluntary Planning Agreement (VPA) requires for the corridor revegetation works to be at a significant standard prior to the land then being transferred into Council's ownership,</li> <li>That some of the lowland subtropical rainforest trees in the northern area of the site be protected.</li> </ul> <p>The Fisheries team within the NSW Department of Primary Industries acknowledged that the Tucki Tucki creek is Type 1/Class 1 key fish habitat and as a result must be safeguarded by a 100m buffer.</p> | <p>environmental protection and enabling recreational use. Planning officers have concerns that a conservation zone would lead to challenges when seeking consent to construct a footpath.</p> <p>Officers do recommend however, that the area planned for biodiversity offsetting be zoned as a conservation zone. This is reflected in the updated and final proposed zoning map.</p> <p><b>Biodiversity Protection –</b></p> <ul style="list-style-type: none"> <li>The (VPA) has been updated to ensure that the land is not transferred to Council until such time that the revegetation works are significant. The VPA will also address maintenance of the vegetation to Council's satisfaction.</li> <li>The DCP has been amended to introduce stronger and clearer requirements around public open space and protection of some subtropical rainforest trees in the north of the site. The structure plan in the DCP now identifies 3 separate parcels of public open space. Written controls in the DCP now specify the size and embellishment requirements for each of these areas and the VPA enforces the provision in a timely manner.</li> </ul> |  |
| <p><b>Housing Support density and typology</b></p> <p>Overall, there was general consensus and support for residential uses. There was a mix of both support and concern for affordable/ social housing. There were requests for; resident-led housing or cohousing; requests for the entirety of the proposal area to be used for residential; and for the residential and industrial zonings to be reversed so that the industrial zone is in the north and the residential in the south.</p>   | <p>Officers have workshoped the minimum lot size, building height and land zoning to better enable diverse housing. Changes have also been made to the DCP controls to best enable well designed housing. The following changes have been made:</p> <ul style="list-style-type: none"> <li>Land north of the Tucki Tucki is to be zoned as a combination of E1 Local Centre, R3 Medium density residential and R1 General residential. It is recommended that no land north of the creek be zoned as MU1 mixed use anymore. This is in response to concerns that too much commercial development could take over the site. As a result, officers have worked with the landowner to determine the best area for a commercial and community local centre. With the Local Centre area identified, there is no need for a mixed use zone to apply north of the creek. Instead, the medium density zone can be used which will best enable medium density housing in accordance with the objectives of the Planning Proposal. This zoning mix best enables the intended vision for the area.</li> </ul>  | <ul style="list-style-type: none"> <li>• Zoning Map</li> <li>• Minimum Lot Size Map</li> <li>• Height of Buildings Map</li> <li>• Structure Plan/ DCP</li> </ul> |



## Report

|  |   |   |
|--|---|---|
| When asked about minimum lot size, many didn't mind or know but supported housing and diverse housing and many others wanted bigger blocks due to fear of 'ghettoes'   | <ul style="list-style-type: none"> <li>• Suitable areas, based on topography and desired outcomes, have been identified for no minimum lot size while others for a larger minimum lot size. These have been carefully selected to best enable Torrens title medium density housing and apartments.</li> <li>• Suitable areas, based on topography and desired outcomes, have been identified for increased building heights north of the Tucki Tucki creek. This is to best enable a feasible and well-built commercial area and an adjoining area for apartment buildings.</li> <li>• A maximum building height limit has been applied to the land south of the creek. This is to control and maintain appropriately scaled development</li> </ul>   |   |
| <b>Concern for the loss of agricultural land</b><br>The land is mapped as significant farmland. Some submissions objected to the rezoning on the basis that agricultural land and soils should be protected.   | The need for flood-free housing and employment lands has been suitably demonstrated within the Lismore City Council Growth and Realignment Strategy and its addendum. This Strategy and its addendum were endorsed by DPHI. Additionally, an agricultural study was prepared alongside the Planning Proposal, and it concludes that much of the site is not suitably viable for agricultural uses. Based on this, the agriculture division of the Department of Primary Industries (DPI) have supported the Planning Proposal. In their submission, DPI acknowledge the importance of buffers and requested that the final structure plan or DCP controls formalise the requirement for buffers. This has been actioned in the final structure plan. Buffer requirements are set out in Lismore's existing planning framework, specifically DCP Chapter 11. | Structure Plan  |
| <b>Concern that sufficient buffers won't be provided</b><br>Significant concern was raised around what buffers would be applied between the future development and the existing neighbourhoods around it.  | Buffer design and detail is provided at the development application (DA) stage and governed by the existing Lismore City Council DCP chapter Part A, Chapter 11. To add clarity for the community and for any future developers, the buffers are now clearly shown on the structure plan as stated above.<br>The required buffers are: <ul style="list-style-type: none"> <li>• A 40 metre buffer between the southern parcel (proposed for industrial uses) and all neighbouring uses and that the buffer be suitably mounded and densely planted in accordance with an approved landscaping plan,</li> <li>• An 80 metre buffer between the northern parcel (proposed for residential use) and the neighbouring macadamia farm to the east. 30m of this buffer must be densely planted to act as a 'biological buffer'.</li> </ul>                        | Structure Plan  |
| <b>Concern for the negative impact of industrial development in this area</b><br>Many concerns were raised in relation for potential land use conflict to occur between the proposed industrial zone in the south and the adjacent agricultural/ residential uses. | As addressed above. A maximum building height limit has been applied to the area of industrial zoned land that neighbours existing residential uses and the highest point within the industrial zoned area. Additionally, the requirement for buffers has been clarified. These two elements will help limit the neighbouring impact of the industrial uses and prevent land use conflicts.<br><br>Additionally, controls have been added to the DCP in relation to building design and function in the industrial areas.   | <ul style="list-style-type: none"> <li>• Height of Building Map</li> <li>• DCP</li> </ul> |

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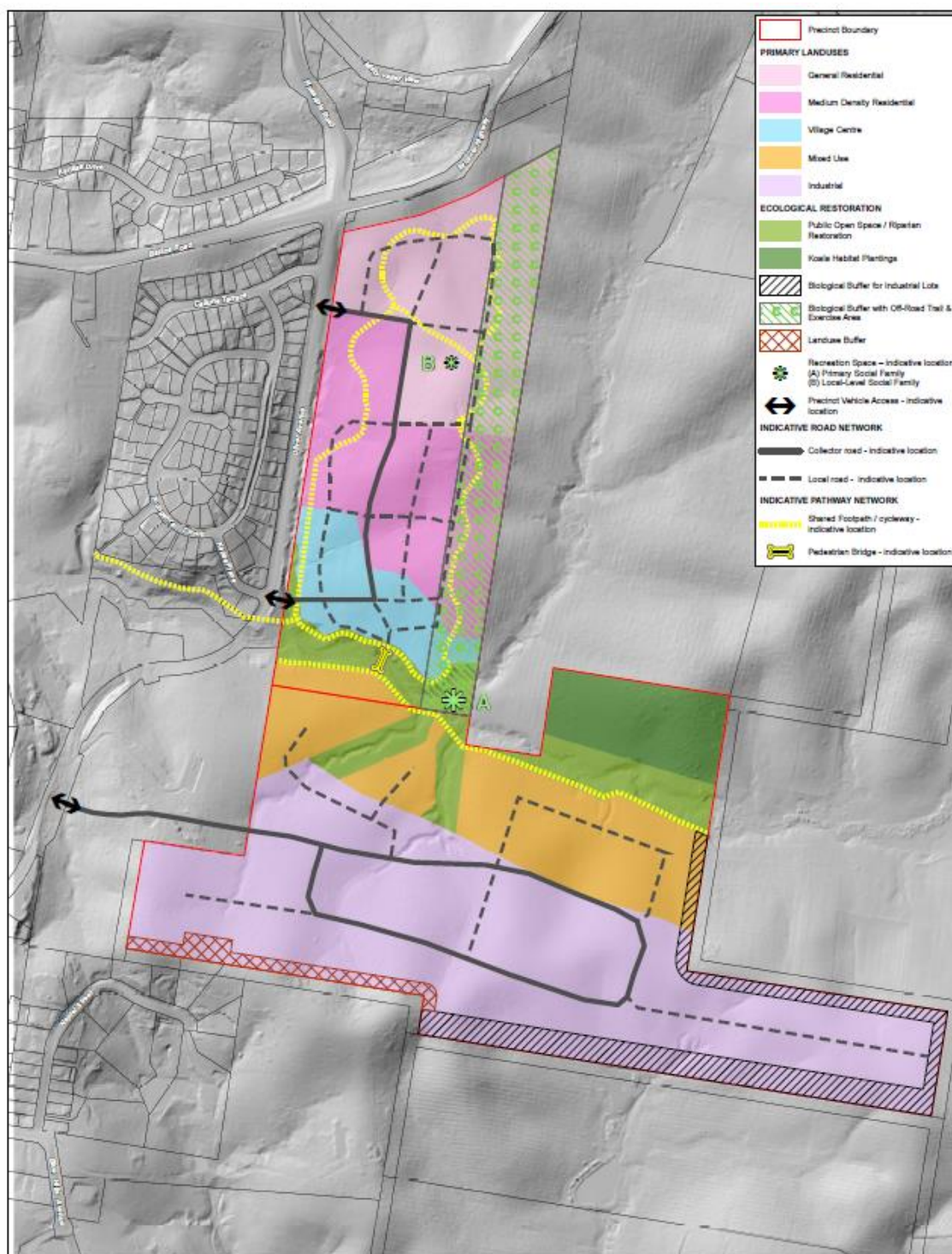
|  |   |    |
|--|---|----|
| Concerns included; noise, light and water pollution; noise complaints from future occupants against existing farming operations; overshadowing; blockage of cool summer breezes; land value; and biodiversity impact.  |   |    |
| <p><b>Concern for water protection and stormwater management</b></p> <p>Concerns were raised about development impact on the water source in the south of the proposal area that flows into the adjacent farms to the south. It was raised that this water source provides water to the farms and flows back into the Tucki Tucki.</p> <p>Additionally, concerns were raised about the accompanying Stormwater Management Report and impact development may have downstream on the Tucki Tucki and neighbouring properties in Goonellabah that flood during intense rainfall events.</p> | <p><b>Flows onto Southern Lands</b></p> <p>The Northern Rivers Development and Design Manual along with Council's existing DCP Chapter 22 require developments to not intensify stormwater discharge onto adjoining properties and ensure that the quality of water is equivalent to the pre-developed condition. In this regard this level of detail will be provided at the DA and it is officers's opinion that sufficient detail has been provided for this stage in the process.</p> <p><b>Accuracy of Modelling</b></p> <p>The SWMP has been prepared in accordance with the Northern Rivers Development and Design Manual and Council DCP Chapter 22. Council considers this to be accurate as the rainfall data is sourced from the Australian Rainfall and Runoff and does not need to include local observations about rainfall.</p> <p><b>Flows Downstream</b></p> <p>As per above the goal of Councils stormwater design manual and DCP is to ensure that the post development flows from the site are equal to or less than the pre-developed condition. This detail can ultimately only be provided at the DA stage, but it is officers's opinion that there is adequate space on the site to be able to achieve this for all catchments.</p> | NA |

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### Structure Plan

Whilst the structure plan is to be included and adopted as part of the DCP it is provided here, and as attachment 19 for reference.

Figure 6 - Structure Plan



## Report

### Overview of the Planning Proposal

Table 3 provides an overview of the Planning Proposal structured in accordance with DPHI's guidelines for planning proposals. The detailed Planning Proposal report is provided as attachment 1 to this report. The previous report to Council detailing economic, social and economic impact of the proposed urban release area is provided attachment 15.

Table 3 - Overview of the Planning Proposal

| REQUIREMENT  | JUSTIFICATION  |
|--|--|
| <b>Section A – Need for the Planning Proposal</b>  |  |
| <i>Is the planning proposal a result of an endorsed LSPS, strategic study or report?</i>   | Yes, the site is identified in Council's Growth and Realignment Strategy 2022 and supporting addendum that have both been endorsed by DPHI.  |
| <i>Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</i>   | As such, a Planning Proposal is considered the best means of achieving the objectives. There is no other method for rezoning the land and ensuring for the sufficient release of both infrastructure and development on this site.   |
| <b>Section B – Relationship to Strategic Planning Framework</b>  |  |
| <i>Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?</i> | The Planning Proposal will give effect to many objectives and intentions of the following regional plans and strategies: <ul style="list-style-type: none"> <li>North Coast Regional Plan (2041),</li> <li>Lismore Regional City Action Plan (2036).</li> </ul> The Planning Proposal is justifiable inconsistent with the requirement of the North Coast Regional Plan to only allow commercial development adjacent to existing centres. |
| <i>Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?</i>            | The Planning Proposal is consistent with objectives contained within the following local strategies and plans: <ul style="list-style-type: none"> <li>Inspire Lismore 2040 - LSPS</li> <li>Growth and Realignment Strategy</li> <li>Lismore Community Strategic Plan</li> <li>Innovate Lismore - Economic Development Strategy</li> </ul>  |
| <i>Is the planning proposal consistent with any other applicable State and regional studies or strategies?</i>   | The Planning Proposal is consistent (or justifiably inconsistent) with the applicable SEPPs.   |
| <i>Is the planning proposal consistent with applicable SEPPs?</i>  | The Planning Proposal is consistent (or justifiably inconsistent) with the applicable Section 9.1 Directions.  |
| <i>Is the Planning Proposal consistent with applicable s9.1 Ministerial Directions?</i>  | All details of the above are outlined in the final Planning Proposal at attachment 1.  |



## Report

| REQUIREMENT  | JUSTIFICATION  |
|--|--|
| <b>Section C – Environment, Social and Economic Impact</b>   |  |
| <p><i>Is there any likelihood that critical habitat of threatened species, populations or ecological communities or their habitats, will be adversely affected because of the proposal?</i></p> <p><i>Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?</i></p> <p><i>Has the Planning Proposal adequately addressed any social and economic effects?</i></p> | <p>The Planning Proposal has adequately addressed social and economic impacts. In summary:</p> <p><u>Environmental</u><br/>The Tucki Tucki creek corridor is provided suitable protection via the application of a public recreation zone over the entirety of the creek corridor and majority of the tributaries. This zoning is consistent with majority of the creek corridor to the west of the site as it traverses Goonellabah (Birdwing Butterfly path). Furthermore, the VPA ensures that the corridor be enhanced through planting in accordance with a Council endorsed Vegetation Management Plan (VMP). The corridor is not currently planted out so the VPA will result in an improvement to the environmental quality of the corridor.</p> <p>In addition to the corridor, some trees of importance have been identified in the northern end of the site. Following guidance of the NSW Biodiversity Conservation Science team from the Department of Climate Change, Energy, Environment, and Water (DCCEEW), these trees have been protected via the structure plan in the DCP and the requirements of the VPA. An area surrounding the trees is to be subdivided and dedicated to Council free of charge, once embellished for nature play and social family recreation.</p> <p><u>Social</u><br/>The VPA provides land to Council for the provision of affordable housing, resulting in positive social impact for the Lismore LGA community.</p> <p>Additionally, sufficient measures have been put into place in the VPA and DCP to ensure positive social impact for the new residents of this urban release area through public recreation opportunities and areas. The VPA ensures that the public open space is embellished early on in the staged delivery of this Urban Release Area to ensure that new residents set habits for active travel and recreation from the outset.</p> |
| <b>Section D – Infrastructure (Local, State and Commonwealth)</b>  |  |
| <p><i>Is there adequate public infrastructure for the Planning Proposal?</i></p> <p><i>What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?</i></p>   | <p>Lismore City Council is satisfied that there are suitable controls in place to ensure the required upgrades to state and local infrastructure can be made prior to development commencing. The inclusion of the new Part 7 Urban Release Area clause into the Lismore LEP means that both public and state infrastructure must be satisfactorily met, to the satisfaction of the DPHI for state infrastructure and Lismore City Council for local infrastructure, before DA consent can be granted.</p> <p>This is a typical approach for such a large greenfield urban release.</p>  |

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| REQUIREMENT | JUSTIFICATION   |
|-------------|---|
|             | <p><b>Transport for NSW</b><br/>Following consultation and negotiation with TfNSW, a draft State VPA is in progress between DPHI and the proponent. This State VPA provides for the traffic triggers, costs and funding mechanisms to ensure that the required upgrades to the Bruxner Highway, as a result of this development, can be delivered at appropriate stages. Upgrades include slip lanes and improvements to the Pineapple Road roundabout. A section of the site that adjoins the Bruxner Highway is not included in the proposed rezoning to allow for the future realignment and expansion of the Bruxner Highway (Woo 2 Goo project) at the request of TfNSW.</p> <p><b>Local Roads/Access</b><br/>Upgrades required to Oliver Avenue and access to the site from Oliver Avenue, including via any third-party land, will be provided during the DA stage. Council is satisfied that appropriate arrangements are in place for access to the site.</p> <p><b>Water and Wastewater</b><br/>Council is satisfied that the required upgrades to the existing water and wastewater network/infrastructure can technically and feasibly be delivered. Investigations into the funding source for capital works is ongoing with multiple options for funding identified. Further information on water and wastewater options is provided below.</p> |

### Water and Wastewater Infrastructure

The site is currently not serviced for water or sewer however preliminary studies demonstrate that servicing the site is possible and a number of upgrade and/or delivery options exist.

Because the site was outside of Lismore City Council's previous growth boundary (prior to the adoption of the Growth and Realignment Strategy in 2022), Council has not planned for nor delivered water and sewer infrastructure that caters to or has capacity to cater to new development of this scale in this location. Existing infrastructure will need to be upgraded (southern trunk main and pump stations) and new infrastructure will have to be provided to the site prior to development.

Council officers have investigated the options put forward by the proponent and determined preferred methods of upgrade for both water and wastewater. To assist in investigating the cost of the preferred upgrades, the NSW Reconstruction Authority (RA) has funded a detailed design and costing study for both water and wastewater upgrades. The final design and costing is not yet available.

The funding options available for the subsequent upgrades include:

- Funding provided by the NSW Reconstruction Authority (RA) as part of their Resilient Lands Program,
- Grant funding,
- Preparation of a site specific section 64 Plan,
- Combination of the above.

The preferred and achievable funding source will be determined in the following months in collaboration with the RA and Council's waste and wastewater teams.

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The finalisation of the Planning Proposal (the rezoning) is not dependent on the funding source being secured in advance. The above options will be stated to the DPHI along with the statement that Lismore City Council is satisfied that options exist for both the technical and feasible upgrades to our water and wastewater infrastructure.

Again, in accordance with the proposed Part 7 Urban Release Area clause that will be introduced to the Lismore LEP as a result of this Planning Proposal, DA consent cannot be issued until such time that the Council are satisfied that public infrastructure has been provided or can be provided when required.

The proponent is aware of the delay this will cause before DA lodgement and assessment is possible.

### **Planning Controls – Development Control Plan and Voluntary Planning Agreement**

#### **Voluntary Planning Agreement**

On 9 December 2022 the landowners submitted to LCC a preliminary Offer of Intent for a Voluntary Planning Agreement (VPA). A VPA is a legal instrument that is bound to the land title and will be enforceable at the development application stage.

The draft VPA was exhibited alongside the Planning Proposal and as such has been subject to further refinement and improvement.

The final VPA, see attachment, best reflects the intended outcomes of the site in terms of affordable housing, public realm and amenity, opportunities for public recreation and environmental enhancement.

The VPA enables the following:

1. 10 serviced lots within the R1 or R3 zone, free of charge to Lismore City Council for the purpose of affordable housing,
2. 2,000sqm of serviced land within the R3 zone, free of charge to Lismore City Council for the purpose of affordable housing,
3. Dedication of the land to be zoned as RE1 public recreation, free of charge to Lismore City Council, subject to the Vegetation Management Plan being satisfied to Council's standards and discretion,
4. Maintenance of the land to be zoned as RE1 public recreation,
5. Dedication of the land that will form park B, free of charge to Lismore City Council, in accordance with the structure plan and DCP requirements,
6. Embellishment of the Tucki Tucki creek corridor to include a public footpath,
7. Embellishment of parks A, B and C as per the requirements set within the DCP.

The above requirements have all been carefully negotiated, with appropriate triggers and consequences to ensure that the outcome and expectations of the urban release area can be delivered with minimal impact to Council's operations. Requirement for embellishment of the linear park (park C) and the most northern park (park B) has been prioritised to ensure that even the first stages of residents have access to public recreation and have early opportunities to include and set active travel habits.

Should the proponent or Lismore City Council negotiate any further minor changes to the above staging, it is requested that delegation be given to the General Manager for minor amendments to be made prior to signing. It is stated that minor amendments involve those that do not alter the intent of the VPA.

Best practice is for the VPA to be signed at the same time of amendments being made to the LEP (sending the final Planning Proposal to the Department of Planning, Housing and Infrastructure). This is to ensure that the VPA is registered and bound to the land title prior to any subdivisions or transactions and can be implemented at DA stage.

## Report

### Development Control Plan

Council's existing Part A Development Control Plan (DCP) chapters will apply to all development applications (DAs) lodged for development within this urban release area. In addition, the NSW Apartment Design Guide will apply, instead of Lismore City Council DCPs, to residential flat buildings that are three (3) or more storeys and have four (4) or more dwellings.

Notwithstanding the above, a site specific DCP is in preparation, with refinement and improvements being made based on public feedback received during the consultation period. The site specific DCP chapter includes design controls that are specific to the needs of the site and does not repeat controls within existing DCP chapters.

The final site specific DCP will be presented to Council in the coming months seeking resolution to adopt and publish.

The new Urban Release Clause being added to the LEP via this Planning Proposal includes a control that no development application consent is to be granted until a site specific DCP has been adopted. This gives Lismore City Council sufficient control and guarantee that the DCP will in place in advance of any development.

There is no risk in progressing the Planning Proposal now.

### Conclusion

Due to detailed investigations and negotiations into the controlled release of this site, council is satisfied the Planning Proposal be finalised, in advance of the expiration deadline set by the NSW Department of Planning, Housing and Infrastructure of 13 March 2025.

This report has demonstrated that the Planning Proposal to rezone the land is suitable. The land can demonstrably accommodate the proposed residential, recreational, commercial and industrial land uses without detrimental impact to the community. Significant consideration into the design and controls of the urban release area has resulted in a final Planning Proposal that will unlock much needed flood-free land for residential and commercial uses whilst providing high quality amenity and recreational opportunity for the immediate communities.

Whilst infrastructure is yet to be constructed, Council officers are satisfied that the infrastructure delivery is achievable and identify no risk in rezoning the land at this point in time.

It is concluded that this Planning Proposal and VPA be supported.

### Attachment/s

- |  |                |
|--|----------------|
| 1. Final Post-Gateway Planning Proposal - 1055 Bruxner Highway   | (Over 7 pages) |
| 2. Final Draft VPA - 1055 Bruxner Highway Goonellabah - clean for Council report 28012025  | (Over 7 pages) |
| 3. Consultation Summary, What we heard and next steps report - 1055 Bruxner Highway  | (Over 7 pages) |
| 4. Survey results Urban Release Area - 1055 Bruxner Highway Your Say Results REDACTED  | (Over 7 pages) |
| 5. Online Submission Form Proposed Urban Release Area At Goonellabah - 1055 Bruxner Highway Your Say Results and emails - REDACTED | (Over 7 pages) |
| 6. Department of Primary Industries, Agriculture Submission  | (Over 7 pages) |
| 7. Department of Primary Industries - Fisheries Referral   | (Over 7 pages) |
| 8. TfNSW Original Objection - April 2024   | (Over 7 pages) |

**Lismore City Council**

**Meeting held 11 February 2025 - Planning Proposal to rezone an Urban Release  
Area at 1055 Bruxner Highway, Goonellabah**

18

**Lismore City Council**

**Meeting held 8 April 2025 - 10.1 - Site-specific Development Control Plan chapter for the  
proposed urban release area at 1055 Bruxner Highway, Goonellabah**

54

## Report

|  |                |
|--|----------------|
| 9. TfNSW Response - PP-2022-3907 - Conditional Support August 2024                                     | (Over 7 pages) |
| 10. TfNSW Final Response - PP-2022-3907 - 22 November 2024, Objection Lifted                           | (Over 7 pages) |
| 11. Biodiversity Conservation and Science Referral   | (Over 7 pages) |
| 12. Heritage NSW Response  | (Over 7 pages) |
| 13. NSW Rural Fire Service referral  | (Over 7 pages) |
| 14. Rous County Council Referral   | (Over 7 pages) |
| 15. Department of Education DoE Response - State Infrastructure  | (Over 7 pages) |
| 16. Biodiversity Conservation Science Respnons - State Infrastructure                                  | (Over 7 pages) |
| 17. TfNSW Response - State Infrastructure Provisions   | (Over 7 pages) |
| 18. Previous Council Report - Rezoning Planning Proposal for land at 1055 and 1055A<br>Bruxner Highway | (Over 7 pages) |
| 19. Gateway Determination - Attachment C - Gateway determination_PP-2022-3907                          | (Over 7 pages) |
| 20. Gateway determination - Attachment D - letter to Council_V1_PP-2022-3907                           | (Over 7 pages) |
| 21. Alteration of Gateway determination, extension of time - DPHI                                      | (Over 7 pages) |
| 22. 1055 Bruxner Highway Structure Plan Feb 2025   | (Over 7 pages) |
| 23. 1055 Bruxner Highway Staging Plan-250124   | (Over 7 pages) |


Survey Responses

30 November 2017 - 23 January 2025

Online Submission Form


Your Say Lismore

Project: Proposed Urban Release Area at Goonellabah - 1055 Bruxner Highway

 GRANICUS

|              |            |           |            |            |           |
|--------------|------------|-----------|------------|------------|-----------|
| VISITORS     |            |           |            |            |           |
| 38           |            |           |            |            |           |
| CONTRIBUTORS |            |           | RESPONSES  |            |           |
| 14           |            |           | 15         |            |           |
| 0            | 0          | 14        | 0          | 0          | 15        |
| Registered   | Unverified | Anonymous | Registered | Unverified | Anonymous |





**Respondent No:** 1

**Login:** Anonymous


**Email:** n/a

**Responded At:** Mar 16, 2024 16:28:20 pm

**Last Seen:** Mar 16, 2024 16:28:20 pm

**IP Address:** n/a

|                |  |
|----------------|--|
| Q1. Name       | Felicity Carroll   |
| Q2. Suburb     | LISMORE, NSW   |
| Q3. Email      |  |
| Q4. Phone      |  |
| Q5. Submission | <p>Great to see this happening. This will take the pressure off downtown Lismore with a commercial and industrial element during times of flood. I hope to see more shopping, groceries, petrol etc to cater to the needs of the community. Id also like to see commercial accommodation and tourist parks here to take the pressure off relying on government support for the less flood affected people who only need short term accommodation while fixing up their house and will take pressure off evacuation centers too. Also great to see more land opened up for affordable housing to cater to our essential workers needs. Without staff businesses struggle, so this will address the issue a little in that essential workers will hopefully e able to afford to live and work here in Lismore.</p> |



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Apr 01, 2024 11:46:45 am

Last Seen: Apr 01, 2024 11:46:45 am

IP Address: n/a

|                |   |
|----------------|---|
| Q1. Name       | Leanne Davis  |
| Q2. Suburb     |   |
| Q3. Email      |   |
| Q4. Phone      |   |
| Q5. Submission | <p>I object to the rezoning of this land from rural to any other category. The zoning should not be changed. The red kraznozern soils of the area are among the most fertile, well drained, deep (in places) and agriculturally valuable in the entire nation. We have already wasted enough of this soil type (in a climate zone favourable for growing so many different crops) by allowing urban sprawl to cover as large an area as it currently does. The land in question is currently still surrounded by land being used for agriculture. Removing its rural zoning will be the continuing 'thin edge of the wedge' enabling the future rezoning and loss in perpetuity of other valuable farmland around it. With climate change, we need to re-evaluate our food security and take a sensible, conservative approach to land use to retain the best growing areas for food production. We have lost too much farm land already. Australia has an obvious shortage of it. There is other land around Lismore of much less value to agriculture that could be developed for housing. The moderate slopes around Caniaba, Naughton's Gap and Fernside (south of the Kyogle Road, not on the flood plain side) could be purchased from a number of farmers at very generous prices and new well-designed communiites built on these greenfield sites. The best flat, alluvial soils near Back Creek should continue to be used for agriculture. Lismore Council could even do what Pyrenees Shire Council in Victoria has done and act as the land developer itself to create truly affordable blocks of land rather than allow the profits to go to commercial developers. There was a severe shortage of housing in the region even before the floods of 2022. As a renter in Goonellabah I have experienced this. With blocks of land (land only) in the nearby Platypus Estate being priced at \$379,000 and more, the proposed rezoning of land at 1055/1055A Bruxner Highway will continue robbing the nation of valuable farmland and NOT provide truly affordable housing for the vast majority of people whether they be new immigrants or locals who have been scrimping and saving for decades to purchase a house/land in a safe, flood-free zone. If Lismore Council and the people of Lismore wish to practise what they preach to others, they should act in an environmentally responsible manner for future generations and NOT rezone this land away from rural. You can't eat money.</p> |



**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Apr 10, 2024 12:53:05 pm**Last Seen:** Apr 10, 2024 12:53:05 pm**IP Address:** n/a

Q1. **Name** Zoe Humphreys

Q2. **Suburb**

[REDACTED]

Q3. **Email**


[REDACTED]

Q4. **Phone**

[REDACTED]

Q5. **Submission**

My concerns about this proposed development come under two broad headings: The allocations for social and affordable housing Environmental impact. I think that considering the large area of the proposed development the provision of 10 serviced lots and 2,000m2 is inadequate. If this allocation results in residential units it would theoretically provide 15 - 16 dwellings, If the plan is to provide medium density housing then that would increase the accommodation but would not support the relocation of buyback houses or the needs of low income families. Considering that this proposal is for 346 residential lots and 105 industrial lots the provision of 15 lots for affordable housing contributes very little towards the aims of the Affordable and Diverse Housing Strategy. My understanding is that it is reasonable to require developers and property owners, wishing to rezone land, to offset some of the cost to council, and thereby ratepayers, for the infrastructure development and ongoing costs. The developer will no doubt be receiving a subsidy or reduction in their contribution to these costs. The environmental impact is also concerning. Agricultural land serves a number of purposes: It effectively contributes to flood mitigation by "collecting" and "storing" rainwater. A large development, such as this, will create a significant volume of storm water runoff, as far as I can see this will drain into Tucki Tucki Creek, Given the abysmal state of Lismore's Storm Water management I am concerned that this will not be managed and monitored, both for flow and volume and impact on water quality. The land also provides an environment for the development of ecosystems, whilst this is not as biodiverse as one would like, it contributes to the preservation of endangered species. The proposed development and the proposed opening up of a walking and cycling track alongside the creek, will need serious and expert attention to mitigate what will inevitably be a considerable impact on the Nature Reserve and creek. Both of which are acknowledged to have significant numbers of endangered species living in them. Hairy grass is not the only species to worry about. There is also the potential contribution to food security and the take up of carbon. As a low income, flood affected person in housing need, I welcome the development of housing, however we need to learn from the mistakes of the past. It is possible to develop housing that truly manages to conserve habitats, reduce energy costs, supports the development of and meets the need for decent, appropriate, reasonably safe, affordable accommodation. I also appreciate the massive up front costs associated with this project. However if the average cost of a hectare of agricultural land is between 3 - 10 thousand dollars, depending on the amount of land purchased, and a lot, with building permission, costs \$395,000 (neighbouring development "Platypus Park") I think the scope for profit is large enough.



**Respondent No:** 4

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 23, 2024 07:10:50 am

**Last Seen:** Apr 23, 2024 07:10:50 am

**IP Address:** n/a

|                |  |
|----------------|--|
| Q1. Name       | Felicity Carroll   |
| Q2. Suburb     |  |
| Q3. Email      |  |
| Q4. Phone      |  |
| Q5. Submission | <p>Im always in favour of more affordable housing and commercial out of the flood zone. Can we look at places like Koala Beach housing estate where humans and koalas co exist. By implementing a 40k ph speed limit, no dogs and protected nature reserves and koala food trees planted throughout the estate, gating the estate if necessary can ensure that humans and wildlife can co exist.</p> |



**Respondent No:** 5  
**Login:** Anonymous  
**Email:** n/a

**Responded At:** Apr 23, 2024 10:48:44 am  
**Last Seen:** Apr 23, 2024 10:48:44 am  
**IP Address:** n/a


|                |   |
|----------------|---|
| Q1. Name       | Heidi Baldwin   |
| Q2. Suburb     |   |
| Q3. Email      |   |
| Q4. Phone      |   |
| Q5. Submission | <p>Firstly, a big thank you to Jamie van Iersel who took my call and answered all my questions in relation to this potential rezoning. I only have one serious consideration I would like to put forward after this discussion. Why is the General Residential land right next to the highway? This makes absolutely no sense to me. People paying for this type of land should be away from the highway. I suggest swapping the General Residential area with the Residential-led Mixed Use land. This has several benefits. General residential will have closer access to the commercial village centre and Tucki Tucki creek recreation area. They will also be away from the highway. Mixed Use will be closer to the highway for ease of access to things like childcare /library etc. Thank you, Heidi Baldwin</p> |



**Respondent No:** 6  
**Login:** Anonymous  
**Email:** n/a

**Responded At:** Apr 23, 2024 22:15:05 pm  
**Last Seen:** Apr 23, 2024 22:15:05 pm  
**IP Address:** n/a

|                |  |
|----------------|--|
| Q1. Name       | Melanie  |
| Q2. Suburb     |  |
| Q3. Email      |  |
| Q4. Phone      |  |
| Q5. Submission | <p>I don't think this proposal should go ahead at all. The road infrastructure from the roundabout where Oliver avenue meets the bruxner highway is not suitable for this development and will make the road more dangerous The traffic here is already dangerous and to increase the flow of traffic in this area is irresponsible.</p> |



**Respondent No:** 7

**Login:** Anonymous


**Email:** n/a

**Responded At:** Apr 26, 2024 09:31:26 am

**Last Seen:** Apr 26, 2024 09:31:26 am

**IP Address:** n/a

|                |   |
|----------------|---|
| Q1. Name       | Felicity Carroll  |
| Q2. Suburb     |   |
| Q3. Email      |   |
| Q4. Phone      |   |
| Q5. Submission | <p>I support this development wholeheartedly. As much as we need more homes out of the floodzone, we also need industry and commercial out of the flood zone as was seen during the aftermath of the 2022 flood. Life was heavily impacted by the lack of goods and services and employment disrupted for the whole of Lismore LGA residents. As unfortunate as it is for the neighboring macadamia farm, it is not as important or as essential for the good of the community as this new development. Considering the needs of one small farm that doesn't grow essential food for a community doesn't override the needs of the many. I hope to see this go ahead in its entirety.</p> |



**Respondent No:** 8

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 29, 2024 06:02:34 am

**Last Seen:** Apr 29, 2024 06:02:34 am

**IP Address:** n/a

|                |   |
|----------------|---|
| Q1. Name       | Lis Dunn  |
| Q2. Suburb     |   |
| Q3. Email      |   |
| Q4. Phone      |   |
| Q5. Submission | <p>Please consider setting aside a plot for a resident led / co housing project like a small home development This type of project needs support to compete with developers who have more financial backing</p> |





Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 11:04:12 am

Last Seen: Apr 29, 2024 11:04:12 am

IP Address: n/a

Q1. Name Astra Jerebine

Q2. Suburb

Q3. Email

Q4. Phone

Q5. Submission

Rezoning objection To whom it may concern: Re: Rezoning of 1055 and 1055A Bruxner Highway, Lismore I am writing to object to the re-zoning of the farm on the Bruxner Highway, in particular the industrial zoning at the South of the proposed development. I purchased my property on Napier Street, Goonellabah because it is a large semi-rural block surrounded by nature in a cul-de-sac, in a very quiet residential area which is zoned R5 Large Lot Residential. A big factor in choosing this property was my block adjoins a large farm (zoned State Significant Farmland) which I thought guaranteed peaceful, rural surroundings. I question the suitability of placing a large industrial area adjacent to a Large Lot Residential area. Rezoning the farm to an Industrial zone along my property boundary will have major negative impacts on me and my property, including: • Loss of semi-rural environs. • Noise and pollution from industrial area • Impact on light and sunshine • Loss of privacy • Loss of northerly breeze • Light pollution • Flora and fauna biodiversity • Impact on value of my property. Placing a large industrial area next to a residential area will have major impacts from noise, industrial odours, chemicals and lack of privacy in my garden and home. I note there are two options suggested to mitigate the noise in the noise reports in the Noise Impact Assessment however I am not convinced that either will be sufficient. Is there going to be a vegetative and space buffer, to block noise and provide habitat for animals? The proposed E4 general industrial zone adjoins my property to the North. My outlook will be blocked by tall concrete walls of buildings. I note the building height for industrial buildings has not been included in the proposal and that the draft plans have many industrial units close to the boundary of my property. As my house is set down the South side of the hill, my outlook, sun and light to the North will be negatively impacted. Putting industrial buildings along the boundary will likely block the Northerly/North-Easterly breeze - the cooling breeze in Summer - which are the prevalent cooling breeze in Summer. Is the Napier Street boundary, the best place on the proposed development for an industrial area? I am also concerned about light pollution at night, as there are no street lights on Napier Street (or visible from my property) and bordering on a 100-acre farm means proper darkness at night, which is highly desirable. My property is abundant in native wildlife, much of which comes from the adjoining farm, including: Red-necked wallaby (*Macropus rufogriseus*), Bandicoots, Echidnas, large Diamond Pythons, lots of birds including Black Cockatoos, King Parrots, Rosellas, Kookaburras, Butcher Birds, Wonga Pigeons, White Headed Pigeon, Coucal Pheasants etc, and Koalas have been heard nearby. Many of these native species will be impacted by loss of habitat. There are a lot of naturally occurring native plants on my property including Nodding Greenhood Orchids, Wombat Vine, Scrambling Lily, Kangaroo Grass, a few types of basket grass, other small native grasses (possibly including Weeping Grass) and various naturally occurring ground covers and flowers, as well as large native trees (possibly Koala trees) along the boundary of the farm (that are not noted in your plans). I am constantly surprised and the native plants that keep popping up in my garden and am concerned about the loss of biodiversity. In addition to these negative impact to my property and environs, and years of building noise, I am concerned about the Impact in valuation of property and house and would like to understand what compensation is offered. I would like to arrange a meeting to discuss this further. Yours sincerely, Astra Jerebine.



Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 19:45:45 pm

Last Seen: Apr 29, 2024 19:45:45 pm

IP Address: n/a

Q1. Name Sarah Driussi

Q2. Suburb

Q3. Email

Q4. Phone

Q5. Submission

Submission for the Planning Proposal Rezoning of 1055 and 1055A Bruxner Highway, Lismore (Lot 42, DP 868366 and Lot 1, DP 957677) Sarah Driussi, [REDACTED] Resident and Dr David Fredericks, Environmental Scientist & Consultant - April 2024 Executive Summary We object to the proposed rezoning based on the following flood related issues: 1. Inappropriate Flood Analysis for current development - Potentially inappropriate flood analysis using insufficient storm duration and intensity in the drainage design process. 2. Lack of cumulative analysis of flood risk. The creeping urban development in the catchment and piece meal analysis of successive development fails to provide an evaluation of culminative impact of these developments on flood frequency and intensity for the catchment as a whole, particularly low-lying downstream properties. 3. Social and economic impact on low-lying downstream properties. We are concerned an increase in the risk of flooding downstream will result in negative economic impacts (devaluation of property values and increased insurance costs) on residents in low-lying areas. 4. Environmental impacts on the Tucki Tucki Creek – particularly impacts on the area of the Butterfly walk and the platypus that are resident in that area Tucki-Tucki Creek & the Upper Creek Catchment The Tucki-Tucki Creek headwaters begin in the North-East corner of Goonellabah near Alphadale Road and the Bruxner Highway and stretch and descend through western Goonellabah. The Harmony Estate is planned to be situated in the upper headwaters of the catchment and will result in the urbanisation of 75ha of the 240ha catchment it lies within. Low lying areas downstream of the development include dwellings in: • Earles Crt • Allambie Dr • Riverwood Dr • Pineview Dr • Oliver Ave • Kookaburra Tce • Just St • Portions of Chilcotts Grass Residents of these areas are deeply concerned about the potential impacts of the new Harmony Estate development in this small catchment, especially given the existing flooding issues and accumulation of silt, sand, and soil in the creek observed by long term residents. We are also concerned about impacts water quality and quantity on the bird-wing butter fly park and its land care regeneration, wildlife and endangered species including the platypus that are known to be resident, and further siltation of the creek. Cumulative Impacts The council has failed to undertake any cumulative impact assessment of the urbanisation of the Tucki Tucki Creek catchment. The catchment above the Oliver Creek Bridge has progressively urbanised since the 1990's without any strategic analysis of flooding. There is now less than 10% (estimated) of this catchment that is not urbanised. Further development should be suspended until a cumulative impact analysis is undertaken and the desirability of a retention pond on the main arm of the creek at or above Holland St considered. Cumulative Changes to the Morphology of Tucki Tucki Creek The Driussi family have lived on Tucki Tucki creek in the same location for 34 years and have first-hand knowledge of its history. It is evident from the Driussi family's observations that significant changes have occurred in Tucki Tucki creek over the past few decades, particularly in its depth and flooding patterns. The fact that 34 years ago the creek was deep enough for swimming and experienced less frequent and rapid flooding indicates a shift in the creek's hydrology and ecology. The evaluation of further development should include a consideration of the further structural changes to the creek. The February & March 2022 Weather Events and Flooding The Northern Rivers Region has a humid subtropical climate where most summer rainfall occurs during thunderstorms that build up due to the intense surface heating and strong subtropical sun angle. Weak tropical lows and cyclones that move in from adjacent warm tropical oceans, as well as infrequent tropical storms often contribute to summer seasonal rainfall peaks and flooding. The flooding events that struck the Northern Rivers in February and March 2022 were catastrophic, leaving a profound impact on the region and its residents. The February 28th flood is one of the worst natural disasters in living memory. The flood on February 28th was classified as above the 1 in 100-year event, being somewhere in the range of 1 in 100 to 1 in 1000-year event, triggered by a low-pressure system; the



relentless rainfall persisted for a 72-hour period, continuously battering the region from February 26th to the 28th. The recurrence of severe flooding in the Northern Rivers region in March 2022, within such a short span was indeed a distressing warning for residents. The fact that the second flood replicated the height and damage on Tucki Tucki Creek, of the first flood, underscores the vulnerability of this area and the residents' homes to extreme weather events. These back-to-back floods serve as a stark reminder of the ongoing threat posed by climate-related hazards as the flood waters came extremely close to houses and businesses. These two flooding events and the frequency of East Coast lows in this area highlight the urgent need for comprehensive flood mitigation strategies for the creek and new development and an independent Hydrologist analysis of the entire Tucki Tucki Creek catchment for deliberating whether the large 450 residential and commercial lot Harmony Estate will exacerbate flooding, increasing water heights along the creek and therefore flooding homes and businesses. NSW Planning and Development Law The NSW Government's risk policies and guidelines help councils plan strategically and assess development proposals. This ensures infrastructure such as homes, hospitals and schools are located so that communities are not placed at high risk, and people can safely evacuate if there's an emergency. Significant flood events like the catastrophic floods in Northern NSW in 2022 or those in Brisbane in 2011 show the importance of managing flood risk in land use planning. The 2022 NSW Flood Inquiry reviewed the planning rules for developing land that might be affected by flooding. The findings of the Inquiry highlighted the importance of taking a proactive, risk-based approach to flooding and land use planning decisions. Environmental Planning and Assessment Act 1979, Standard Instrument (Local Environmental Plans) Amendment (Flood Planning) Order 2021 Schedule 1 Amendment of Standard Instrument prescribed by Standard Instrument (Local Environmental Plans) Order 2006 Drawing your attention to clause 5.21, points 2 & 3 highlighted sections Clause 5.21 Flood Planning (2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— 1. (a) is compatible with the flood function and behaviour on the land, and 2. (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and 3. (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and 4. (d) incorporates appropriate measures to manage risk to life in the event of a flood, and 5. (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters— 6. (a) the impact of the development on projected changes to flood behaviour as a result of climate change, 7. (b) the intended design and scale of buildings resulting from the development, 8. (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood, 9. (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion. Requests 1. That Lismore City Council conduct a comprehensive independent flood analysis of Tucki Tucki Creek and Catchment by an experienced Hydrologist, especially considering the implications of climate change, creeping urban development and the potential for large weather events. To ensure the credibility and transparency of the analysis, it's essential to involve reputable hydrology and climate experts who can provide unbiased assessments and myself, my husband along with the Driussi family would like to be involved to provide evidence, flood markings and historical data to be considered. Once the analysis is complete, the results should be shared with all relevant stakeholders, including the community, council members, and developers. In presenting the results, it's important to highlight how and if the Harmony Estate Development meets the requirements of the Environmental Planning Assessment Act, in particular clause 5.21. This involves demonstrating that the development mitigates flood risks, does not adversely affect flood behaviour that results in flooding houses and businesses situated along Tucki Tucki Creek and meets the other criteria in clause 5.21. Overall, conducting a thorough flood analysis and sharing the results transparently will be instrumental in ensuring the Harmony Estate Development complies with regulatory requirements and meets the needs of both the community and the environment. 2. We reviewed the Storm Water Report by Barker Ryan Stewart prepared for the Harmony Estate Development and request the following: a. The storm water analysis is only for each of the 10 sub-basins that feeds into separate retention ponds. They don't add up all the outflows and look what the additional discharge is as a whole. We therefore request this be examined and possibly repeated reporting the additional new discharge as a whole. b. A very short storm design was used to do the runoff/flood analysis: "1% AEP, 25 min burst, Storm 1" Is this storm design too short? Or insufficient? We recommend a 12 to 24-hour weather system east coast low be used for the analysis and treat the development as a whole also looking at the entire catchment downstream as well, not 10 sub catchments in only the Harmony Estate footprint. c. The criteria used for "passing" the design is that peak runoff from each ponded catchment (below the pond) is lower than it was pre-development. We feel this might be too simpler a test and not giving a clear picture

evaluating it separately; we request the analysis be completed treating the development and its catchment as a whole component and not smaller separate catchments. d. No analysis or consideration/design for failure of retention structures is present in the report. We request the consultant designs a flood overflow sufficiently larger to take a particular design flood. e. The consultants only used a single storm design and not a cascade of storms. We feel a more serious weather event with several bad storms is required to make the study more accurate. 3. The existing flood retention ponds along Tucki Tucki creek particularly in the Birdwing Butterfly Park, need to be better maintained, particularly following large weather event which reduce pond volume and retention capacity. The flood retention ponds should also not be planted out under any circumstances and need to be kept clear of debris in order to work effectively. 4. Research whether other land parcels would be better suited for a large estate with a catchment/creek that isn't overdeveloped, altered and experiencing flood issues. Conclusion We request a thorough extensive flood study be completed for Tucki Tucki Creek as flooding is a problem for residents who live on the creek. From the information made evident in this submission, proceeding with further development without addressing concerns and requests made in this submission could exacerbate the risk to residents and properties in the area. After the devastating flood events of 2022, prioritising the safety and well-being of residents in the face of flood risks should be paramount in any decision regarding further development near Tucki Tucki Creek. Exploring alternative land parcels for the proposed estate is a prudent suggestion, particularly if it can mitigate the risk of flooding and safeguard the well-being of the community. This approach aligns with the principles of responsible land use planning and prioritising the safety and welfare of residents. Yours sincerely, Sarah Driussi 28th of April, 2024.

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**Respondent No:** 11  
**Login:** Anonymous  
**Email:** n/a

**Responded At:** Apr 30, 2024 11:57:05 am  
**Last Seen:** Apr 30, 2024 11:57:05 am  
**IP Address:** n/a

|            |             |
|------------|-------------|
| Q1. Name   | Gerda Hawke |
| Q2. Suburb |             |
| Q3. Email  |             |
| Q4. Phone  |             |

**Q5. Submission**

Proposal for the General Residential lots at Harmony Estate. Lismore is in the process of rebuilding after a climate disaster. This is an ideal opportunity for LCC to showcase a residential response that is sustainable and climate adapted for the future. We could become a national and international example of a creative and resilient response.. Creative design that offers both privacy and opportunities for spontaneous connection is a way forward from the old design ideas of how many boxes can we fit into a space, houses all facing the street with garages out the front which creates a sense of isolation.... and not suited to an estate called "Harmony Estate.". Anne Street garden villas is an example of an award winning development in Southport Qld, designed by Anna O"Gorman.. We don't have to reinvent the wheel as there are many examples of creative medium density development in partnership with a local council One such example is Marmalade Lane, marmaladelane.co.uk, which is a housing project consisting of 42 houses. This project "was enabled by a partnership involving the landowner, Cambridge City Council, developers TOWN and Trivselhus, and Cambridge Cohousing's members and future residents. Cohousing is a way of life in which residents not only get to know their neighbours and enjoy a real sense of community, but jointly manage their living environment together. As well as their own private home, each resident household benefits from the extensive shared spaces and facilities that enrich the living experience and encourage a more social way of life. As a cohousing development, Marmalade Lane is the product of an innovative design process in which many residents were involved from the outset. All residents are members of Cambridge Cohousing Ltd, have a stake in the common parts and contribute to the management of the community". Please LCC, this is such an opportunity to showcase Lismore by developing a sustainable, creative and climate resilient residential project.. Thanks, Gerda Hawke



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2024 16:12:33 pm

Last Seen: Apr 30, 2024 16:12:33 pm

IP Address: n/a

Q1. Name Janet Nichol

Q2. Suburb

Q3. Email

Q4. Phone

Q5. Submission

Submission for the Planning Proposal Rezoning 1055 and 1055A Bruxner Highway, Lismore (Lot 42, DP868366 and Lot 1, DP 957677) While we support the considered and responsible development of 1055 and 1055A Bruxner Highway for residential purposes, we have serious concerns about the proposed industrial development known as Precinct 5, 1055A Bruxner Highway, in respect of the "strategic merit and suitability of the site" for the proposed land use. Our objection to the proposed Industrial Precinct is based on a number of issues: 1. Direct impact on our farming business, amenity and property value as well as significant potential issue with storm water management 2. Impact on the environment from the lack of protection of the southern catchment and tributary of Tucki Tucki Creek 3. Impact on community including prioritising industry over residential development on prime land along the suburban growth corridor between Lismore and Alstonville; pollution (visual, noise, dust, odour etc) cast over existing and future residents; and risk of losing conceivable Aboriginal cultural heritage sites. 4. Conflict with LCC's own guidelines and rulings related to other potential industrial sites. We have detailed our sincere concerns below and in the interest of being solution focused, proposed our preferred outcome.

1.1 Issues with Land Use Conflict My husband and I own and operate Glenpar Plantation, a macadamia farm which has existed for over 30 years, residing along the southern and eastern borders of the proposed industrial zone. We cannot possibly continue to farm and manage our land appropriately without incurring issues from future industrial businesses just a stone's throw away, with only a road separating us. Why is there no 'vegetated buffer zone' indicated around the industrial areas that borders our agricultural land to protect people in the workplace from standard farming practices such as chemical sprays, noise, odours, dust etc, that will occur during business hours when people are at work? We also have a right to be protected from the impact of industry including threats to biosecurity, odour, dust, noise, smoke, risk of fires as well as other nuisances such as stray dogs and trespassers (Ref: NSW DPI - Living and working in rural areas). It is worth noting that the nearby industrial zone on Oliver Avenue, has a significant vegetated natural buffer surrounding its locations and as this new industrial site is being promoted as an extension of the Oliver Avenue zone, then surely these vegetated buffers should also be extended. Furthermore, as there is 66kV overhead powerlines and associated easement running the full length of the southern fence line of the proposed industrial zone, we would expect any buffer zone would commence after the appropriate distance from the easement is established. Requested outcome: Install minimum 50m, mounded and vegetated buffers, (DCP LEP2012 Chpt 5B 2.2.7 Element: Buffers to avoid land use conflicts), positioned beyond the required distance from the powerline easement, to protect those working in the area from impact of farming as well as protect homes and farms in the vicinity from the impact (both visual and operational) of industry. Also note in the Harmony Estate DCP, that the neighbouring agricultural properties have the right to continue operating as they currently do, including spraying and harvesting as well as pest, tree and soil management etc, post any development of this property.

1.2 Impact on our Amenity, Liveability and Property Value Just because this proposed industrial development borders farmland, shouldn't mean that the impact on amenity, liveability and value of our property is irrelevant. We did not purchase a property next to an industrial estate and expect that if the Council deems that one is to be built, then serious consideration should be given to the protection of our amenity and not negatively impact the value of our property. Furthermore, there needs to be controls over the scale, operation and type of industry in the proposed precinct, imbedded in the DCP in order to protect ourselves and all neighbouring properties. This includes size of block, height of building, noise levels, hours of operation etc but even more importantly, restriction on the type of industry allowed to operate in this area. According to the Lismore LEP 2012, 'General Industry' can include either light or heavy industry that may generate emission (noise, vibration, smell, fumes, smoke,



steam, soot, dust, waste products etc) that will affect the amenity of the neighbourhood or 'potentially hazardous and offensive industries' that could have catastrophic impacts. Requested outcome: We feel that a residential zone will have considerably less impact on our amenity and property value, however, if it is to be zoned industrial, we expect the inclusion of substantial visual screening of unsightly industrial buildings that will scar the currently beautiful area in which we live. This precinct should be limited to light industry only and certainly not allow any operation or storage of hazardous or dangerous goods. The block size of 1500m<sup>2</sup> should be a maximum size to encourage smaller localised business as opposed to large organisations and big business. The building height should be limited to single story, with hours of operation and noise limited to 7am – 5pm, Mon-Fri. 1.3 Issues with Storm Water Management We question the Storm Water Report by Barker Ryan Stewart prepared for the developer in particular regard to the amount and flow of storm water in Catchment/Basin 8, an area of approx. 10h that directs significant amounts of storm water into our dam and onto the south tributary of Tucki Tucki Creek. 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Is there any consideration given to a cascade of storms or to the amount of water already retained and indeed running out of the ground from previous weather events. Surely a minimum 24 hour analysis, taking into account existing groundwater, would be more realistic? Sudden major downfalls, like we saw on Friday 5 April, where over 200ml fell in 24hrs, are all too common and will potentially result in toxic industrial waste flowing directly into our dam and the creeks in the area, which farms and homes depend on. The current proposal to build a 500m<sup>3</sup> holding tank and 200m<sup>3</sup> biotreatment pond will be seriously lacking in this type of weather event which could see 3 times this amount flow down this basin into the dam and creeks beyond. What is the design consideration for the failure of this retention structure? It is also worth noting that the biotreatment pond has been positioned according to the plans on our land, which is not viable. 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Unlike the north tributary, this Industrial zone proposes building industrial lots over a large basin (Basin 8) that flows directly into the south tributary of Tucki Tucki Creek. This tributary is home to Platypus and supports a registered Koala habitat in the immediate vicinity as well as echidna and wallaby populations not to mention a range of native flora. Storm events could see contaminated and polluted water flowing directly into the waterways that the native fauna and flora depend on. Requested outcome: Include a green zone across Basin 8, to protect Tucki Tucki Creek south tributary and ensure ground water is free from contamination and surface water does not contain pollutants that could seriously impact the environment. 3.1 Residential Demand Why put such a large industrial development in the middle of the suburban growth corridor for Lismore/Goonellabah, when housing is so desperately needed for Lismore's flood impacted residents as well as new families to the area? LCC has published their concerns in their "Affordable & Diverse Housing Strategy" (2022) that reported that some 1800 houses that were either destroyed or damaged in the 22 floods and a further 13.6% increase in the number of houses is required in the next 20 years. The 350 houses proposed in this development is a start, but there could be so much more. Why is LCC seemingly prioritising business over residents when they themselves have reported such significant residential demand? Furthermore, Harmony Estate is positioned on prime residential land with existing neighbourhoods to the west, south (part) and now with this new development to the north. We expect that in the future, the entire area up to Alphadale Road could one day become an extension of the Goonellabah residential community as flood free housing is needed. So why risk land use conflicts now and in the future? Requested outcome: Rezone the entire Harmony Estate as either 'General Residential' or 'Residentially led mixed-use'. 3.2 Impact on local residents and the broader Community This proposed industrial precinct is positioned along a high ridge (incorporating the highest point in the area), clearly visible from Bruxner Highway and surrounding residents. Surely an industrial precinct on this elevated site will

create a shameful eyesore at the gateway to Goonellabah and completely contradict the council's intent as stated in the Harmony Estate DCP... "provide a positive scenic vista along the Bruxner Highway". Furthermore, with the industrial zone being positioned at the back of the available blocks, this would result in substantial heavy vehicle traffic driving through the middle of existing and new residential areas, causing significant issues with noise, dust, odour etc. Requested outcome: Retain Precinct 5, the high ridge across this proposed Industrial zone, for much needed housing and community green space offering vistas across Goonellabah and out to the ranges.

3.3 Impact on potential Aboriginal deposits Council has identified 3 areas in the proposed Industrial Precinct that have potential Aboriginal Cultural Heritage significance, which is not surprising seeing these are located on some of the highest points in the area. Surely these deposits should be explored before any rezoning can occur. Requested outcome: Full investigation of the identified PADs prior to any rezoning decision is made.

4. Conflict with LCC guidelines that deem other industrial sites unsuitable According to the LCC GAR22, several existing industrial developments are unable to be extended due to constraints around slope, location and access. However, these same limitations apply to the proposed industrial site at 1055A Bruxner Highway, so why aren't these guidelines applied consistently? For example, Macaulay St. North Lismore industrial area has parts of the site with slopes of 20-33% which, along with location and access, sees Council deem it "unlikely for further development". However much of the proposed Industrial Precinct also consists of slopes well above 20% (see green areas in map). How can the proposed industrial lot sizes of minimum 1,500m<sup>2</sup> possibly be built in an area with such significant slopes? And currently there is NO access to the 1055A site as this land is surrounded by either privately owned agricultural land or Tucki Tucki Creek. As it stands, the solution could be to build another bridge across Tucki Tucki creek from the 1055 Bruxner Hwy lot which could be at significant cost to rate payers, considering the Oliver Avenue road and bridge project came at a cost of \$14.2million. Furthermore, the 1055A block is a long slender strip of land, with the developers proposing only one way in and out, at the far end of the block. What happens in case of emergency? Surely one access point could prove disastrous if it is blocked during an emergency. Has the RFS given approval for development knowing the limited access and the proximity to the oil laden macadamia trees on our adjacent farm? And we believe that previously the LCC has rejected the development of this block purely on the basis of the limited access? Why now is this same limited access deemed viable? Requested outcome: Areas of the site that are in the +20% slope range should not be developed as large industrial blocks... Surely smaller residential block would be more achievable. The 1055A site should not be developed until viable access is secured and there is appropriate access in case of emergency.

Conclusion We request that the planning proposal that rezones 1055A Bruxner Highway into an industrial precinct, be rejected and reconsidered as a residential development, as we believe this is the most appropriate and responsible use of the available land. We appreciate the need for flood free land for industrial purposes however feel that there needs to be a broader regional strategy to address this issue. It is a harsh reality that Lismore Council has such a significant area that is flood impacted land, however, placing ad hoc industrial developments in the middle of prime residential land is not the answer. Your Sincerely, Janet and Brett Nichol [REDACTED]





Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2024 16:14:07 pm

Last Seen: Apr 30, 2024 16:14:07 pm

IP Address: n/a

Q1. Name Brett Nichol

Q2. Suburb

Q3. Email

Q4. Phone

Q5. Submission

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**Respondent No:** 14

**Login:** Anonymous

**Email:** n/a


**Responded At:** Apr 30, 2024 21:14:10 pm

**Last Seen:** Apr 30, 2024 21:14:10 pm

**IP Address:** n/a

|                |   |
|----------------|---|
| Q1. Name       | Tanya Santin  |
| Q2. Suburb     |   |
| Q3. Email      |   |
| Q4. Phone      |   |
| Q5. Submission | <p>The concerns over this new development, are many. The most alarming being that we were notified of this by a resident of a neighbouring farm. The proposal of an industrial estate in this area is not acceptable. I imagine my view will be replaced by a noisy, smelly metal eyesore. Why put this so close to an existing residential area? My house value will no doubt decrease. I am also concerned for the wild life that live in and around tuck tuck creek, including the platypus.</p> |





**Respondent No:** 15

**Login:** Anonymous

**Email:** n/a

**Responded At:** May 01, 2024 16:41:42 pm

**Last Seen:** May 01, 2024 16:41:42 pm

**IP Address:** n/a

|                |   |
|----------------|---|
| Q1. Name       | Wendy Ford  |
| Q2. Suburb     |   |
| Q3. Email      |   |
| Q4. Phone      |   |
| Q5. Submission | <p>Hello, I am writing to express my views on the proposed uses for the land at 1055 and 1055A Bruxner Highway. I live on which backs onto the industrial estate. I am fully in favour of the land being prioritised as residential for flood-affected families and that heavy industry be kept out whilst still supporting smaller mom and pop businesses (housing over a shop) that were lost in the flood. There should be ample green space and recreation areas and none of the big industry which is noisy and polluting, threatening health and safety, biosecurity, flora and fauna such as the local platypus population, and, no toxic water runoff to affect the Tucki catchment. A thorough and transparent (public) environmental study should be conducted and shared for consultation before any rezoning is finalised. One thought for naming of the community is to call it Chrysalis, from which butterflies emerge. We know butterflies are synonymous with hope and freedom, and with Chrysalis providing the housing for the revitalized former caterpillar, so does a new and revitalized community emerge, with new models for enrichment and interaction taking wing.</p> |



**From:** [Marlene Walker](#)  
**To:** [REDACTED]  
**Subject:** Complaint Regarding Proposed Rezoning and Development of 1055 AND 1055A Bruxner Highway  
Goonellabah  
**Date:** Sunday, 21 April 2024 3:21:04 PM

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**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

TJ & MH Walker  
[REDACTED]  
[REDACTED]

21/04/2024

Lismore City Council  
Attention: Planning Department  
PO Box 23  
Lismore NSW 2480

Subject: Complaint Regarding Proposed Rezoning and Development of 1055 and 1055A  
Bruxner Highway, Goonellabah

Dear Members of the Lismore City Council,

I am writing to express my deep concerns regarding the proposed rezoning and development of 1055 and 1055A Bruxner Highway in Goonellabah. As a resident of this community and a local landowner and farmer located on land in close proximity to the proposed industrial rezoning, I feel compelled to voice my objections to the industrial-commercial development planned for what is currently prime agricultural land. Below, I outline several key concerns that I believe warrant serious consideration and revision of the proposed plan:

1. **Inappropriate Land Use:** The proposed development involves the transformation of prime agricultural land into a large industrial-commercial zone. This decision seems fundamentally at odds with the character and purpose of the area, which is primarily residential and farming. Such a drastic change in land use could significantly diminish the quality of life for residents in the vicinity.
2. **Lack of Vegetated Buffers:** There appears to be a glaring oversight in the absence of vegetated buffers around the industrial zone. Vegetated buffers are essential for mitigating the visual and environmental impact of industrial activities on adjacent residential areas. Their absence raises concerns about noise pollution, air quality, and the overall aesthetic appeal of the neighborhood.

3. Minimal Controls: The proposed plan appears to lack sufficient controls on various aspects crucial for preserving the well-being of residents and the environment. Specifically, there are inadequate provisions regarding the scale, height, type, noise restrictions, and management of hazardous and dangerous goods within the industrial zone. These oversights pose significant risks to public safety and health.

4. Disregard for Water Catchment: The proposed development fails to consider the implications for the local water catchment, which currently serves existing farmland and homes. Industrial activities, particularly those involving hazardous materials, could pose a serious threat to water quality and availability, jeopardizing both human health and ecosystem integrity.

5. Impact on Amenity and Visual Appeal: Placing industrial buildings on the highest point in the area not only disrupts the natural landscape but also significantly diminishes the amenity and visual appeal for all residents. The scenic beauty of the surroundings is a valuable asset that should be preserved and enhanced, rather than sacrificed for the sake of large scale industrial development.

In light of these concerns, I urge the Council to reconsider the proposed rezoning and development of 1055 and 1055A Bruxner Highway in Goonellabah. It is essential that any future plans prioritize the well-being of residents, environmental sustainability, and the preservation of our community's unique character and natural assets.

I respectfully request that the council engage in transparent and inclusive consultation with residents and stakeholders to address these concerns and explore alternative options that align more closely with the values and needs of the community.

Thank you for your attention to this matter. I look forward to hearing from you regarding the steps the council intends to take in response to these concerns.

Sincerely,

TJ & MH Walker

**From:** [Jill McCall](#)  
**To:** [REDACTED]  
**Subject:** Urban Release Area at Goonellabah  
**Date:** Tuesday, 23 April 2024 12:25:50 PM

---

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Please include provision for houses from the flood plain to be relocated to any new development. Why?

Support our community to stay in Lismore

Irreplaceable timber and character in these homes

Opportunity to showcase best practice in community support and environmentally sustainable initiative.

Show compassion and leadership!

Regards

Jill McCall

Be green read it on the screen

*I acknowledge the traditional owners of the land on which I live and work – the Widjabul Wia-bal People of the Bundjalung Nation.*



**From:** [Martin Oliver](#)  
**To:** [REDACTED]  
**Subject:** 1055 and 1055A Bruxner Highway, Goonellabah  
**Date:** Wednesday, 1 May 2024 4:59:16 PM

---

**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

I would like to suggest some modifications and improvements to the proposals on these lots:

- There is a dire lack of post-flood housing supply in the local area, and I believe that housing is a higher-priority use of the land than industry, and my preferred outcome would be to devote all the proposal area to housing and other amenities such as parks, footpaths, and cycle tracks.
- Despite larger buffers proposed by the developer, the minimum recommended buffer between general industrial land (Precinct 5) and residential is only 20 metres. There is no buffer where agricultural land is concerned.
- I am concerned especially at the proximity of industrial land to properties on the northern side of Napier Street, and have other concerns about proximity to macadamia plantation to the south and east.
- The location of industrial land on the highest-elevation part of the site will create an eyesore.
- The 500 cubic metre holding pond and biotreatment plant is unlikely to have the capacity to manage serious rain events, and there is a risk of toxic runoff into a tributary of Tucki Tucki Creek. This area is home to platypus, koalas, echidnas, and wallabies.
- I believe there is a risk of pollution and other hazards from the industrial zone affecting nearby properties, and would like to see the industrial zoning changed to light industrial (IN2), if industrial development proceeds.
- The steeply sloping quality of much of Precinct 5 (20 degrees or more) makes it more suited to residential development than industrial.

Yours sincerely,

Martin Oliver  
[REDACTED]


Survey Responses

30 November 2017 - 23 January 2025

Survey

Your Say Lismore

Project: Proposed Urban Release Area at Goonellabah - 1055 Bruxner Highway

 GRANICUS

|              |            |           |            |            |           |
|--------------|------------|-----------|------------|------------|-----------|
| VISITORS     |            |           |            |            |           |
| 130          |            |           |            |            |           |
| CONTRIBUTORS |            |           | RESPONSES  |            |           |
| 66           |            |           | 69         |            |           |
| 8            | 0          | 58        | 8          | 0          | 61        |
| Registered   | Unverified | Anonymous | Registered | Unverified | Anonymous |





Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Mar 13, 2024 15:19:11 pm

Last Seen: Mar 13, 2024 15:19:11 pm

IP Address: n/a

|   |  |
|---|--|
| Q1. Name  | rob doolan   |
| Q2. Suburb  | [REDACTED]   |
| Q3. Email   | [REDACTED]   |
| Q4. Phone   | [REDACTED]   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?  | Very happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments   | <p>No</p> <p><b>I want to add comments:</b></p> <p>The cost of housing not only entails the capital purchase cost or the rental costs; it also includes the ongoing costs such as utility costs and rates plus, if a strata, strata rates. Strata living can be caught by additional costs such as embedded water, electricity and gas costs rising (see recent media). Strata laws need reform on a wide range of issues (see recent media). These complexities and additional costs can be avoided by smaller minimum lot sizes so as to allow small (micro) torrens title lots which avoid these living hazards. Adequate evidence is available to show more affordable housing, both in purchase costs and ongoing costs, can be achieved by use of smaller minimum lot sizes.</p> |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information   | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section) In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.  | Yes  |

|  |     |
|--|-----|
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes |
| <hr/>  |     |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | Yes |
| <hr/>  |     |
| Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?   | Yes |
| <hr/>  |     |
| Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes |
| <hr/>  |     |
| Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes |
| <hr/>  |     |
| Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes |
| <hr/>  |     |
| Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |     |
| <p>I would want to be located in a leading 'cutting edge' employment precinct which led the way in terms of sustainability and resilience. By this I mean: - encouraging integrated water and energy systems such as roof water harvesting/storage/treatment and solar power collection/storage/distribution - in the commercial precinct, include shop top housing and live/work premises - high degree of civic landscaping and regenerated gully system</p> |     |
| <hr/>  |     |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   |     |
| not answered   |     |
| <hr/>  |     |



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Mar 13, 2024 16:40:54 pm

Last Seen: Mar 13, 2024 16:40:54 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Tashanna fuller                                     |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

|   |              |
|---|--------------|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes          |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes          |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes          |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes          |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | not answered |



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 14:08:08 pm

Last Seen: Mar 14, 2024 14:08:08 pm

IP Address: n/a

|   |   |
|---|---|
| Q1. Name  | ZEN   |
| Q2. Suburb  | [REDACTED]  |
| Q3. Email   | [REDACTED]  |
| Q4. Phone   | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?  | Neutral   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments   | Yes<br><b>I want to add comments:</b><br>More industrial buildings with apartments on the top.  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information   | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section) In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.  | Yes<br><b>I want to add comments:</b><br>Buildings should be given extra height allowances to build additional units to house people, build more shops and facilities for the community. Like in the Lismore cbd. |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments   | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?  | Yes   |



|   |     |
|---|-----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?<br><br>A lot more security, public transport and police in the area.   |     |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?<br><br>not answered  |     |



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 15:19:40 pm

Last Seen: Mar 14, 2024 15:19:40 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Victoria Pitel  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No<br>I want to add comments:<br>I don't believe General Residential, Mixed Use and General Industrial zonings is conducive to harmonious living for residents - pollution and noise alone impacts on mental health and well being. Families with young children and/or teens should have access to recreational spaces and not exposed or faced with a General Industrial zone |

|   |     |
|---|-----|
| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | Yes |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No  |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |     |
| not answered  |     |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>   |     |
| I strongly believe that the concept of mixing General Residential, Mixed Use and General Industrial zonings is not conducive to residential harmony. Industrial zone should be kept very seperate to that of residential zone for mental health and well being to community.  |     |



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 15:20:27 pm

Last Seen: Mar 14, 2024 15:20:27 pm

IP Address: n/a

|   |   |
|---|---|
| Q1. Name  | Louise Somerville   |
| Q2. Suburb  | [REDACTED]  |
| Q3. Email   | [REDACTED]  |
| Q4. Phone   | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?  | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments   | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information   | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section) In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.  | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments   | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?  | Yes   |

|  |              |
|--|--------------|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | Yes          |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | Yes          |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | Yes          |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | Yes          |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | not answered |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   | not answered |





Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 17:00:48 pm

Last Seen: Mar 14, 2024 17:00:48 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Rohan   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | Yes   |

|   |              |
|---|--------------|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | No           |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes          |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No           |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No           |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | not answered |



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Mar 14, 2024 18:20:12 pm

Last Seen: Mar 14, 2024 18:20:12 pm

IP Address: n/a

|   |   |
|---|---|
| Q1. Name  | Felicity McDonald   |
| Q2. Suburb  | [REDACTED]  |
| Q3. Email   | [REDACTED]  |
| Q4. Phone   | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?  | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments   | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information   | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section) In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.  | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments   | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?  | Yes   |

- 
- Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?
- Yes
- 
- Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?
- Yes
- 
- Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?
- Yes
- 
- Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?
- No
- 
- Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?
- Only necessities
- 
- Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?
- No
-



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Mar 15, 2024 06:46:07 am

Last Seen: Mar 15, 2024 06:46:07 am

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Cory   |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | I want to add comments:<br>Would prefer to see more residential area created than commercial area        |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | I want to add comments:<br>Like I said previously, I'd like to see more residential than commercial land |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes  |



|   |              |
|---|--------------|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes          |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes          |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes          |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes          |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | not answered |



Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Mar 15, 2024 11:28:35 am

Last Seen: Mar 15, 2024 11:28:35 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Derek Pavey   |
| Q2. Suburb   | [REDACTED]  |
| Q3. Email  | [REDACTED]  |
| Q4. Phone  | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No<br>I want to add comments:<br>this flood free land should be for a new CBD |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone                           |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No<br>I want to add comments:<br>this location should be the new CBD          |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No<br>I want to add comments<br>should be the new CBD                         |

|   |  |
|---|--|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | No<br><br>I want to add comments<br><br>Should be for a site for a new CBD |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | No   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No<br><br>I want to add comment<br><br>Make it the new CBD                 |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?<br><br>not answered  |  |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?<br><br>Scrap this plan and build a new CBD   |  |



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Mar 15, 2024 12:51:46 pm

Last Seen: Mar 15, 2024 12:51:46 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Eddy Trapp   |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes<br><br>I want to add comments:<br>Goonellabah really needs to develop a new larger shopping center as Lismore has nothing comparable other towns. No to social housing as this only attracts dead shits and bludgers that really add no benefit to the town. Let's get developments happening as there nothing to keep young people in town. |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | not answered   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | not answered   |

Q11. **PRECINCT 1:** Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?

not answered

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

not answered

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

not answered



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Mar 15, 2024 17:17:03 pm

Last Seen: Mar 05, 2024 04:32:17 am

IP Address: 49.179.81.220

|  |   |
|--|---|
| Q1. Name   | Miriam Torzillo   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Neutral   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | I want to add comments:<br>The lot size guidelines and rules, must be such that they allow terrace/live-work/ co-housing and plenty of opportunities for social/affordable rentals/purchase |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |



|   |  |
|---|--|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | <p>I want to add comment</p> <p>I would expect controls over noise, traffic and vehicle access, petrochemical or toxic chemical and product restrictions</p> |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered   |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | not answered   |



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Mar 15, 2024 17:28:07 pm

Last Seen: Mar 15, 2024 17:28:07 pm

IP Address: n/a

|  |                              |
|--|------------------------------|
| Q1. Name   | Rebecca                      |
| Q2. Suburb   |                              |
| Q3. Email  |                              |
| Q4. Phone  |                              |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy                 |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No                           |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered                 |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | I don't know what this means |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No                           |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No                           |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No                           |

|   |    |
|---|----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?   | No |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | No |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |    |
| not answered  |    |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>   |    |
| I think this will destroy the current areas that surround this proposal and also major thought would need to be given to the current roundabout at Oliver/ pineapple road that barely couples as is with the current level of traffic. Major accidents and delays will ensue. People in south and north Lismore would not be able to afford land and house builds in a development like this and I think this will be a waste of taxpayers money on earthworks that will more than likely see a slow uptake of land purchase. |    |



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2024 11:26:08 am

Last Seen: Mar 16, 2024 11:26:08 am

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Denys Wynn   |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No<br>I want to add comments:<br>300 sq metres is too small, minimum should be 400 sq metres as the rest of Goonellabah. |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes  |

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

The further and future development of the Bruxner Highway must be allowed for, also allowing for reasonable but limited access onto a main road. Additionally, please do not forget school busses and waste collection trucks.



Respondent No: 15

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2024 11:26:43 am

Last Seen: Mar 16, 2024 11:26:43 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Len Johnston  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |



Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 16

Login: Aveley

Email: [REDACTED]

Responded At: Mar 16, 2024 11:44:26 am

Last Seen: May 25, 2024 09:16:28 am

IP Address: 65.181.14.244

- Q1. Name Aveley
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very happy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments Yes
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information Yes
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section) In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes, there doesn't need to be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments Yes
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct? Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

Rejecting this development project could be perceived as overlooking a significant opportunity to foster our community's growth and resilience. This initiative represents a strategic investment in our collective future, promising not only job creation but also enhanced public spaces and overall quality of life. Dismissing such potential, especially at a time when visionary leadership is most crucial, might be seen as a misstep. Let's approach this decision with foresight, recognising the transformative impact it could have on our community. Supporting this development is not merely a smart choice—it's a forward-thinking commitment to our shared progress.



Respondent No: 17

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2024 16:21:44 pm

Last Seen: Mar 16, 2024 16:21:44 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Felicity Carroll  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | not answered  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | not answered  |

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

I would hope to see permission for shopping precincts including groceries, petrol stations, also commercial accommodation or tourist parks to also take the pressure off a little during flood times , offering an alternative to reliance on government support or evacuation centers for short term stays for the not so seriously flood affected residents of downtown Lismore.

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

Great to see more residential lots and commercial/industrial out of the flood plain to lessen the impact a little taking pressure off consumers unable to rely on downtown Lismore when it floods



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2024 17:06:47 pm

Last Seen: Mar 16, 2024 17:06:47 pm

IP Address: n/a

- Q1. Name rob [REDACTED]
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very unhappy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments No
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section) In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No, there should be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments No
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct? No



|  |    |
|--|----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | No |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | No |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | No |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?<br><br>that I could operate my business free from [REDACTED] interference   |    |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?<br><br>it is flawed   |    |



Respondent No: 19

Login: Anonymous

Email: n/a

Responded At: Mar 17, 2024 09:56:19 am

Last Seen: Mar 17, 2024 09:56:19 am

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Louise Frare   |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes<br><b>I want to add comments:</b><br>Absolutely agree. Lets get this happening asap and really get Lismore up and heading forward. |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No<br><b>I want to add comments:</b><br>Should be allowed higher so a multistory shopping complex could be built.                      |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No<br><b>I want to add comments:</b><br>I like to see a larger area for shopping.  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes  |

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|---|-----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes |
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| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes |
| <hr/>   |     |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes |
| <hr/>   |     |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes |
| <hr/>   |     |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |     |
| N/a   |     |
| <hr/>   |     |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  |     |
| No  |     |
| <hr/>   |     |



Respondent No: 20

Login: Anonymous

Email: n/a

Responded At: Mar 17, 2024 12:50:03 pm

Last Seen: Mar 17, 2024 12:50:03 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Gerard payne  |
| Q2. Suburb   | [REDACTED]  |
| Q3. Email  | [REDACTED]  |
| Q4. Phone  | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | <p>Yes</p> <p><b>I want to add comments:</b></p> <p>A mix of lot sizes allows developers to budget the cost of housing to the perceived end user. The most successful land subdivisions i have marketed are those that provide a mix of end uses . That is for example : - a site for one level 2 bed villas for senior living - say 24 villas - along side family house lots for detached housing - a street with 1 lot 1 detached house with a few lots earmarked for 3 villas / townhouses / - a street with private housing - mixed with public housing</p> |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | <p>Yes</p>  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | <p>No</p> <p><b>I want to add comments:</b></p> <p>The market should determine height</p>   |

|  |  |
|--|--|
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | Yes  |
| Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes  |
| Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes  |
| Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | <p>Yes</p> <p><b>I want to add comment</b></p> <p>The Achilles heel of this vision is the major employer... commercial led mixed use development ..... " please explain" has anyone at council gone to the market and asked major employers what they want to open business in the Lismore LGA ? If yes and it is reflected here - bravo . If not - stop wasting rate payers money and go out to the major employers of Australia and ask what will bring them to Lismore.</p>                 |
| Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | <p>Yes</p> <p><b>I want to add comment</b></p> <p>Refer previous comments</p>  |
| Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | Rate free / land tax free for 10 years   |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   | <p>As a Property Valuer i applaud any LGA that pursues growth. After 45 yrs within NSW property industry, my best input is to go out &amp; ask the big players / national employers both public and private what they want to open here in Lismore LGA - you maybe pleasantly surprised at the warm welcome you enjoy. Australia's economy is changing , there will be winners and losers. The proactive willing to change will be the winners. Change is hard, the alternative is harder.</p> |



Respondent No: 21

Login: Ian Purdue

Email: [REDACTED]

Responded At: Mar 18, 2024 15:41:45 pm

Last Seen: Mar 18, 2024 04:29:15 am

IP Address: 101.166.73.167

- Q1. Name ian Purdue
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very happy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments Yes
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information Yes
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section) In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes, there doesn't need to be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments Yes
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct? Yes



|   |   |
|---|---|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes   |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | As of the zoning restrictions.  |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | I believe that this proposal is a very good idea and that this site is well suited to the purposes of the rezoning. |



Respondent No: 22

Login: Anonymous

Email: n/a

Responded At: Mar 19, 2024 08:47:23 am

Last Seen: Mar 19, 2024 08:47:23 am

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Rod Smith  |
| Q2. Suburb   | [REDACTED]   |
| Q3. Email  | [REDACTED]   |
| Q4. Phone  | [REDACTED]   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Neutral  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | <p>Yes</p> <p><b>I want to add comments:</b></p> <p>It is important to map the inflow of water to Tucki Tucki Creek on the proposed development site waterways should not be obstructed by development. ( A good example of a water inflow is the spring fed stream that starts at Oak Tree Retirement Village and flows into Tucki Tucki Creek near Allambie Drive)</p> |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes  |

|  |  |
|--|--|
| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?   | Yes  |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | Yes  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | <p>Yes</p> <p><b>I want to provide comments</b></p> <p>Please ensure adequate car parking space, please ensure public toilets that look discrete!! amongst the retail businesses.</p>                  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | <p>Yes</p> <p><b>I want to add comment</b></p> <p>Allow for garden and tree spaces amongst the development</p>   |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | Yes  |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | <p>Good access to technology needed for today's industry - good loading bays for shipment of products - on site parking space for business - allowance for sinage, letterboxes and street numbers!</p> |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>  | <p>Remember to make allowance for emergency services access - open space for helicopter landing zone</p>   |



Respondent No: 23

Login: Anonymous

Email: n/a

Responded At: Mar 21, 2024 11:40:49 am

Last Seen: Mar 21, 2024 11:40:49 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Brendan Fox   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | I want to add comments:<br>Heights shouldn't be an issue      |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

|   |   |
|---|---|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes   |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | Services that will help with building/construction industry |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | No  |



Respondent No: 24

Login: Anonymous

Email: n/a

Responded At: Mar 21, 2024 20:45:17 pm

Last Seen: Mar 21, 2024 20:45:17 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Tim  |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Neutral  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes<br><b>I want to add comments:</b><br>I am intrigued with the minimum size for the medium industrial allotments, of 1500 sq m - I would have thought they would have been smaller   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | No<br><b>I want to add comments:</b><br>I do not see any 'mixed use and public recreation lots' (and I quote) along the southern edge to provide a barrier with the existing housing at the south west corner. Or for that matter on the western edge along the northern end of Oliver. I would strongly suggest something like a 50 meter vegetative corridor with trees and shrubs be included. And nothing is mentioned about what is happening with the bottom western side which is vacant - what is happening about barriers there? I would also add that while I agree with having MU1, the total area seems too large, at the expense of residential |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes  |



|  |   |
|--|---|
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | not answered  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | Yes<br><b>I want to add comments</b><br>though it needs to be twice the size  |
| Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes<br><b>I want to add comments</b><br>Though as mentioned earlier, it needs to be half the size. Also, as highlighted by a recent meeting concerning safety and security - or lack off - in some areas around Goonellabah, we need to factor the safety of people in the design. Talk with the police |
| Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes<br><b>I want to provide comments</b><br>great idea to facilitate community  |
| Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes   |
| Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes<br><b>I want to add comment</b><br>though, again as I wrote earlier, appropriate vegetative buffers need to be had  |
| Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | power, level land, easy access, straightforward - not a circular rabbit warren (think Russellton Estate in Wollongbar - terrible)   |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   | I see nothing about schools, churches, clubs,?  |



Respondent No: 25

Login: Anonymous

Email: n/a

Responded At: Apr 01, 2024 16:40:57 pm

Last Seen: Apr 01, 2024 16:40:57 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Zoe Humphreys   |
| Q2. Suburb   | [REDACTED]  |
| Q3. Email  | [REDACTED]  |
| Q4. Phone  | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes<br><br>I want to add comments:<br>I am concerned that there is such a difference in the lot sizes. I am concerned that the Residential and Mixed use lots are so much smaller than the industrial lots  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | No<br><br>I want to add comments:<br>I am very concerned that the site is dominated by industrial and commercial use. I also do not see any retention of trees unless they are included in the recreational areas. I also cannot see Tucki Tucki creek on this map. |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes<br><br>I want to add comments:<br>I would like to see more shared use areas like community gardens  |

Q11. **PRECINCT 1:** Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?

Yes

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

I would need an affordable rent, people using the area and feeling that the commercial/industrial area was appealing to go to.

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

I would like to see more creative housing solutions adopted. I am concerned about: the management of storm water run off, the impact of the development on Tucki Tucki creek and Nature Reserve, the energy efficiency of the proposed buildings.



Respondent No: 26

Login: Anonymous

Email: n/a

Responded At: Apr 08, 2024 08:53:44 am

Last Seen: Apr 08, 2024 08:53:44 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Richard McCouaig  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

|   |     |
|---|-----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |     |
| Appropriate vehicle and truck access.. Ensure appropriate controls in place for treating contaminated water and run-off to ensure no impact on the environment..  |     |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>   |     |
| I Believe it offers a well planned master-plan approach for moving forward for the city of Lismore and surrounds. The various land uses cater for all segments and sectors of the community.  |     |



Respondent No: 27

Login: Anonymous

Email: n/a

Responded At: Apr 15, 2024 17:39:22 pm

Last Seen: Apr 15, 2024 07:39:58 am

IP Address: 159.196.170.199

|  |   |
|--|---|
| Q1. Name   | Felicity Jayne Hyde   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |



|   |  |
|---|--|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes<br><br>I want to add comment<br>I would prefer to see a large industrial estate put in, lots of 3000m2 minimum |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes  |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | minimum lots of 3000m2 , and preference to businesses in lismore/ goonellabah first                                |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | not answered   |



Respondent No: 28

Login: Cedoni

Email: [REDACTED]

Responded At: Apr 15, 2024 18:28:03 pm

Last Seen: Apr 15, 2024 08:22:10 am

IP Address: 1.145.99.115

- Q1. Name Cedoni
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very happy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments No  
I want to add comments:  
The R1 lots should be 500m2. There should be more R1 and R2.
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. No, there should be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information. Yes
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments Yes
- Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct? Yes

|   |  |
|---|--|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes<br><br>I want to add comments<br>More R2 and bigger lots Less M1 |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No<br><br>I want to add comment<br>More Res and less industrial      |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered   |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | I will submit a separate document                                    |



Respondent No: 29

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 09:45:39 am

Last Seen: Apr 17, 2024 09:45:39 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Troy Davis  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | not answered  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | not answered  |

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

not answered

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

Jobs

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 30

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 10:01:25 am

Last Seen: Apr 17, 2024 10:01:25 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Dave Sattler  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | not answered  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | not answered  |



Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 31

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 10:42:52 am

Last Seen: Apr 17, 2024 10:42:52 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Martha Delaney                                      |
| Q2. Suburb   | [REDACTED]  |
| Q3. Email  | [REDACTED]  |
| Q4. Phone  | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No  |

|   |    |
|---|----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | No |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | No |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |    |
| not answered  |    |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  |    |
| not answered  |    |



Respondent No: 32

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 17:52:49 pm

Last Seen: Apr 17, 2024 17:52:49 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Tim   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

|  |     |
|--|-----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | Yes |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | Yes |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | Yes |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | Yes |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   |     |
| not answered   |     |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   |     |
| not answered   |     |



Respondent No: 33

Login: Anonymous

Email: n/a

Responded At: Apr 17, 2024 18:29:09 pm

Last Seen: Apr 17, 2024 18:29:09 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Xx gggg  |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | I want to add comments:<br>Important to keep green space in the mix to enhance residential and absorb industrial activity. |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes  |



|  |  |
|--|--|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | I want to add comments<br>What is a manor home? Let's keep it real. Green space will be very Important esp given the impact on native fauna and flora. |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | Yes  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | Yes  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | Yes  |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | ACCESS AND GREEN SPACE - NATIVE FLORA TO CONTINUE TO ENCOURAGE WILDLIFE.   |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   | not answered   |



Respondent No: 34

Login: Anonymous

Email: n/a

Responded At: Apr 18, 2024 10:41:37 am

Last Seen: Apr 18, 2024 10:41:37 am

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Karen HORNE  |
| Q2. Suburb   | [REDACTED]   |
| Q3. Email  | [REDACTED]   |
| Q4. Phone  | [REDACTED]   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No<br>I want to add comments:<br>Need choice of sizes appropriate to individual needs.   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone<br>I want to add comments:<br>Lot size should be individual choice |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes<br>I want to add comments:<br>Height should be restricted if obscuring views or affecting climate conditions.                |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes<br>I want to add comments:<br>As long as landowners can be consulted on any possible changes.                                |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes  |

|   |  |
|---|--|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Option 3<br><br>I want to add comments<br><br>Depends on types of structures and purposes that means people are not disadvantaged by traffic, noise and commercial purposes close to residences. |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes  |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | Reasonable access, parking and noise restrictions during certain time periods.   |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | Great to see areas opening up for people to live and work out of flood zones.  |



Respondent No: 35

Login: Anonymous

Email: n/a

Responded At: Apr 18, 2024 12:33:42 pm

Last Seen: Apr 18, 2024 12:33:42 pm

IP Address: n/a

|  |                              |
|--|------------------------------|
| Q1. Name   | Maxine Nimmo                 |
| Q2. Suburb   |                              |
| Q3. Email  |                              |
| Q4. Phone  |                              |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy                 |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No                           |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered                 |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | I don't know what this means |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No                           |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No                           |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No                           |

|  |    |
|--|----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | No |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | No |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | No |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   |    |
| not answered   |    |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   |    |
| not answered   |    |



Respondent No: 36

Login: Anonymous

Email: n/a

Responded At: Apr 18, 2024 19:53:47 pm

Last Seen: Apr 18, 2024 19:53:47 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Karin Burn   |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | <p><b>I want to add comments:</b></p> <p>At that height I hope there is consideration as to what will be in the buildings, offices/residential. There will need to be adéquate green space and space to create a village atmosphere. Too many offices may result in a dead area after hours. Needs to be plenty of restaurants/cafe space for people to visit. This may avoid repeating the atrocious town planning that is Gonnellabah.</p> |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | not answered   |



|   |  |
|---|--|
| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | <b>I want to add comments</b><br>Room for a corner shop/ cafe of some kind may create a community feel.  |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | <b>I want to add comments</b><br>Ensure the commercial dwellings are not allowed to have shutters as they create a desolate, ghetto look after dark. The streets need to be well lit.  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | <b>I want to add comment</b><br>I think careful consideration needs to be had over the style of building people wish to put up. I think the commercial area in South Lismore is really ugly and looks haphazard with no cohesion between the style of buildings. There should be foot paths and landscaping for the road side. |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | The area needs to look inviting with decent looking functional buildings. It needs to be inviting for pedestrians as well as motorists.  |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>   | Keep as many trees as possible and don't cut them down just because it's easier to build. A new precinct gets an established feel much quicker if old growth trees and bushes are kept.  |



Respondent No: 37

Login: Anonymous

Email: n/a

Responded At: Apr 19, 2024 12:02:26 pm

Last Seen: Apr 19, 2024 12:02:26 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Jennie Jennings  |
| Q2. Suburb   | [REDACTED]   |
| Q3. Email  | [REDACTED]   |
| Q4. Phone  | [REDACTED]   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | I want to add comments:<br>I live on [REDACTED] This is an accident prone road (people speed along it) and would like to see slower speed limits and less traffic. I feel this will add to our problem plus I would like to see a better road system and not industry in the area. |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | not answered   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No   |

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|--|----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | No |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | No |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | No |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   |    |
| not answered   |    |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   |    |
| not answered   |    |



Respondent No: 38

Login: Anonymous

Email: n/a

Responded At: Apr 20, 2024 08:31:06 am

Last Seen: Apr 20, 2024 08:31:06 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Rylee   |
| Q2. Suburb   | [REDACTED]  |
| Q3. Email  | [REDACTED]  |
| Q4. Phone  | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | No  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No  |

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|---|--|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | No   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | No   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No   |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |  |
|   | Plant more rainforest species and buffer zones there's so much wildlife around Goonellabah especially around tucki creek.                                  |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>   |  |
|   | Please don't do it on a large scale and put rainforest Buffer zones for the future of our creeks and to stop landslides and have a home for native animals |



Respondent No: 39

Login: Daisy19

Email: [REDACTED]

Responded At: Apr 20, 2024 11:54:19 am

Last Seen: Apr 20, 2024 01:29:07 am

IP Address: 101.190.164.151

- Q1. Name Daisy19
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Very unhappy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments
- No
- I want to add comments:**
- It will be too big, too ugly, too noisy, too damaging. What about the wildlife, ou home bacs onto this proposed major industrial development on our doorstep. In our backyard we have many species of birds, kangaroos, wallaby, echidna, koala, goanna, lizards, too many to mention. It's a joy to be living with nature and I believe that is the main reason why most residents in the street reside here. We have purchased space, peace and quite and a quality of life. This proposal will change all that, devalue properties and be an eyesore. People need homes and a lifestyle and this is a beautiful area to live, not for industry. The beautiful hills would become a devaluing eyesore in such a lovely area. It shouldn't be polluted with noise and waste. I am very disappointed with this proposal.
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information
- not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information.
- I want to add comments:**
- I don't want any industrial zones.



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| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No<br>I want to add comments:<br>Way too much industrial! |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | Yes   |
| Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Option 3<br>I want to add comments<br>Maybe.              |
| Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes   |
| Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes   |
| Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No  |
| Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered  |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   | not answered  |



Respondent No: 40

Login: Anonymous

Email: n/a

Responded At: Apr 21, 2024 13:39:23 pm

Last Seen: Apr 21, 2024 13:39:23 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Cameron   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | No<br><b>I want to add comments:</b><br>Heavy industrial zones visible from our quiet residential street will significantly negatively impact home values. I agree with the idea of quality residential and some minor commercial (cafe's etc..). |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | I don't know what this means<br><b>I want to add comments:</b><br>I don't really have an opinion one way or the other.  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No<br><b>I want to add comments:</b><br>I see no need for multi-story buildings in a residential area, which is what this should be.  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No<br><b>I want to add comments:</b><br>remove the industrial.  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

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| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | No<br><br>I want to add comments<br><br>No commercial or low density commercial.   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes<br><br>I want to provide comments<br><br>Again, density needs to be low, otherwise the impact outweighs the benefits.              |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No<br><br>I want to add comment<br><br>No industrial, light commercial/creative industry and shop-top housing is fine.                 |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |  |
|   | not answered   |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  |  |
|   | Everything about the proposal is within reason, except for the industrial zone. There is no place for an industrial zone in this area. |



Respondent No: 41

Login: [REDACTED]

Email: [REDACTED]

Responded At: Apr 21, 2024 14:08:37 pm

Last Seen: Apr 21, 2024 03:53:12 am

IP Address: 111.220.201.151

- |  |   |
|--|---|
| Q1. Name   | Nola McDonald   |
| Q2. Suburb   | [REDACTED]  |
| Q3. Email  | [REDACTED]  |
| Q4. Phone  | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | <p>I want to add comments:</p> <p>Why are you taking land from Goonellabah and not the other side of Lismore . How is Lismore to grow when all is coming out to Goonellabah. There is plenty of land West of Lismore and out Caniaba way.. I live in Goonellabah and rarely go to Lismore all I need is here in Goonellabah</p> |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | not answered  |

Q11. **PRECINCT 1:** Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?

not answered

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

not answered

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

This survey is to complicated to understand. I do not want to see commercial buildings at the 1055A site what a waste of beautiful housing blocks



Respondent No: 42

Login: Anonymous

Email: n/a

Responded At: Apr 22, 2024 18:08:28 pm

Last Seen: Apr 22, 2024 18:08:28 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Eleanor Thompson   |
| Q2. Suburb   | [REDACTED]   |
| Q3. Email  | [REDACTED]   |
| Q4. Phone  | [REDACTED]   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | <p>No</p> <p><b>I want to add comments:</b></p> <p>So much land has been restricted to 300sq m lots. That will mean there will be a lot of houses with very little outdoor spaces crowded into a relatively small area. Is one to assume that the houses built on these lots will be very small or double storeyed? This will make for dense living. It interests me that the land that can be seen from the Bruxner Highway will not contain such dense housing and so will not give the appearance of overcrowding. It seems to me Council is trying to hide what could easily become a 'ghetto' type situation.</p> |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | <p>No, there should be a minimum lot size in this zone</p> <p><b>I want to add comments:</b></p> <p>Certainly not if it means that the land will be subjected to dense, ugly, overcrowding with terrace housing. Terrace housing normally implies little or no land front and/or back. Not conducive to a healthy environment for children but rather the development of an environment that breeds discontent and anti-social behaviour including high rates of crime and substance abuse.</p>  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | <p>No</p> <p><b>I want to add comments:</b></p> <p>Looks to me like another attempt to develop dense, ugly structures particularly in the commercial/industrial areas which sit up high and create visual pollution by obstructing or destroying the beauty of the natural environment. Is there any planting of trees planned that could act as beautifying screens?</p>  |



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| <p><b>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</b></p>  | <p>No</p> <p><b>I want to add comments:</b></p> <p>"Mixed use residential" gives me the impression this area will contain dense blocks of cramped units which could create a ghetto like environment for the people who live there which could result in various social problems for themselves and other local residents. Either way there has not been enough area set aside for family/social recreation for the number of people who will likely be housed in this new development. The families will need places not just to walk around and bike through but to use for relaxation and socializing like a good size area with outdoor fitness equipment and children's play equipment - not just a half-hearted attempt to be seen to be providing something that really pleases no-one and is not fit for purpose.</p>  |
| <p><b>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</b></p>   | <p>No</p> <p><b>I want to add comments</b></p> <p>Not really because it is taking away rich and much needed farming land and there would be many other locations that could be used for this purpose.</p>  |
| <p><b>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</b></p> | <p>No</p> <p><b>I want to add comments</b></p> <p>This kind of use will mean that this relatively small area will become densely populated and bring with it all the social and criminal problems that such mixed areas bring with them. "Manor homes" - fancy name for a number of small units squashed together in a tiny plot of land. Have you learned nothing from other communities where mixed use development has taken place? This is just another way of hiding the fact that a "housing commission" area is being placed there without any thought for the welfare of the people who quite rightly must be housed but such an area is not in their best interest let alone in the interests of the people who already live across the road from this area. It's not right to provide substandard conditions for the most vulnerable in our community just so you can say you've tried to grapple with the housing shortage. Do it right, or leave it alone!</p> |
| <p><b>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</b></p>  | <p>Yes</p> <p><b>I want to provide comments</b></p> <p>The intent is good. However, given what is being proposed to be around and near it, it could become quite problematic. If the area does not have the appropriate infrastructure to accommodate the varied needs of families and youth (including facilities other than outdoor areas, such as maybe a PCYC or other indoor sports facility or movie theatre or bowling alley, anything that can be used by youth to entertain them and bring them joy, then it will just widen the area will form a dangerous ghetto.</p>   |

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| <p><b>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</b></p>   | <p>No</p> <p><b>I want to add comment</b></p> <p>Far too close to people's homes. Noise, heavy traffic, pollution and you plan to house people over these "shops"! Seems like an attempt to just get people into housing without any thought as to the quality of life, or lack of it, the people who will be forced to live there or those who already live near there, will have.</p> |
| <p><b>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</b></p>   | <p>No</p> <p><b>I want to add comment</b></p> <p>Far too close to homes and its creation means the further destruction of choice farming land. Shame on LCC!</p>  |
| <p><b>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</b></p> <p>Given where it is, what's around it and what it is destroying I wouldn't operate my business on that site.</p>   |   |
| <p><b>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</b></p> <p>For the reasons I have already identified LCC's proposal/plan seems ill-conceived and a reckless, hasty attempt to deal with a critical situation. The people it is supposed to benefit deserve better than this, as do the existing, local residents. I sincerely hope I am wrong but I fear that if this goes ahead we will all be living with the negative effects for many years into the future.</p> |   |



Respondent No: 43

Login: Anonymous

Email: n/a

Responded At: Apr 22, 2024 22:57:31 pm

Last Seen: Apr 22, 2024 22:57:31 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Jeffrey Catt  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No<br><b>I want to add comments:</b><br>This area is prime residential not industrial or Pod village. This is the first thing people will see when they drive into this community                                     |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone<br><b>I want to add comments:</b><br>If the industry that you live above has issues and worse case happens then what will happen to the home of said people above |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No  |

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|--|--|
| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?   | Yes<br><br>I want to add comments<br><br>Normal housing this will look better when you drive into this city. Not industrial buildings, we have areas of town that can accommodate this if the right building choices are used. Why make this green area a major industrial area.                       |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | No   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | Yes  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | No<br><br>I want to add comment<br><br>What does that mean   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | not answered   |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>  | The government spent lots of \$\$ building the current POD village, for the less fortunate. The site in East Lismore is close to town Hospital, Doctors, Government support networks. Those PODS could be replaced and connected to the same utilities and save a lot more money for tax paying people |



Respondent No: 44

Login: Anonymous

Email: n/a

Responded At: Apr 22, 2024 23:03:08 pm

Last Seen: Apr 22, 2024 23:03:08 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Tricia  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

|   |              |
|---|--------------|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes          |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes          |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes          |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes          |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | not answered |





Respondent No: 45

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 12:20:07 pm

Last Seen: Apr 23, 2024 12:20:07 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Jill McCall  |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | I want to add comments:<br>Not sure. I want maximum space for houses from flood plain to be relocated to flood free land.  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | I don't know what this means   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | I want to add comments<br>Must include allowing our incredible big scrub built houses from the flood plain to be relocated to subdivisions. So wasteful and unethical to do otherwise. |

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

Yes

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

Yes

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

Yes

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

Yes

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 46

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 13:21:42 pm

Last Seen: Apr 23, 2024 13:21:42 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Avinash   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | <p>I want to add comments:</p> <p>Surely it depends on the topographical aspect of the land as to what size the blocks are and for what purpose</p>   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | <p>Yes, there doesn't need to be a minimum lot size in this zone</p> <p>I want to add comments:</p> <p>Depending on the topography of land and what mixed use really means very ambiguous</p> |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | <p>I want to add comments:</p> <p>It must be clearer what the use are for the bbuilding</p>   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | <p>I want to add comments:</p> <p>Not sure not written clear enough to understand I would rather look at the development plan to get a real understanding of what is proposed</p>             |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | <p>I want to add comments</p> <p>I want to know on what roads and streets this is proposed</p>  |

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

not answered

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

not answered



Respondent No: 47

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 17:50:23 pm

Last Seen: Apr 23, 2024 17:50:23 pm

IP Address: n/a

|  |                     |
|--|---------------------|
| Q1. Name   | Cassie Ann SAUNDERS |
| Q2. Suburb   | [REDACTED]          |
| Q3. Email  | [REDACTED]          |
| Q4. Phone  | [REDACTED]          |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy        |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No                  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered        |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | not answered        |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | not answered        |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No                  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No                  |

|   |   |
|---|---|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | No  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | No  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No  |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered  |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>   | <p>The current road infrastructure cannot support an increased residential or commercial development. The Bruxner Highway is already at capacity. The intersection of Alphadale Road and the Bruxner Highway is a notorious black spot - resulting in too many fatalities, serious injuries and accidents. This proposed development will consequently increase traffic to the local region and therefore presumably increase the number of vehicles accidents. You cannot increase commercial and residential density and hope to fix the road issues after. Our property hosts a precious koala corridor. Increasing development in the region will devastate the environment, their home. Not to mention ruin the local environment.</p> |





Respondent No: 48

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 19:06:18 pm

Last Seen: Apr 23, 2024 19:06:18 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Emma Browning   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes<br><br>I want to add comments:<br>Smaller lots sizes are more efficient use of land as most people don't fully utilise a large backyard, and privacy controls can be built into the dwellings, rather than retrofitted. |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | No  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | Yes   |

|  |              |
|--|--------------|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | Yes          |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | Yes          |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | Yes          |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | Yes          |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | not answered |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   | not answered |



Respondent No: 49

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 19:42:32 pm

Last Seen: Apr 23, 2024 19:42:32 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Lana Bradfield                                      |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | I want to add comments:<br>What is 'mixed use'??    |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

|  |     |
|--|-----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | Yes |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | Yes |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | Yes |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   |     |
| not answered   |     |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   |     |
| not answered   |     |



Respondent No: 50

Login: Anonymous

Email: n/a

Responded At: Apr 23, 2024 22:08:52 pm

Last Seen: Apr 23, 2024 22:08:52 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Melanie  |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No<br><b>I want to add comments:</b><br>I don't think this proposal should go ahead at all. The road infrastructure from the roundabout is not suitable for this development and will make the road more dangerous |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No<br><b>I want to add comments:</b><br>I don't think this proposal should go ahead at all. The road infrastructure from the roundabout is not suitable for this development and will make the road more dangerous |

|  |  |
|--|--|
| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?   | No   |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | No   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | No   |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | No   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | not answered   |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>  | I don't think this proposal should go ahead at all. The road infrastructure from the roundabout where oliver avenue meets bruxner highway is not suitable for this development and will make the road more dangerous |





Respondent No: 51

Login: Anonymous

Email: n/a

Responded At: Apr 24, 2024 13:27:29 pm

Last Seen: Apr 24, 2024 13:27:29 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Julia   |
| Q2. Suburb   | [REDACTED]  |
| Q3. Email  | [REDACTED]  |
| Q4. Phone  | [REDACTED]  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone                   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes<br>I want to add comments:<br>A bit more public park / bike path or similar |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

|   |              |
|---|--------------|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes          |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes          |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes          |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | Yes          |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | not answered |



Respondent No: 52

Login: Anonymous

Email: n/a

Responded At: Apr 24, 2024 16:15:34 pm

Last Seen: Apr 24, 2024 16:15:34 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Deepak Khuller   |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Neutral  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No<br><br>I want to add comments:<br>If any new 'developments' in the area are to go by, 300 to 400 sqm development are simply slums with houses tpuching each other and no trees or greenery. You only have to look at Caniba on what has been allowed to happen. |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone<br><br>I want to add comments:<br>The lotsneed to accomodate removal of houses from lismore to this new development.   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | not answered   |

Q11. **PRECINCT 1:** Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?

not answered

Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?

not answered

Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?

not answered

Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?

not answered

Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?

not answered

Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

not answered

Q17. **Do you have other comments on the Planning Proposal, DCP or future of the site?**

not answered



Respondent No: 53

Login: Anonymous

Email: n/a

Responded At: Apr 25, 2024 06:26:12 am

Last Seen: Apr 25, 2024 06:26:12 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Sue   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | Yes   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes   |

|  |              |
|--|--------------|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | Yes          |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | Yes          |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | Yes          |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | Yes          |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | not answered |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   | not answered |





Respondent No: 54

Login: Anonymous

Email: n/a

Responded At: Apr 25, 2024 11:31:51 am

Last Seen: Apr 25, 2024 11:31:51 am

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Ivor THOMPSON  |
| Q2. Suburb   | [REDACTED]   |
| Q3. Email  | [REDACTED]   |
| Q4. Phone  | [REDACTED]   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | <p>No</p> <p><b>I want to add comments:</b></p> <p>If a Housing Block is 300sqm, it will be 20m x 15m. That is ridiculous. It would be similar to the 2 story houses built in Minto and Ambarvale in Campbelltown LCC by the Dept of Housing. These buildings were an absolute disaster with the houses in Minto being torn down and "ordinary houses" built. This turned the whole area into a Ghetto and gave the suburb a very bad reputation. Is that what Lismore City Council want's to do to my suburb?</p> |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | <p>No, there should be a minimum lot size in this zone</p> <p><b>I want to add comments:</b></p> <p>I would support a Minimum Housing Lot Size if it was at least 475sqm. This will allow for the children in the family to have space to play and maybe have a Swimming Pool.</p>   |

|  |   |
|--|---|
| <p><b>Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.</b></p>   | <p>Yes</p> <p><b>I want to add comments:</b></p> <p>I would be vehemently against any residential building that was "Terraced Housing". It would be an eye sore and resemble what is found in the Ghettos of Ambarvale, Claymore, Shalvey and formerly what was in Minto. It would be a breeding ground for Social Depression and bring down the value of the properties in the area. There would be no room on the housing block for children to play or cars to park. I could see all sorts of social problems developing in such an environment and crime would be an everyday event where families would be held to ransom by delinquent youths and adults who have no social values.</p>   |
| <p><b>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</b></p>  | <p>Yes</p> <p><b>I want to add comments:</b></p> <p>The proposed plan seems reasonable but how much of it is true and able to happen may well and truly be different to what the community ends up with. Anybody can sugar coat anything. I have no intention in living in an area where my preferred middleclass type lifestyle is compromised by bad decisions made by bureaucrats who do not live in the area and have no intention of living in the eyesore they have created.</p>  |
| <p><b>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</b></p>   | <p>Yes</p> <p><b>I want to add comments</b></p> <p>If Standard Residential Development means houses on building blocks of 475m<sup>2</sup> or greater, I am all for it. Expecting people to "live" (more like exist) on building blocks 300m<sup>2</sup> or smaller, absolutely NO. Looking at the proposed areas for recreational use, I can see that there isn't enough space for children to play or families to allow their children to play supervised. This is especially noticeable around the "Proposed Shopping Centre". On that note, what type of shops are proposed? Woolies, Coles, Aldi, IGA? Take Away? Will toilets be made available there?</p>  |
| <p><b>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</b></p> | <p>Yes</p> <p><b>I want to add comments</b></p> <p>I believe that apartment blocks have a place to play in our society. They are ideal for first home buyers and the elderly provided that they DO NOT turn into unkept "No Go" Areas because of the type of persons dumped there by government authorities. I wouldn't want to see my residential area turned into a Ghetto. I wouldn't want to see my residential area turned into a Car Dismantling Centre where there are 3 or 4 cars in the front yard being dismantled. I wouldn't want to see houses in my residential area unkept with no gardens or no Community Pride for the part of the community they live in. I wouldn't want to see my residential area turned into an eyesore and the value of my property deteriorate because of very bad decisions made by Bureaucrats and SJWs in the Council.</p> |

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| <p><b>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</b></p> | <p>Yes</p> <p><b>I want to provide comments</b></p> <p>YEs of course provided it is clean and inviting. It will be sad if it turns into the type of Shopping Centre I have seen in Claymore, (in Campbelltown) where shop keepers have to have security bars on the shop windows and doors and at certain times of the day, customers are served through a barred security window. Not a very good look to say the least. From the illustration, there seems to be NOT ENOUGH Grass Land around the Shopping Centre.</p> |
| <p><b>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</b></p>                   | <p>No</p> <p><b>I want to add comment</b></p> <p>Not too sure about having Residential Housing on top of industrial buildings unless the resident is the business holder.</p>  |
| <p><b>Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?</b></p>   | <p>No</p> <p><b>I want to add comment</b></p> <p>What is "General Industrial"? Panel Beaters? Churches? Funeral Homes? Foundries? Childcare Facilities?</p>  |
| <p><b>Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?</b></p>   | <p>Parking, Low noise, Pleasant outlook.</p>   |
| <p><b>Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?</b></p>  | <p>DO NOT TURN THIS PART OF GOONELLABAH INTO A GHETTO. This part of Goonellabah is the doorway to Lismore. It needs to be a show case. Infact, this farm would be an ideal area for shops and businesses to relocate to so they would be out of the flood prone areas of Lismore CBD. There is more than enough space on this block of land to build a "New Lismore". Give some real thought about that.</p>   |



Respondent No: 55

Login: Anonymous

Email: n/a

Responded At: Apr 27, 2024 07:03:21 am

Last Seen: Apr 27, 2024 07:03:21 am

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Susan Heaton   |
| Q2. Suburb   | [REDACTED]   |
| Q3. Email  | [REDACTED]   |
| Q4. Phone  | [REDACTED]   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No<br><b>I want to add comments:</b><br>This planning proposal should be for housing only. No industrial.<br>This could have a devastating affect on Tucki Tucki creek and the water catchment if it goes ahead. |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No   |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | Yes  |

|   |   |
|---|---|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | Yes<br><br>I want to add comments<br><br>Commercial limited to shops only.  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No  |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | .   |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | No more industrial building in that area. This should be for housing and community only. 1800 homes were lost in the 2022 flood. Ridiculous |



Respondent No: 56

Login: Anonymous

Email: n/a

Responded At: Apr 27, 2024 08:29:27 am

Last Seen: Apr 27, 2024 08:29:27 am

IP Address: n/a

|  |                              |
|--|------------------------------|
| Q1. Name   | Anna Dunlevy                 |
| Q2. Suburb   |                              |
| Q3. Email  |                              |
| Q4. Phone  |                              |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy                      |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No                           |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered                 |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | I don't know what this means |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes                          |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No                           |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes                          |



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|--|----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | No |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | No |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | No |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   |    |
| not answered   |    |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   |    |
| not answered   |    |



Respondent No: 57

Login: Anonymous

Email: n/a

Responded At: Apr 28, 2024 08:53:12 am

Last Seen: Apr 28, 2024 08:53:12 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Peter Dunlevy   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No  |

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| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | No |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | No |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | No |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   |    |
| not answered   |    |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?   |    |
| not answered   |    |



Respondent No: 58

Login: Anonymous

Email: n/a

Responded At: Apr 28, 2024 10:17:38 am

Last Seen: Apr 28, 2024 10:17:38 am

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Shaen Springall  |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Neutral  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | <p><b>I want to add comments:</b></p> <p>Protection to Tucki Creek needs to be a priority. Adequate runoff control with sediment basins to protect the creek and slow the flow off surrounding development. Removal of Camphor laurel needs to be done prior to development / as part of the development. It should not be left on site and built near. It then becomes almost impossible and costly to remove it. Significant regeneration and revegetation needs to be done in all riparian areas to protect the endangered species within Tucki Ck.</p> |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes  |

|  |   |
|--|---|
| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?   | Yes   |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | Yes   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | Yes   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | Yes   |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | <p>I want to add comment</p> <p>As long as measures are taken to protect Tucki Creek from any further damage from runoff.</p> |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | not answered  |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>  | Consider utilising Goonellabah Tucki Landcare Inc. in the riparian regeneration and revegetation work                         |



Respondent No: 59

Login: Anonymous

Email: n/a

Responded At: Apr 28, 2024 14:22:51 pm

Last Seen: Apr 28, 2024 14:22:51 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Madeleine Smith  |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | Yes  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | <p><b>I want to add comments:</b></p> <p>I don't think industrial should be directly adjacent to residential zones</p>   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone  |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | <p><b>I want to add comments:</b></p> <p>I'm filling this survey out on a computer and the image is illegible and doesn't appear in the Draft Development Control Plan</p> |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | Yes  |



|   |   |
|---|---|
| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | <p><b>I want to add comments</b></p> <p>I'd like it mentioned that all people who have gone through the 2022 flood have first preference for lots and that the development welcomes flood houses. As well as this while it does state sustainable I'd like this development to be a leader in sustainability with the acceptance of composting toilets, mandatory plumbed in water tanks (which could be underground) and solar panels with batteries and houses to be as passive as possible using sustainable and regenerative materials.</p> |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | <p>Yes</p> <p><b>I want to add comments</b></p> <p>Sustainability actions as above.</p>   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | <p>Yes</p>  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | <p>Yes</p>  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | <p>No</p>   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |   |
| not answered  |   |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>   |   |
| This development prioritise flooded families and households with the inclusion of sustainable building practices including water tanks, solar + batteries, the use of recycled materials. Maybe the developer could assist with the removal of houses from the flood plain.   |   |



Respondent No: 60

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 05:58:29 am

Last Seen: Apr 29, 2024 05:58:29 am

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Lis   |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Happy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | <p>No</p> <p><b>I want to add comments:</b></p> <p>Apartment and Terrace housing are great if done properly with good acoustics etc. The newish affordable housing units near the hospital look good but are so cheaply built there is no acoustic control etc. The lower unit dwellers hear/smell when someone goes to the toilet upstairs It would also be great to set aside land for co housing/ resident led as happens in other countries</p> |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | Yes, there doesn't need to be a minimum lot size in this zone   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | <p>Yes</p> <p><b>I want to add comments:</b></p> <p>Only if it is a good quality build with appropriate community space to engender healthy social connection</p>   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | <p><b>I want to add comments:</b></p> <p>Sorry I don't have enough information to comment</p>   |

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| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?   | <p><b>I want to add comments</b></p> <p>Im not sure of details but it could be awesome if done properly good luck! Please consider a plot set aside for co housing. Resident led projects usually need support as they compete with developers who have more financial backing. Banks less familiar with this type of development in this country but not so in other countries. It is changing</p> |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | <p><b>I want to add comments</b></p> <p>As above</p>  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | <p><b>I want to provide comments</b></p> <p>It could be great if done well</p>  |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | <p><b>I want to add comment</b></p> <p>Could be great</p>   |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | <p><b>I want to add comment</b></p> <p>Could be great</p>   |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?<br><br>not answered   |   |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b><br><br>Please consider resident led housing or cohousing as this can lead to better social resilience and building quality outcomes plus usually cheaper for residents   |   |



Respondent No: 61

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 10:57:15 am

Last Seen: Apr 29, 2024 10:57:15 am

IP Address: n/a

|  |                |
|--|----------------|
| Q1. Name   | Astra Jerebine |
| Q2. Suburb   |                |
| Q3. Email  |                |
| Q4. Phone  |                |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy        |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | not answered   |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | not answered   |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | not answered   |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No             |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | Yes            |

|   |   |
|---|---|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | not answered  |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | Yes   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No<br><br><b>I want to add comment</b><br>This mixed use land is better served as residential land due to being high on the hill and the favourable Northerly aspect for sun, and cooling breezes in Summer.  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No<br><br><b>I want to add comment</b><br>This is a very large industrial area that is adjacent to an existing large lot residential area and would be better placed somewhere else. This area would be better zoned as residential, as it is next to an existing residential area and due to being high on the hill and the favourable Northerly aspect, which is ideal for living in. |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | not answered  |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  | not answered  |



Respondent No: 62

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 18:02:27 pm

Last Seen: Apr 29, 2024 18:02:27 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Mano King-Prime                                     |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered  |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No  |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No  |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No  |



|   |    |
|---|----|
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | No |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | No |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | No |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  |    |
| not answered  |    |
| Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?  |    |
| not answered  |    |



Respondent No: 63

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 19:13:44 pm

Last Seen: Apr 29, 2024 19:13:44 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Eleanor Berze  |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | <p>No</p> <p><b>I want to add comments:</b></p> <p>300sqm lets us know that you are planning affordable housing with no yard which means more kids roaming the streets. Have seen this in sydney and it does not help a community. This is not the solution. Fixing Lismore is the solution. Moving the CBD and the people who want to be in town is the solution. Think better. we do not want dense housing in our area where we have worked hard to increase the value of our land and home. Doing this will decrease our value, but you will continue to charge us top dollar in rates. This is not the way to go.</p> |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | <p>No, there should be a minimum lot size in this zone</p> <p><b>I want to add comments:</b></p> <p>you are proposing ugly, over crowded blocks with no where for kids to play and hang out without causing issues. We have seen these types of communities in Sydney and the crime, DV, and overcrowding it brings. This is not a solution. You already have part of goonellabah classed by residents and police as a ghetto and now you want to make the rest of goonellabah a ghetto. Shame on you for not fixing lismore.</p>  |

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| <p><b>Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.</b></p>   | <p>No</p> <p><b>I want to add comments:</b></p> <p>you just keep getting it wrong Lismore. Mixed use residential means small, cramped blocks and housing which brings many different social problems and crime. This is not a good idea. Again, you want to build Lismore's lego land and have all of Goonellabah looked as a ghetto and not the high market community this part of the suburb is.</p>   |
| <p><b>Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments</b></p>  | <p>No</p> <p><b>I want to add comments:</b></p> <p>again, more cramped blocks, no planned areas, just more opportunities for "affordable housing" riff raff to come in and overtake and burgle areas they haven't hit yet. It's like you want to make Goonellabah an area people want to avoid. I don't want the value of my home to go down because of the council's lack of planning and repair to town. It's like you want to make the whole of Goonellabah a ghetto. Good job.</p> |
| <p><b>Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?</b></p>   | <p>No</p> <p><b>I want to add comments</b></p> <p>you are taking away farming land needed, which is useful. It's a beautiful area with families and homes that are well looked after and maintained. It's not standard. You are bringing the standard down for the area.</p>   |
| <p><b>Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?</b></p> | <p>No</p> <p><b>I want to add comments</b></p> <p>squashing small homes together is not the solution. you will be providing what will become a substandard environment and the area will see more crime. Not all people in affordable housing are bad or do bad things, but we all know the majority of people you put in this lego land will be just that. Fix Lismore.</p>   |
| <p><b>Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?</b></p>  | <p>Yes</p> <p><b>I want to provide comments</b></p> <p>possibly as long as it is done properly, but unfortunately, Lismore council have a habit of ruining things that look good and then turn bad. Look at the shopping center in Goonellabah and the roads. Maybe fix the roads up first before looking at moving Lismore off the map.</p>   |
| <p><b>Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?</b></p>  | <p>No</p> <p><b>I want to add comment</b></p> <p>too close to people's homes, not well thought out. Whilst affordable housing is needed, this is not the place to do it.</p>   |

Q15. Precinct 5: Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?

No

I want to add comment

far too close to homes and destroying farming land. Lismore you are not fixing the main problem. Fix Lismore CBD or we will have a ghost town.

Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?

I wouldn't open shop in this new commercial area. It will be dead before you know it as people will not want to travel up here.

Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?

you have not thought this out. You have not thought about the people who live here already, who have worked hard for their homes, who work hard to own their own homes and are proud of them. You have not taken into account the fact that people want to live in lismore and want the problem fixed in the CBD area so they are close to amenities. You have not thought about the implications to homes already in the area that people have invested money into to increase the value and then bringing in lego land will bring this down and it will. We already have a financial problem and this will create more. I am dissappointed in you Lismore. Shame on you.



Respondent No: 64

Login: Anonymous

Email: n/a

Responded At: Apr 29, 2024 20:27:27 pm

Last Seen: Apr 29, 2024 20:27:27 pm

IP Address: n/a

|  |  |
|--|--|
| Q1. Name   | Sarah Driussi  |
| Q2. Suburb   | [REDACTED]   |
| Q3. Email  | [REDACTED]   |
| Q4. Phone  | [REDACTED]   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Unhappy  |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No<br><b>I want to add comments:</b><br>I would prefer that LCC research whether other land parcels would be better suited for a large estate with a catchment/creek that isn't overdeveloped, altered and experiencing flood issues.  |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | No, there should be a minimum lot size in this zone<br><b>I want to add comments:</b><br>I would prefer the estate be smaller, so a bigger lot size be used for a large acre block country estate to mitigate against flooding issues, e.g. less development = less problems, keeping it smaller and the land more in it's natural form. |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | Yes<br><b>I want to add comments:</b><br>Again I would prefer no estate there at all, but if it does go ahead, yes a building height limit is good, and I would love to keep it minimal industrial and more large country estate blocks and less development.  |

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| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No<br><br><b>I want to add comments:</b><br>I like the idea of more shops, but I'm not sure about putting the shopping part that close to the creek and I don't feel comfortable at all really with disrupting the creek riparian zone or changing things too much. The less land you alter and touch the better and I would prefer that this area not be developed at all, as the tucki creek catchment is at it's limit for development and cannot take anymore, the creek has significantly changed and flooding is an on-going issue from over development. |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?   | No<br><br><b>I want to add comments</b><br>I would prefer not a checker board squeezed in massive estate. I would prefer no estate there, but if there has to be one, large acre blocks country beautiful type estate like Chilcotts Grass older version estate, not hidden valley.   |
| Q12. PRECINCT 2: Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct? | No  |
| Q13. PRECINCT 3: Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?  | No<br><br><b>I want to provide comments</b><br>it's too close to the creek, I object.   |
| Q14. PRECINCT 4: Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?  | Yes<br><br><b>I want to add comment</b><br>I would like to see less industrial, I don't mind the creative mixed use, but not too much of it.  |
| Q15. Precinct 5: Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?  | No<br><br><b>I want to add comment</b><br>I would prefer a smaller industrial estate.   |
| Q16. COMMERCIAL/INDUSTRIAL: If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?  | <br><br>I would want bugger zones and land mounds to protect from agricultural spray. I would expect there to be noise rules and vehicle limits.  |



**Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?**

I request a thorough extensive flood study be completed for Tucki Tucki Creek as flooding is a problem for residents who live on the creek. From the information made evident in this submission, proceeding with further development without addressing concerns and requests made in this submission could exacerbate the risk to residents and properties in the area. After the devastating flood events of 2022, prioritising the safety and well-being of residents in the face of flood risks should be paramount in any decision regarding further development near Tucki Tucki Creek. Exploring alternative land parcels for the proposed estate is a prudent suggestion, particularly if it can mitigate the risk of flooding and safeguard the well-being of the community. This approach aligns with the principles of responsible land use planning and prioritising the safety and welfare of residents.

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Respondent No: 65

Login: Carrie

Email: [REDACTED]

Responded At: Apr 30, 2024 10:08:41 am

Last Seen: Apr 29, 2024 23:52:49 pm

IP Address: 119.18.0.243

- Q1. Name Carrie Shaw
- Q2. Suburb [REDACTED]
- Q3. Email [REDACTED]
- Q4. Phone [REDACTED]
- Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development? Unhappy
- Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments
- No
- I want to add comments:**
- The minimum lot size should be increased to 400sqm in line with the rest of the development. This would prevent high-density apartment/unit type builds which are counter to the residential / family nature of the area.
- Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information
- not answered
- Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section) In addition to answering Yes or No, please tick to add comments if you wish to provide more information.
- No, there should be a minimum lot size in this zone
- Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.
- No
- I want to add comments:**
- I think the maximum height should reflect single or double-level housing and potentially double-level semi-commercial (as for the commercial village), but height limits should be in place to prevent industrial height development (either light or heavy) in this area.
- Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments
- No

|  |   |
|--|---|
| Q11. <b>PRECINCT 1:</b> Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?   | Yes   |
| Q12. <b>PRECINCT 2:</b> Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct.Do you agree with the intent of this precinct? | No<br><br>I want to add comments<br><br>I think this should be limited to residential only.   |
| Q13. <b>PRECINCT 3:</b> Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community.Do you agree with the intent of this precinct?  | Yes   |
| Q14. <b>PRECINCT 4:</b> Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing.Do you agree with the intent of this precinct?  | No  |
| Q15. <b>Precinct 5:</b> Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?  | No  |
| Q16. <b>COMMERCIAL/INDUSTRIAL:</b> If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?   | N/A   |
| Q17. <b>Do you have other comments on the Planning Proposal, DCP or future of the site?</b>  | I don't think this development should include industrial use at all. This is one of the highest points in the area and filling this green space with industrial (height) sheds, right through the green corridor of residential development seems absurd. Given the experience of only 2 years ago (the 2022 floods), it seems apparent that high ground is valuable for both residential development and village/community hub development, but these can be kept to height minimums and retain the visually pleasing aspect and outlook. Industrial / heavy commercial will add both noise and visual pollutants to the area, and seems unnecessary to include in the middle of what can be a beautifully developed residential area, with sympathetic treatment of Tucki Tucki creek, wildlife, green spaces, and visual appeal. |



Respondent No: 66

Login: Anonymous

Email: n/a

Responded At: Apr 30, 2024 21:02:25 pm

Last Seen: Apr 30, 2024 21:02:25 pm

IP Address: n/a

|  |                              |
|--|------------------------------|
| Q1. Name   | Tanya Santin                 |
| Q2. Suburb   |                              |
| Q3. Email  |                              |
| Q4. Phone  |                              |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy                 |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | No                           |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered                 |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | I don't know what this means |
| Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.   | No                           |
| Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments  | No                           |
| Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development.Do you agree with the intent of this precinct?  | No                           |

- Q12. **PRECINCT 2:** Precinct 2 encourages medium density mixed use development that is dominated by residential uses. The preferred development in this precinct include; apartments, terrace homes, manor homes, and shop-top homes. Commercial and community uses will also be permissible in this precinct. Do you agree with the intent of this precinct?
- No
- 
- Q13. **PRECINCT 3:** Precinct 3 of the DCP relates to the village centre. The aim of this precinct is to enable high quality public space that functions as a typical 'high street' and can act as the heart of the community. Do you agree with the intent of this precinct?
- No
- 
- Q14. **PRECINCT 4:** Precinct 4 encourages commercial-led mixed use development. The preferred development in this precinct includes commercial, creative industries, light industries and shop-top housing. Do you agree with the intent of this precinct?
- No
- 
- Q15. **Precinct 5:** Precinct 5 proposes general industrial development. Do you agree with the intent of this precinct?
- No
- 
- Q16. **COMMERCIAL/INDUSTRIAL:** If you were to develop or operate your business on this site, what requirements, controls or permissibility's would you expect?
- Pollution. Noise.
- 
- Q17. Do you have other comments on the Planning Proposal, DCP or future of the site?
- I live in [REDACTED] and bought my house for the view.



**Respondent No:** 67  
**Login:** Anonymous  
**Email:** n/a

**Responded At:** May 01, 2024 16:11:36 pm  
**Last Seen:** May 01, 2024 16:11:36 pm  
**IP Address:** n/a

|  |  |
|--|--|
| Q1. Name   | Janet Nichol   |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy   |
| Q6. The Planning Proposal proposes the above Minimum Lot Size layout, do you agree with it? In addition to answering Yes or No, please tick to add comments  | <p>I want to add comments:</p> <p>While I agree with the 400sqm blocks for residential assuming they reflect the residential blocks in the neighbouring precinct, I do not agree with having industrial blocks in Precinct 5. I feel this area should be residential. If it is to be industrial, the blocks should be MAX 1500 to encourage local and small business, not big business spread across several blocks. Furthermore, it is proposed that lot sizes increase towards the southern end of the development which is not viable as there is steep slopes in the area (+20%) and this is the catchment for the South Tucki Tucki creek tributary. This should not be built over.</p> |
| Q7. The Planning Proposal proposes the above zoning layout, do you agree with this? In addition to answering Yes or No, please tick to add comments if you wish to provide additional information  | not answered   |
| Q8. Would you support the removal of a Minimum Lot Size control for the land zoned as MU1 Mixed Use? (see alternative minimum lot size map, downloadable from the documents section)In addition to answering Yes or No, please tick to add comments if you wish to provide more information. | <p>Yes, there doesn't need to be a minimum lot size in this zone</p> <p>I want to add comments:</p> <p>I agree as long as there are controls with the height of the buildings and there is considerable green space to ensure that the area does not become over-developed..</p>   |



**Q9. The Planning Proposal proposes the following Height of Building maximums, do you agree? In addition to answering Yes or No, please tick to add comments if you wish to provide more information.**

No

**I want to add comments:**

I would prefer the general residential zone be limited to max 2 story buildings to reflect the surrounding residential areas. I do not agree with the height of 13m (4 stories) in the northern precinct along Oliver Avenue in the very elevated part of the site. This will see buildings towering over the neighbouring residents and could be a blight on the landscape. I do not object to the 13m height close to the commercial area where the land is not so elevated. Furthermore, there is no height limit in the industrial precinct. This is a serious concern. I believe this zone should be limited to single story buildings with an estimated maximum height 7.5m as it is a very elevated site and will be a shameful eyesore if they are too large.

**Q10. The Development Control Plan (DCP) sets a vision for the site. Do you agree with this? In addition to answering Yes or No, please tick to add comments**

No

**I want to add comments:**

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**Q11. PRECINCT 1: Precinct 1 of the DCP encourages standard residential development. Do you agree with the intent of this precinct?**

Yes

No

**I want to add comments**

I do agree with incorporating residential properties, however, I feel the top section of the estate and the very high areas of the topography should be limited to max 2 stories single residents to reflect the residential precinct on the other side of Oliver Avenue with multiple dwelling housing further down towards the lower lying area. This will help deliver on the vision of the estate.

|   |   |
|---|---|
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| <p><b>Q15. Precinct 5: Precinct 5 proposes general industrial development.Do you agree with the intent of this precinct?</b></p>  | <p>No</p> <p><b>I want to add comment</b></p> <p>I do NOT agree with the intent of this area. I would prefer to see this zoned as single dwelling residential. However, if it is to be industrial, then it needs to be restricted to light industry only (not general industry which includes heavy industry and hazardous goods) with a building height capped at 8,500m. The businesses in this area needs to have significant controls around industry type (light industry only), pollution (noise, odour, etc), hours of operation etc. which should also apply to any "commercial events or activates" in the area. Furthermore, there needs to be significant buffers and green zones noted on the plan, as stated in the vision, to ensure "high quality public realm... and opportunities for visual amenity and leisure purposes" as well as addressing land use conflict for neighbouring farms and residents. Finally, there should be NO industrial zone approved over the Tucki Tucki creek southern catchment and tributary in Basin 8</p> |

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Respondent No: 68

Login: Anonymous

Email: n/a

Responded At: May 01, 2024 16:18:05 pm

Last Seen: May 01, 2024 16:18:05 pm

IP Address: n/a

|  |   |
|--|---|
| Q1. Name   | Brett Nichol  |
| Q2. Suburb   |   |
| Q3. Email  |   |
| Q4. Phone  |   |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy  |
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**I want to add comments:**

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**Respondent No:** 69  
**Login:** Anonymous  
**Email:** n/a

**Responded At:** May 01, 2024 16:32:21 pm  
**Last Seen:** May 01, 2024 16:32:21 pm  
**IP Address:** n/a

|  |  |
|--|--|
| Q1. Name   | Kathy Roberts  |
| Q2. Suburb   |  |
| Q3. Email  |  |
| Q4. Phone  |  |
| Q5. How do you feel about this site being rezoned to enable more housing, commercial and industrial development?   | Very unhappy   |
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Survey Responses

20 January 2025 - 17 February 2025

Online Submission

Your Say Lismore

Project: Development Control Plan housekeeping amendments



|              |            |           |            |            |           |
|--------------|------------|-----------|------------|------------|-----------|
| VISITORS     |            |           |            |            |           |
| 3            |            |           |            |            |           |
| CONTRIBUTORS |            |           | RESPONSES  |            |           |
| 1            |            |           | 1          |            |           |
| 0            | 0          | 1         | 0          | 0          | 1         |
| Registered   | Unverified | Anonymous | Registered | Unverified | Anonymous |



**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Jan 24, 2025 10:36:55 am**Last Seen:** Jan 24, 2025 10:36:55 am**IP Address:** n/a**Q1. Name**

[REDACTED]

**Q2. Address**

[REDACTED]

**Q3. Email**

[REDACTED]

**Q4. Chapter 1: Residential Development**

I'm a local building designer & this is a great update to Chapter 1. However I'm a little concerned about the wording of A12.1 "parking spaces must be at least 5.5 metres from the front boundary. " This line of wording seems to indicate that a parking space can not be included within a 5.5m setback area from the front boundary. This would require a driveway space of 11m to accommodate a standard parking space. Which doesn't make sense where the building line is <6.0m. Something more along the lines of "A min 5.5m allowance for parking must be provided within the front boundary setback" would be clearer. Thanks again for your hard work!

**Q5. Chapter 3: Industrial Development**

not answered

**Q6. Chapter 4: Rural and Nature-Based Tourism Development**

not answered

**Q7. Chapter 5A: Urban Residential Subdivision**

not answered

**Q8. Chapter 6: Subdivision and Infrastructure (Village, large lot residential and rural)**

not answered

**Q9. Chapter 11: Buffer Areas**

not answered

**Q10. Chapter 18: Extractive Industries**

not answered

**Wendy Black**

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**From:** [REDACTED]  
**Sent:** Monday, 17 February 2025 2:17 PM  
**To:** Records  
**Subject:** Submission objecting to " Development Control Plan housekeeping amendments"  
**Attachments:** housekeeping-.pdf

CAUTION: This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Please find attached my submission objecting to the proposed Development Control Plan housekeeping amendments as currently exhibited.

I am aware my submission will be published and that it contains my name and village.

Regards,

[REDACTED]

=====

[REDACTED]

[REDACTED]

Phn. [REDACTED]

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This email has been checked for viruses by AVG antivirus software.

<https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.avg.com%2F&data=05%7C02%7Ccouncil%40lismore.nsw.gov.au%7C16d8e52b7e5e42ae15ca08dd4f01803a%7C9e1d0d3d4d484e299d8391929d2fc10f%7C1%7C0%7C638753590212550067%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=%2FbWF2rjkzRcKVNNMMN%2BxzqdqjoYrgLo6C41C9SFg6b64%3D&reserved=0>

## Submission objecting to the proposed Development Control Plan housekeeping amendments as currently exhibited

**I do not support the proposed Development Control Plan housekeeping amendments**, on the following grounds:

1. The “housekeeping” changes to the DCP in Chapter 1 alter the setback for all properties fronting these roads (which were previously grouped as RMS roads) : Nimbin Road, Blue Knob Road, Dunoon Road, Rous Road, Coraki Road, and Eltham Road.

For R5 properties, the previous setback was 28metres, and it is proposed to reduce it to 10 metres, i.e an almost 2/3rds reduction in distance.

For RU1 and E3 the setback was 28 metres and it is proposed to reduce it to 15 metres, almost halving the distance.

Given the magnitude of the changes and the significant number of properties involved, an estimated 600+ households, it is completely inappropriate to bury such a change within 'housekeeping' since it substantially alters the nature of the DCP, despite council's website stating that "housekeeping" changes should not alter the nature of the DCP

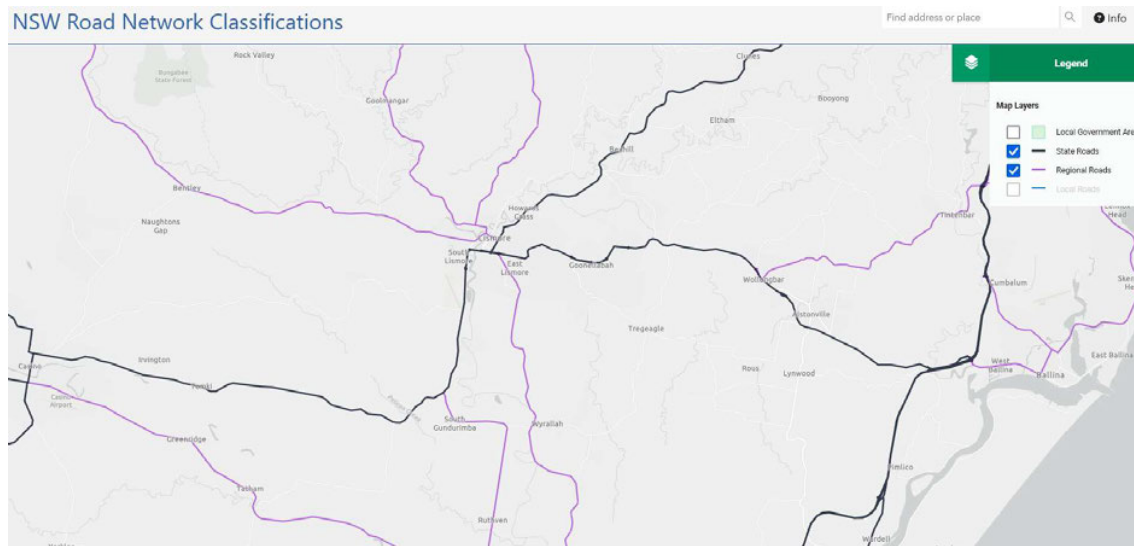
**The number of new dwellings that could fall under these proposed setbacks is significant, due to the council gaining exemption from the 40hectare size limit for land zoned Agricultural (RU1).**

Setbacks are largely a planning measure that seeks to preserve visual amenity and ensure that the character of a neighbourhood is consistent. **Reducing the setbacks to the extent proposed will inevitably impact the nature of our rural areas and undermine other strategies, e.g Agritourism and Nature-based tourism, which are reliant on our existing ambience.**

The pros and cons of such a broad change should be debated by the community, particularly all of those properties and businesses potentially affected now and into the future.

It is appropriate instead for council to retain the existing setbacks until these proposed changes are subject to community consultation, exhibited, debated, and potentially adopted as a separate planning decision. This process could then allow the insertion of further conditions that would ensure visual amenity, landscape harmony etc, through vegetation buffer requirements and the like.

2. There seems to be an additional planning inconsistency in Chapter 1, in relation to these roads. Originally defined as RMS roads, perhaps for historical reasons, they are now classified at state level as Regional Roads ( Nimbin , Dunoon, Coraki, ) or Local Roads (Rous, Eltham, Blue Knob). So, two categories of road, but with one setback rule, which may be fine. Except that Kyogle Road, and Whyrallah Road, which are Regional roads, are not included in this setback rule. The community should have the opportunity to decide whether consistency matters, and to understand the planning reasons behind these discrepancies.



3. In chapter 3, **Industrial Development**, I object to the removal of sections **Siting of certain industries**, and **Zoning Controls** in **Part 3.4 Other Provisions**. These provisions directly support Objectives 1, 2 and 3 of the Chapter, and their removal without alternative provisions leaves planning controls weakened, and business and residential communities less protected.

4. In chapter 4, I object to the wording of **section A7.3 on Ecological features and conservation values**. The provision is being diluted by requiring only a "**concept**" VMP. This wording is so vague that the outcomes would equally vague and unmeasurable and thus future compliance unenforceable. No specification is given for the threshold of "small scale", nor "minimal ecological impact", in the added special note, which further weakens potential compliance and undermines council's own biodiversity policies.

5. In chapter 6, **Village, Large Lot Residential and Rural Subdivision**, I object to :

- The wording of A26.1, because it does not require the supposed "structure plan or masterplan" to meet minimum standards given in A26.2. This could be rectified by specifying minimum standards, but the proposed wording opens the door for a lower standard of outcomes for the community.
- The wording of A26.3, because it refers specifically to "**embellishments**", but the section A27, which defines embellishments is proposed to be deleted – leaving embellishment requirements undefined and open to uncertainty and contestation. Further, terminology such as "Where the provision of a new open space is not suitable", has no meaning without definitions of "suitable" and more importantly, stating who decides what is suitable. **In the context of village development, it should be the village community that decides, and this should be a mandatory provision.**
- The deletion of P27 and A27 because it weakens commitment to quality parks and open spaces and will have the effect of reducing their provision.

I note that Lismore City council as yet has no "structure plans or masterplans" although the Clunes Masterplan is in development. Council should ensure that Open Space provision and quality is driven by the affected communities, and that the DCP explicitly makes this the case, so developers and communities have certainty.

6. In chapter 18, **Extractive Industries**, I object to the wording of section **18.5 Buffer areas around Extractive Industry sites**.

Council should strive to minimise the impact of these important industries and seek to maximize public support for them. This is best done by implementing best practice when it comes to buffer zones, and so these buffer zones should be aligned with the section in Chapter 11. The recommended buffer zone of 1000m should be specified for quarries where blasting may occur.

As it currently reads, the section 18.5 appears to seek reasons for reducing buffers rather than following Chapter 11, and is unlikely to enhance a quarry's social license to operate.

In summary, the scale of the proposed changes removes this omnibus amendment to the DCP from the realm of "housekeeping", and a number of the amendments are flawed and introduce inconsistencies and ambiguity, which are never good for a planning document.

The proposed changes should not proceed as one decision but should be re-exhibited a series of separate proposals, each with an accurate description of their intent, so that proper community debate can occur.



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** SUBMISSION – Development Control Plan Housekeeping – Attention: [REDACTED]  
**Date:** Thursday, 20 February 2025 1:39:20 PM  
**Attachments:** [01. SUBMISSION to DCP Chapter 11 and 18.pdf](#)  
[02. Chapter 11 Feb 2021 Council meeting copy \(1\).pdf](#)  
[03. Buffer zone illustrations.pdf](#)

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**CAUTION:** This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

**SUBMISSION – Development Control Plan Housekeeping – Attention: Jacqui Willcocks**

Dear Jacqui Willcox,

I am attaching to this email a submission on DCP Housekeeping which was made prior to submissions closing on 17 February, 2025. I wish to thank you for allowing us to make some changes to the document and resubmit.

**I do not consent to council or to any third party publishing my personal email address on any website or to making it accessible to the public.**

The attached submission and illustration do not include my email address. I consent to the publication of only my submission, council record, illustration and **my name only**.

This request is made in accordance with the PPIP Act.

Yours sincerely

[REDACTED]



## SUBMISSION

### DEVELOPMENT CONTROL PLAN HOUSEKEEPING AMENDMENTS

Attention: Jacqui Willcocks, Strategic Planning Officer, Lismore City Council

This submission brings to Lismore City Council's attention a conflict between two different chapters of the DCP with regards to the minimum size of the Secondary Buffer Zones around extractive industries. Chapters 11 and 18, which have been put on public exhibition to show the updates. Some clarity is required regarding buffer zone distances.

***“Buffer Area” means an area of prescribed width between adjoining land uses or developments that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted.*** LCC DCP Chapter 11

#### Chapter 11 Buffer Zones

The Chapter 11 that was on council's website under the DCP was an outdated version, modified by “annef” on 29/06/21. This out-of-date version was incompatible with the version that is currently on public display and had multiple differences between the two documents.

Wednesday, 05/02/25 this previous version of Chapter 11 was replaced and is now a version that matches the version that has been put on public display (with the suggested highlights in red added) and one assumes is the CURRENT council policy document. Kindly advise if my assumption is not correct by return email.

The current Chapter 11 document lists under Mining, petroleum, production & extractive industries a **Primary Buffer Zone** of **500m** and a **Secondary Buffer Zone** of **1000m**.

The confusion comes from the following:

I refer to council meeting held in February 2021 where the then existing Chapter 11 was put before council with several amendments highlighted in red. **Amendment number 28**, this amendment was voted on by the chamber to be put out for public exhibition.

I cannot find any record of that happening. Nor can I find any record of this Chapter of the DCP returning to the elected body for a resolution of council. Kindly disabuse me of my understanding if I am wrong and provide me with the evidence by return email.

However, a new Chapter 11 authored by anef modified 29/06/21 and remained on council's website until the evening of 04/02/25 when it was then replaced with a version authored by sally.slatter also modified 29/06/21.

Both the anef version and the sally.slatter version bear many differences to the amended version (number 28) that went before council in February 2021 which to my knowledge was never adopted as current policy.

Is council aware that they have had an outdated version of Chapter 11 on their website until 05/02/25?

## Chapter 18 Extractive Industries

A similar switch of Chapters posted on the council website happened with Chapter 18 also between Feb 4<sup>th</sup> and Feb 5<sup>th</sup>, 2025.

The version posted on the council website up until the 4<sup>th</sup> Feb was a 7-page document and replaced by a 22-page document on the 5<sup>th</sup> Feb 2025, with the addition of information regarding Rehabilitation Guidelines for Extractive Industries and a few minor changes to other parts of the document.

The version of Chapter 18 now posted on council's website matches what council has put on public display for public comment with the suggested change highlighted on page 4 of the document with reference to the calculation of the *heavy haulage levies*.

The additional 15 pages have not been highlighted as being changed/added to the original document as they should have been.

### In summary:

- 1) Would council please clarify the distances for the Primary and Secondary Buffer Zones required around an Extractive Industry site. *Chapter 18 of the DCP refers to a 800m buffer zone and Chapter 11 of the DCP refers to a 1000m buffer zone.*
- 2) Would council please confirm that a buffer zone is determined as being the width of land measured outwards from the **boundary/perimeter** of the subject approved development area.
- 3) With the above discrepancies between Chapters in the DCP which are misleading to the ordinary person, plus the changes made to what was on council's website halfway through the display period to documents containing different information, I ask that there be a further public exhibition period due to the major discrepancies in these documents.
- 4) Regarding amendment number 28 of Chapter 11. This amendment was voted on by the elected body in Feb 2021 to be put out for public display and comment.
  - a) Please provide the date it was put on public display; and
  - b) The date it was returned to council for resolution to be amended. **The resolution number is requested.**

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on February 9, 2021, 6pm

## Attachments Excluded From Agenda

Shelley Oldham  
**General Manager**

2 February 2021



## Chapter 11

### Buffer Areas



## 11 Buffer Areas

### 11.1 Objectives of this Chapter

The objective of this Chapter is to minimise land use conflicts between potentially incompatible land uses through the establishment of appropriate buffer areas.

### 11.2 Definitions

**Terms not defined in LEP 2012 dictionary are defined in this section.**

A word or expression used in this chapter has the same meaning as it has in LEP 2012 unless it is otherwise defined in this chapter.

**agricultural produce industry** means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

**Note.** Agricultural produce industries are a type of **rural industry**.

**agriculture** means any of the following:

- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

**buffer area** means an area of prescribed width between adjoining land uses or developments that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted.

**encroaching development** means any development, including subdivision, the erection of a building or the carrying out of an activity on land to which this Plan applies, which is proposed on land adjacent to an existing development or land use, or to land previously zoned for a specific purpose under the Lismore LEP 2012.

**extensive agriculture** means any of the following:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock for commercial purposes,
- (c) bee keeping,
- (d) a dairy (pasture-based).

**Note.** Extensive agriculture is a type of **agriculture**.

**gully** means channels which are above the water table at all times and therefore do not receive spring or groundwater flows. They carry water only during and immediately after rain. They may be dry for extended periods but subjected to flash flooding during high intensity storms.

**hazardous industry** means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

**Note.** Hazardous industries are a type of **heavy industry**.

**hazardous storage establishment** means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment.

**Note.** Hazardous storage establishments are a type of **heavy industrial storage establishment**.

**heavy industrial storage establishment** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

**heavy industry** means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

**Note.** Heavy industries are a type of **industry**.

**industry** means any of the following:

- (a) general industry,
  - (b) heavy industry,
  - (c) light industry,
- but does not include:
- (d) rural industry, or
  - (e) extractive industry, or
  - (f) mining.

**intensive livestock agriculture** means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses or other livestock that are fed wholly or substantially on externally-sourced feed, and includes any of the following:

- (a) dairies (restricted),
- (b) feedlots,
- (c) piggeries,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

**Note.** Intensive livestock agriculture is a type of **agriculture**.



***intensive plant agriculture*** means any of the following:

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,
- (c) turf farming,
- (d) viticulture.

***offensive industry*** means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

**Note.** Offensive industries are a type of ***heavy industry***.

***offensive storage establishment*** means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

**Note.** Offensive storage establishments are a type of ***heavy industrial storage establishment***.

***rural industry*** means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

**Note.** Rural industries are not a type of ***industry***.

***sewage treatment plant*** means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

**Note.** Sewage treatment plants are a type of ***sewerage system***.

***waste or resource management facility*** means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

***watercourse*** means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

### 11.3 Conflicts in Land Uses

Conflicts in land use may occur where residential development encroaches into non-residential areas, and established land use practices associated with a particular land use or activity are likely to lead to a real or perceived loss of amenity for residents. Typical external effects which may be generated by certain land uses and which could be considered to be incompatible with residential development include noise, odours, chemical sprays dust etc. If these effects are not taken into account at the development application stage, pressures can be exerted on land owners to modify existing land use practices. This could affect the economic viability of an established land use or industry and in some cases could result in the sterilisation of a resource.

### 11.4 Recommended Buffers

The most appropriate means for reducing potential land use conflicts is to provide for a physical separation between incompatible land uses in the form of a buffer area. The purpose of a buffer area is to provide a sufficient setback requirement such that impacts are reduced to the extent that they do not adversely affect the adjoining land use. ~~Clause 11.4 sets out preferred buffer areas for a variety of land uses including agriculture, industries, sewage treatment plants, waste or resource management facilities and environmentally sensitive areas.~~

In certain circumstances variations from the recommended standard buffer distances may be justified. Council has the discretion to approve a reduced buffer or require an increase in the buffer distance or to require the implementation of any reasonable conflict avoidance measures. Development applications incorporating a reduced buffer distance should incorporate a land use conflict risk assessment (LUCRA). Supporting technical reports such as noise or odour assessments and the like may be required to support the variation. ~~Factors to be considered in a LUCRA are outlined in a publication prepared jointly by NSW Primary Industries, Northern Rivers Catchment Management Authority and Southern Cross University entitled *Living and Working in Rural Areas – A handbook for managing land use conflict issues on the NSW North Coast*. The handbook can be downloaded from the link provided below:~~

[http://www.dpi.nsw.gov.au/research/alliances/centre\\_for\\_coastal\\_agricultural\\_landscapes/living-and-working-in-rural-areas](http://www.dpi.nsw.gov.au/research/alliances/centre_for_coastal_agricultural_landscapes/living-and-working-in-rural-areas)

### 11.4 Recommended Buffers

~~The buffer areas outlined in this section are intended as a guide for establishing a physical separation between residential development and certain activities and developments where potential conflicts between land uses may arise. Where a development application is received by Council which is likely to result in a conflict with existing or likely future adjoining land uses, it will be~~

**It is** the responsibility of the “encroaching development” to provide the required buffer areas.

The buffer distance generally applies when the residential development and the adjoining potentially conflicting land use are located on different allotments. ~~The risks of land use conflict are significantly diminished when potentially conflicting land uses, such as a dwelling house and a macadamia orchard, are located on the one lot and one landholder is responsible for the management regime. **Note:** There may be circumstances where spatial separation is still required under other Acts or environmental planning instruments when potentially conflicting land uses are proposed on the one allotment.~~

### State or Regionally Significant Farmland

Areas of agricultural land in the Lismore LGA have been mapped as State or Regionally Significant Farmland based on physical attributes such as soil type, and the absence of constraints such as slope and flooding. It is important that urban growth is directed away from this land to protect the resource base and ensure non-farming uses do not generate land use conflict. No variation to buffers will be approved for encroaching development on land adjoining State or Regionally Significant Farmland unless exceptional circumstances apply. For example, consideration to vary a recommended buffer will be given if an historical development consent required a building envelope

be placed on the land title that does not meet current required buffer distances to adjoining land according to the provisions of this DCP Chapter.

### ***Intensive Plant Agriculture - Horticulture***

Horticulture is an important industry on the North Coast and makes a significant contribution to Lismore's economy. Lismore City is the third highest producing Local Government Area in the region in terms of gross value of agricultural commodities. It is also the most diverse Local Government Area with respect to the type of commodities it produces.

Potential conflicts between horticulture and residential development are dependent on the nature of the horticultural operation and the type of management practices employed by the producer. Commercial operations which involve the regular or intermittent use of chemical sprays on crops have the greatest potential for conflict with adjoining residential uses.

Both the aerial and ground application of pesticides is common practice for many commercial agricultural activities. Banana producers regularly use aerially applied sprays such as misting oil and fungicide on their crops. Tree crops such as macadamias and low chill stone fruit commonly utilise ground based spray rigs such as air blast misters.

Where pesticides are applied aerially, the *Pesticides Act 1999* requires that the property owner (or person authorising the spraying of the chemicals) obtain the prior written consent of all owners of dwellings or public premises whose boundaries are located within 150 metres of the spray area. The NSW Environmental Protection Authority is the regulatory authority responsible for the administration of the *Pesticides Act 1999*.

Under suitable conditions most of an aerially applied spray is deposited within an area extending 150 metres down wind of the aircraft flight path. The likelihood of pesticide drift beyond the target area is influenced by:

- How quickly the pesticide evaporates;
- The method of application, type of equipment used;
- The ability of the crop or ground surface to capture the spray droplets;
- Weather conditions and air turbulence during and shortly after the application.

While buffers of 150 metres are often recommended between residential and agricultural areas, "Biological buffers" offer an alternative to conventional setback requirements in that they assist in the capture of airborne pesticide droplets through the creation of a vegetation filter and **are necessary to vary a recommended buffer to horticulture subject to a merit based assessment. A Biological buffer should:**

Research into the behaviour of pesticide spray drift has shown that vegetation screens can prove effective barriers to spray drift where they meet the following criteria:

- (a) **are of be** a minimum width of 30 metres;
- (b) contain random plantings of a variety of tree and shrub species of differing growth habits, as spacings of 4 to 5 metres;
- (c) include species which have long, thin and rough foliage which facilitate the more efficient capture of spray droplets (see Appendix A for suitable species).
- (d) provide a permeable barrier which allows air to pass through the buffer (at least 50% of the screen should be open space).

Biological buffers **also:** have additional advantages in that they:

1. create corridors and habitat areas for wildlife;
2. increase the biological diversity of the area, thus assisting with pest control;
3. favourably influence the micro-climate;
4. are aesthetically pleasing; and

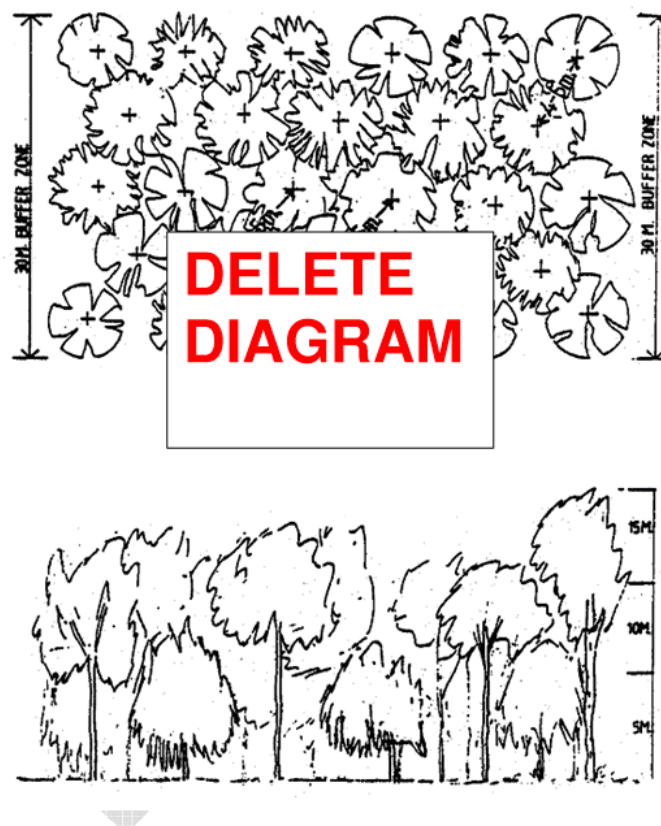


5. provide opportunities for recreational use such as cycleways/walkways.

*Recommended Buffer – refer to Appendix B*

- (a) ~~150 metre dwelling setback where there is no planted buffer; or~~  
 (b) ~~80 metre dwelling setback, including a “biological buffer” of minimum width of 30 metres established prior to development along the boundaries adjoining horticultural land use, and established in accordance with the criteria contained in Appendix A and the figure below.~~

Applications for development, where biological buffer areas are proposed, shall include a detailed landscaping plan indicating the extent of the buffer area, the location and spacing of trees and shrubs and a list of tree and shrub species (see Appendix A for recommended species). The application shall also contain details concerning the proposed ownership of the buffer area and the means by which the buffer is to be maintained.



#### ***Macadamia De-husking Plants***

The mechanical de-husking of macadamia nuts is considered to be ancillary to the agricultural operation of macadamia producing properties in that it forms part of the normal harvesting process of macadamias. Consequently Council does not regulate macadamia de-husking plants (ancillary to a macadamia plantation on the same land) by means of control on siting, noise generation, or hours of operation. During harvesting operations de-husking plants may generate significant levels of noise and traffic which can have impacts on adjoining properties. Proposals for new dwellings on properties adjoining existing macadamia de-husking plants should be located as far as practical from the plant in order to minimise adverse impacts.

*Recommended Buffer – refer to Appendix B*

300 metres for residential development.

### **Piggeries**

Piggeries on the North Coast range from small operations of less than ten sows (approximately 100 pigs) to large intensive units housing up to 800 sows (8,000 pigs).

Most piggeries operate as part of a mixed farming operation where the piggery usually subsidises other farm enterprises.

Commercial piggeries, where pigs are fed wholly or substantially on externally-sourced feed, are classified as *intensive livestock agriculture* under the Lismore Local Environmental Plan 2012 and are permissible in RU1 and RU2 zones subject to the granting of development consent by Council.

Piggeries accommodating more than 2,000 pigs (200 sows) are classed as **Some piggeries are classed as** Designated Development under Schedule 3 of the Environmental Planning and Assessment Regulation, 2000 and will require the preparation of an Environmental Impact Statement.

Piggeries accommodating more than 200 pigs (20 sows) may also be classed as designated if they are located:

- (a) within 100 metres of a natural waterbody or wetlands; or
- (b) in an area of high watertable; or highly permeable soils; or acid sulfate, sodic or saline soils; or
- (c) on land of slopes greater than 6 degrees; or
- (d) within a drinking water catchment; or
- (e) on a floodplain; or
- (f) within 5km of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to effect the amenity of the neighbourhood by reason of noise, odour, dust, traffic or waste.

Depending on the size of the establishment, the method of effluent disposal and **topography**, piggeries are likely to have a significant impact on nearby residential development through the generation of odours. The extent of the impact will be dependent on factors such as the size of the operation, prevailing wind conditions and topography. Buffers between piggeries and residential development should be of a sufficient distance so that odours generated by piggeries do not cause an undue loss of amenity to adjoining residents. The recommended buffers apply to piggeries and associated effluent disposal areas.

| Recommended Buffer – <b>refer to Appendix B</b> | Primary Buffer | Secondary Buffer |
|---|----------------|------------------|
| Large feedlots (>500 pigs)                      | 500 metres     | 1,000 metres     |
| Small feedlots (<500 pigs)                      | 300 metres     | 600 metres       |

Urban/village residential and large lot residential development is excluded from both the primary and secondary buffer areas. Single dwellings on agricultural holdings may be permitted in the secondary buffer (but generally not in the primary buffer) if no alternative suitable location is available.

Note: The provisions of *SEPP 30-Intensive Agriculture* and the *Protection of the Environment Operations Act 1997* also apply to piggeries.

### **Cattle Feedlots**

A cattle feedlot consists of a confined yard area with watering and feeding facilities where cattle are completely hand or mechanically fed for the purposes of beef production.

Commercial cattle feedlots, where cattle are fed wholly or substantially on externally-sourced feed, are classified as *intensive livestock agriculture* under the Lismore Local Environmental Plan 2012 and are permissible in RU1 and RU2 zones subject to the granting of development consent by Council.

Large feedlots containing 1,000 or more head of cattle are classed as Designated Development under Schedule 3 of the Environmental Planning and Assessment Regulation 2000 and will require the preparation of an Environmental Impact Statement.

Cattle feedlots can have a significant environmental impact on adjoining properties through the generation of odours, dust and noise from stock truck movements and feed mill operations. Consequently sufficient buffering needs to be provided between feedlots and residential development to mitigate the effects of these impacts.

Recommended Buffer – **refer to Appendix B**

|                                      | Primary Buffer    | Secondary Buffer    |
|--------------------------------------|-------------------|---------------------|
| <b>Large feedlots (&gt;500 head)</b> | <b>500 metres</b> | <b>1,000 metres</b> |

|                                      |                   |                   |
|--------------------------------------|-------------------|-------------------|
| <b>Small feedlots (&lt;500 head)</b> | <b>300 metres</b> | <b>600 metres</b> |
|--------------------------------------|-------------------|-------------------|

Urban/village residential and large lot residential development is excluded from both the primary and secondary buffer areas. Single dwellings on agricultural holdings may be permitted in the secondary buffer (but generally not in the primary buffer) if no alternative suitable location is available.

Note: The provisions of *SEPP-30 Intensive Agriculture* and the *Protection of the Environment Operations Act 1997* also apply to cattle feedlots.

#### ***Other Intensive Livestock Agriculture, Dairies (Pasture Based) and Rural Industries***

Buffers may be required to other intensive livestock agriculture, dairies (pasture based) and rural industries which are likely to impact on nearby residential development and these will be assessed individually according to the size, nature and characteristics of the operation. Generally the following minimum buffer areas should apply:

| Primary Buffer          | Secondary Buffer        |
|-------------------------|-------------------------|
| Dairies (pasture based) | 300 metres 600 metres   |
| Poultry Farms           | 300 metres 400 metres   |
| Abattoirs               | 800 metres 1,000 metres |

Urban/village residential and large lot residential development is excluded from both the primary and secondary buffer areas. Single dwellings on agricultural holdings may be permitted in the secondary buffer (but generally not in the primary buffer) if no alternative suitable location is available.

#### ***Grazing Land***

Residential dwelling sites adjoining grazing land should have a 30 metre setback. Infill residential development zoned R1, R2 and RU5 are exempt from this requirement

#### ***Cattle Dip Sites***

There are a significant number of operational, decommissioned and remediated cattle tick dip sites in Lismore. Cattle dipping remains an essential component of the cattle tick control program on the North Coast. The noise, dust and pesticide use associated with cattle dipping means that the operation of dip sites is generally not compatible with residential development. Even decommissioned dip sites are likely to contain chemical residues in the surrounding soil which may place a constraint on the development of surrounding land for residential purposes.

Various chemicals have been used in cattle tick dip sites over the years however arsenic, DDT and to a less extent Ethion, have been found to be the most persistent and may present a hazard to human health and/or the environment when present in high levels. The use of arsenic in dips ceased in 1955, followed by DDT in 1962. While current tickicides are not expected to be as persistent as arsenic or DDT they may still pose a harmful threat to humans and the environment if direct exposure to the chemical occurs.



The NSW Department of Planning and Infrastructure's Planning Guidelines SEPP 55 – Remediation of Land and Lismore City Council's Regional Policy for the Management of Contaminated Land and the State Environmental Planning Policy No. 55 – Remediation of Land are used to establish appropriate **management practices** buffers from **where encroaching development is within 200m from a** cattle dip sites. The following matters must be addressed in any development application within 200 metres of an identified dip site

- (a) Whether the dip site is in active use, and if so whether current dip practices are likely to result in exposure of tickicides to the proposed development by any means.
- (b) Whether contaminants are likely to move off the site through spray drift, erosion of contaminated soil, stormwater run-off or in windblown dust.
- (c) Whether the proposed development site is located "upstream" or downstream" of the dip site.
- (d) Whether the dip site is securely fenced, particularly with respect to preventing children from entering the dip area. Most fencing around dip sites is designed for stock control and would not normally be of a standard that would exclude humans.
- (e) Whether warning signs have been erected around the perimeter of the contaminated area.
- (f) The lateral extent of chemical contamination in the soil around the dip site, as determined by soil sampling techniques undertaken in accordance with SEPP 55 guidelines and Council's contaminated land policy.
- (g) Whether the proposed development could result in the use of contaminated land for purposes such as the growing of vegetables, fruit trees or raising of poultry, livestock etc.
- (h) Whether any rehabilitation measures are proposed for the dip site (such as the relocation of contaminated soils off the site to a secure storage area).

### **Extractive Industries**

Extractive industries involve the use of an extensive range of plant and equipment which creates noise and dust as material is **extracted** won from the quarry face and then crushed and screened for loading and transport. In some cases blasting is necessary to extract the material. Quarrying activities are incompatible with many land uses, particularly those of a residential nature. It is therefore desirable to provide a buffer area around quarries to minimise land use conflicts and safeguard quarry resources which could be sterilised as a result of encroachment by residential land uses.

The extent of the buffer requirement depends on the size of the quarry, whether blasting is utilised, the nature of production methods, the extent of crushing and screening operations, topography and site conditions and the intensity of surrounding development and land uses. A two level buffer standard is recommended with the primary and secondary buffer as follows:

### **Recommended buffers – refer to Appendix B**

|  | <b>Primary Buffer</b> | <b>Secondary Buffer</b> |
|--|-----------------------|-------------------------|
| Large quarries<br>(>10,000m <sup>3</sup> pa)                       | 500 metres            | 800 metres              |
| Medium quarries<br>(5,000m <sup>3</sup> – 10,000m <sup>3</sup> pa) | 400 metres            | 600 metres              |
| Minor quarries<br>(< 5,000m <sup>3</sup> pa)                       | 300 metres            | 400 metres              |

Urban/village residential and large lot residential development is excluded from both the primary and secondary buffer areas. Single dwellings on agricultural holdings may be permitted in the secondary buffer (but generally not in the primary buffer) if no alternative suitable location is available.

### **Sewage Treatment Plants**

The operation of sewage treatment plants involves the aerobic treatment of sewage effluent in order to achieve a quality of effluent discharge from the plant as prescribed by license issued by the EPA. The normal and efficient operation of sewage treatment plants involves the generation of some

odours which may make them incompatible with certain land uses, particularly residential, commercial and public uses.

The Department of Planning and Infrastructure **Industry and Environment** recommend a buffer of at least 400 metres width around sewage treatment plants, although this may be varied to suit local conditions. Compatible uses which may be carried out within the 400 metre buffer include agriculture, plant nurseries and certain recreational uses.

#### *Recommended Buffer*

400 metres for residential areas and urban development, community land uses, schools, etc.

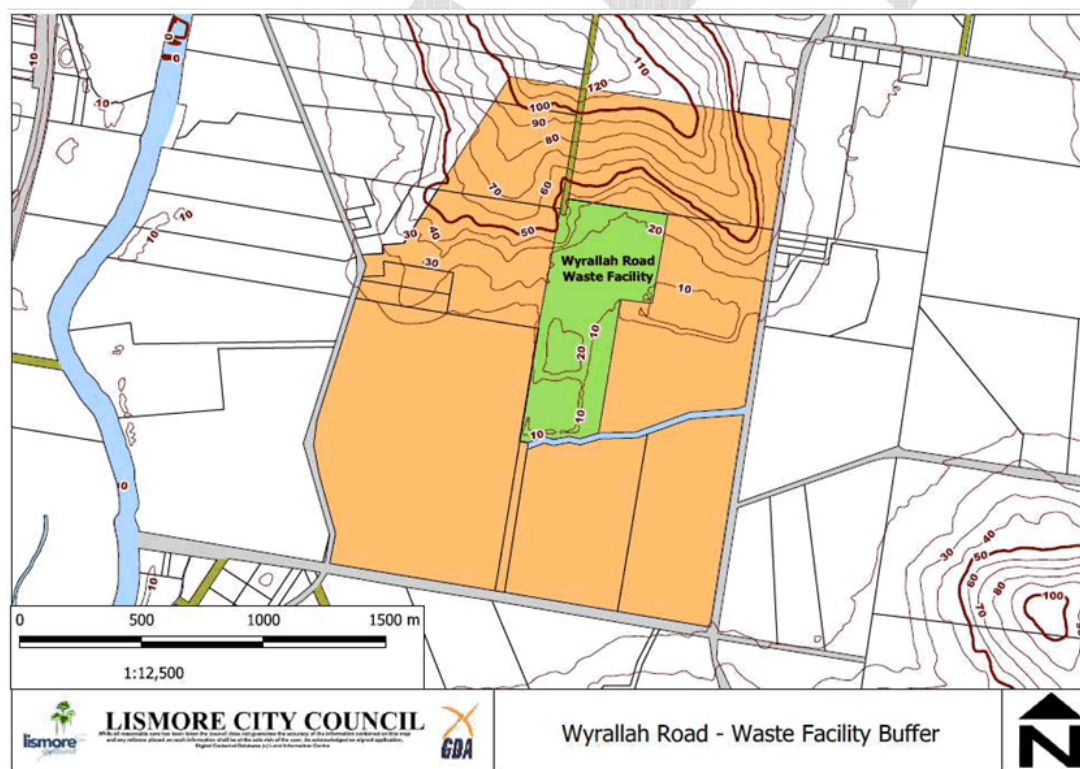
#### **Waste or Resource Management Facilities**

Lismore City Council operates a waste or resource management facility at Monalltrie. These facilities generate a number of external impacts related to their operation which include odours, dust, noise from machinery, traffic and visual impacts. Buffers between the perimeter of the working area of the waste or resource management facility and residential development should seek to minimise those impacts on residences while taking into account the operational characteristics of the facility and specific conditions affecting the site.

#### *Recommended Buffer*

Wyrallah Road, Monalltrie – the area highlighted in brown shown hatched on the map.

#### **Updated Map:**



#### **Industrial Development**

Where the subdivision of land is proposed for industrial development which adjoins existing residential development (or land zoned for the purposes of residential development), a buffer shall be provided by the subdivider along the boundary with the residential land. The purpose of the buffer

is to provide visual screening and assist in the reduction of impacts such as noise or other emissions from future industrial development.

Buffers should be mounded (to a minimum height of 1.5 meters) and densely planted in accordance with an approved landscaping plan. Generally Council will not accept land in buffer areas for dedication as Public Reserve. The subdivider shall provide details as to the type of industry to be adjoining the residential land, the future ownership of the buffer area and the means by which the landscaping will be maintained to Council's satisfaction.

#### *Recommended Buffer*

|                    | <b>Minimum</b> | <b>Preferred</b> |
|--------------------|----------------|------------------|
| Light Industries   | 10 metres      | 20 metres        |
| General Industries | 20 metres      | 40 metres        |

Buffer widths may be reduced where a public road provides a physical separation between residential land and industrial development, however mounding and landscaping will still be required to provide an effective visual barrier.

#### **Heavy Industry and Heavy Industrial Storage Establishments**

Heavy industry and heavy industrial storage establishments are defined in section 11.2 of this chapter.

The width of buffer areas between heavy industry and heavy industrial storage establishments and non-compatible uses such as residential development will be dependent on the nature of the industry but should be of sufficient distance that adverse impacts are reduced to acceptable limits.

#### *Recommended Buffer*

1,000 metres to residential development and other non-compatible uses (a reduction may be considered depending on the nature of the industry).

#### **Crematoriums**

Crematoriums are a permissible use in the B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones but prohibited in all other zones under the Lismore LEP 2012. Where crematoriums are proposed to border on residential areas an appropriate buffer is required to overcome perception issues that may be experienced by nearby residences.

#### *Recommended Buffer*

A minimum of 80 metres is required from existing residential development or from land that is zoned R1 General Residential, R2 Low Density Residential or RU5 Village.

#### **Planning for Bush Fire Protection**

Development applications are required to demonstrate compliance with the guideline "Planning for Bush Fire Protection" published by the Rural Fire Service, updated from time to time, and available from the Rural Fire Service website at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

A list of suitable fire retardant trees and shrubs are included in Appendix ~~B A~~.

The CSIRO has conducted research into the ignitability of Australian plants. One study can be found at [http://www.afr.org.au/Gill\\_ignitability\\_final.pdf](http://www.afr.org.au/Gill_ignitability_final.pdf)

#### **Watercourses and Wetlands**

Buffers between ~~various forms of~~ residential development and watercourses and wetlands are necessary in order to maintain water quality and protect the aesthetic, recreational and habitat values of the watercourse and riparian vegetation.



*Recommended Buffers – refer to Appendix B*

Rural dwellings (and unsewered urban development) are to have buffers consistent with the requirements of Council's On-Site Sewage and Wastewater Management Strategy.

Urban development (sewered) is to be located 30 metres from the nearest boundary of urban allotments to the top of the bank of any watercourse. This buffer may be reduced in width where effective stormwater control and a landscaped buffer is provided. A list of suitable trees and shrubs for planting in streamside buffers is included in Appendix C A.

**Environmental Buffers**

To protect the integrity of areas which are recognised as having high environmental value (such as National Parks, Nature Reserves, other environmental protection zones, and State Forests) a sufficient setback between new residential development and the defined boundary of environmentally sensitive areas should be maintained. Adverse impacts on these areas from residential development may include predation of wildlife by domestic animals, invasion of exotic weeds, and nutrient enrichment from stormwater run-off.

*Recommended Buffer*

Rural dwellings – 200 metres (preferred), 100 metres (minimum).

Urban development – 20 metres from the nearest boundary of any urban development (a reduction may be considered where an appropriate animal proof fence is erected along the boundary).

**Railway Lines**

The following minimum setbacks from railway lines apply to residential dwellings:

|             |  |
|-------------|--|
| Rural areas | 50 metres  |
| Urban areas | 20 meters (with appropriate mounding and planting) |

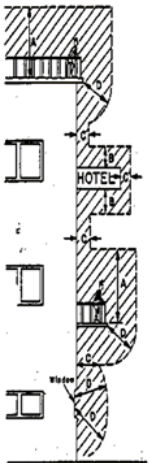
**Powerlines**

Buffers to powerlines to be provided in accordance with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure: Industry Safety Steering Committee September 2012.

The minimum allowable clearances for powerlines as set out in the Table below, are the minimum necessary when the conductor will be at its closest position to a building or structure during strong winds or high temperatures. Under these conditions the conductor may swing or sag considerably towards a building or structure compared with its normal position. Allowance should be made for any swing or sag of powerlines under these conditions.

**Required minimum clearance of parts of buildings or structures from the closest position to which an electric overhead power line may swing or sag in accordance with the design of the power line.**

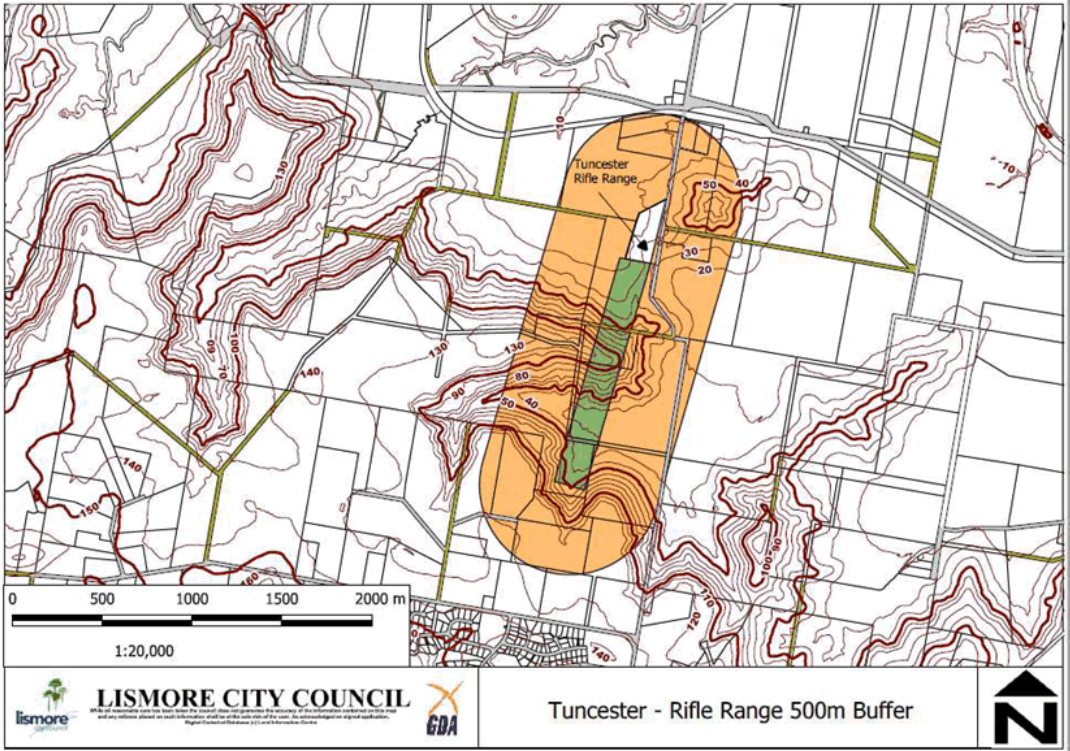
| COLUMN 1                      | COLUMN 2  | COLUMN 3   | COLUMN 4  | COLUMN 5   | COLUMN 6   | COLUMN 7   |
|-------------------------------|---|--|---|--|--|--|
| Dimension as shown in drawing |   | Voltage not exceeding 850 volts  |   |  | Voltage exceeding 650 volts but not exceeding 33 000 volts | Voltage exceeding 33 000 volts but not exceeding 132 000 volts |
|                               |   | Insulated service lines  | Insulated mains or bare neutral of a service line or of mains | Bare phase conductors of mains or of service lines |  |  |
| A                             | Any part of any roof, or similar structure, vertically below an overhead line and normally accessible to persons                              | 2.7 metres vertically  | 2.7 metres vertically   | 3.7 metres vertically                              | 4.5 metres vertically                                      | 5.5 metres vertically  |
| B                             | Any part of any roof, or similar structure, vertically below an overhead line and not accessible to persons. Any advertising sign or the like | 1.2 metres vertically  | 2.7 metres vertically   | 2.7 metres vertically                              | 3.7 metres vertically                                      | 4.6 metres vertically  |
| C                             | A wall, or similar structure, not normally accessible to persons. Any flag. Any advertising sign or the like                                  | 0.3 metres in any direction other than vertical  | 0.3 metres in any direction other than vertical               | 0.5 metres in any direction other than vertical    | 1.5 metres in any direction other than vertical            | 3.0 metres in any direction other than vertical                |
| D                             | Any window opening. Any balcony, veranda or the like  | Out of normal reach of persons   | 0.9 metres in any direction                                   | 1.5 metres in any direction                        | 2.1 metres in any direction                                | 3.0 metres in any direction                                    |
| E                             | Any part of an outdoor wireless or outdoor television aerial or part of a staywire  | 1.8 metres in any direction  | 1.8 metres in any direction                                   | 1.8 metres in any direction                        | 2.1 metres in any direction                                | 3.0 metres in any direction                                    |
|                               |   | The horizontal distance between the conductor closest to the aerial and a line drawn vertically through the part of the aerial closest to the power line must also comply with these clearances. Aerials must not be erected over power lines. |   |  |  |  |

|   |   |                               |                             |                             |                             |                             |                             |
|---|---|-------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
|  | F | Any part of a clothes line    | 1.8 metres in any direction | 3.0 metres in any direction | 3.0 metres in any direction | 3.0 metres in any direction | 3.0 metres in any direction |
|   | G | Over the carriageway of roads | 5.5 metres vertically       | 5.5 metres vertically       | 5.5 metres vertically       | 6.7 metres vertically       | 6.7 metres vertically       |

Powerlines across private property generally require a 10 metre wide easement either side of the line to permit access to power poles for maintenance purposes. In rural areas dwellings should be located at least 20 metres clear of powerlines.

**Rifle Ranges**

Restrictions apply to the erection or use of any building for any purpose on land highlighted in green shown hatched on the following map, located immediately to the south of the rifle range in Rifle Range Road, Tuncester. In addition, no dwellings are permitted within the buffer area of 500 metres around the firing line of the pistol and small bore range, as indicatively highlighted in brown shown by the dotted line on the map. Any other development and/or use proposed within the 500 metre buffer will be subject to Council consideration via the lodgement of a development application, having regard to the impact of that development on the continuing use of the rifle range.



**Lismore Airport**

Air space “protection” around an aerodrome is an important factor in maintaining the continued safe operation of an aerodrome. The Civil Aviation Safety Authority (CASA) defines a set Obstacle Limitation Surfaces (OLS) designed to provide a safe, efficient and predictable environment for aeroplanes in which to approach, land and takeoff. The objective of the OLS Standards is to define the air space around the aerodrome which is to be kept free of obstacles so as to enable aeroplane operations to be conducted safely. No structure or installation is to be erected within the air space nominated without specific approval of the CASA:

1. Above RL 56 **54.5** metres AHD (45 metres above ground level of the airport) within an area of 4,000 metres radius from the runway as indicated in Figure 1.
2. Within the runway approach surfaces as indicated in Figures 1 and 2.

The nominated Obstacle Limitation Surfaces may be extended in the event of future extensions to the Lismore Airport runway.

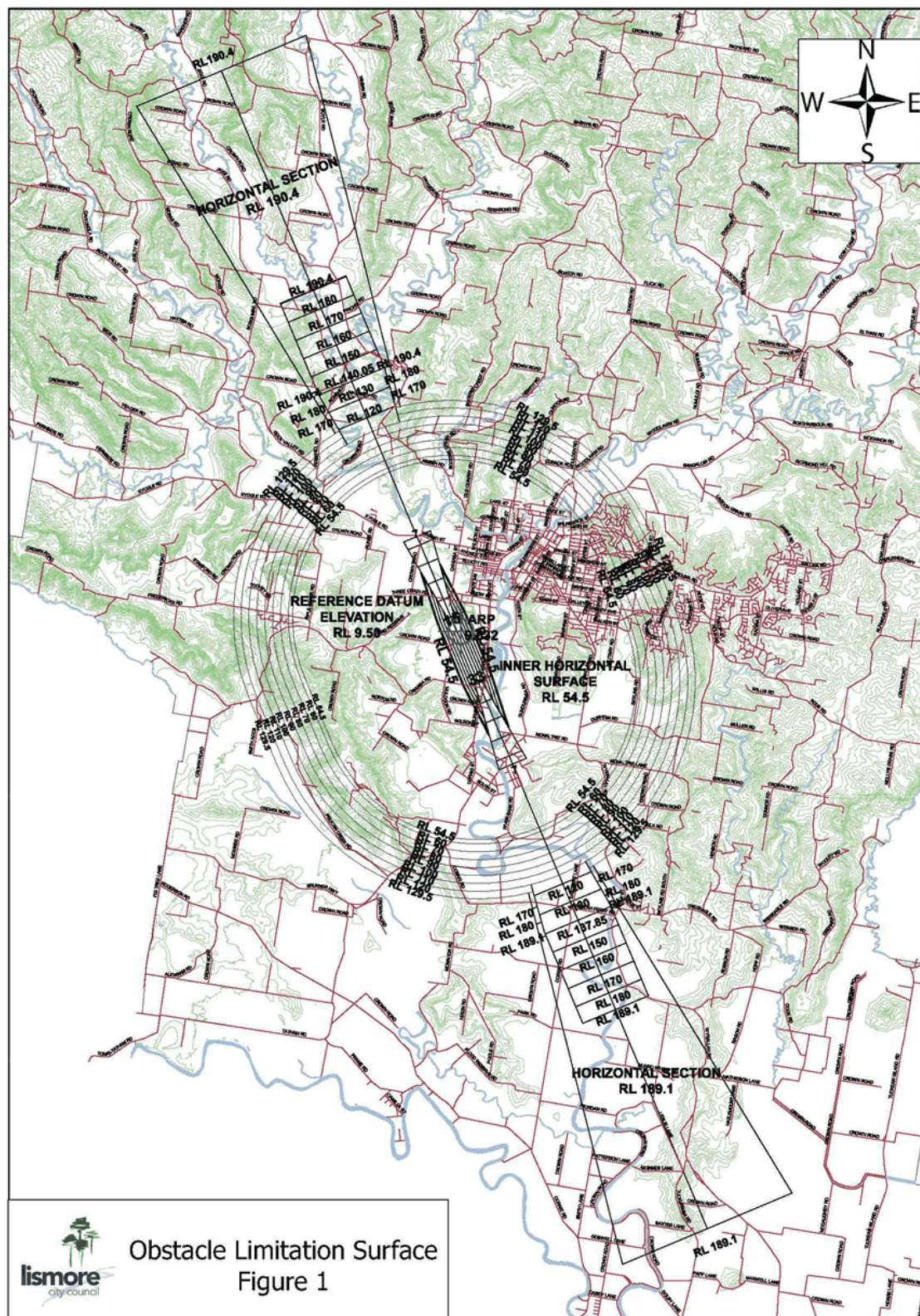
Noise generated by aircraft has a differing impact upon a range of various land uses within the area surrounding airports. Accordingly, it is acknowledged by Council that certain types of development, such as residential dwellings, are not appropriate within close proximity to an airport. Taking this into account, in accordance with the requirements of LEP 2012, Council will generally not permit any form of residential development in locations where the ANEF (Australian Noise Exposure Forecast System), as shown on Figure 3, is at a level of 20 ANEF or more.

**Notes:**

1. The actual location of the 20 ANEF contour is difficult to define accurately, mainly because of variations in aircraft flight paths.
2. Within 20 ANEF to 25 ANEF, some people may find that the land is not compatible with residential use. Land use authorities may consider that the incorporation of noise control features in the construction of residences is appropriate (see also Appendix A).
3. An analysis of building noise reduction requirements by an acoustic consultant should be made and any necessary noise control features included in the design of the building.
4. If the 35 ANEF contour is not at present included in ANEF drawings this contour should be determined by interpolation.



## NEW MAP:



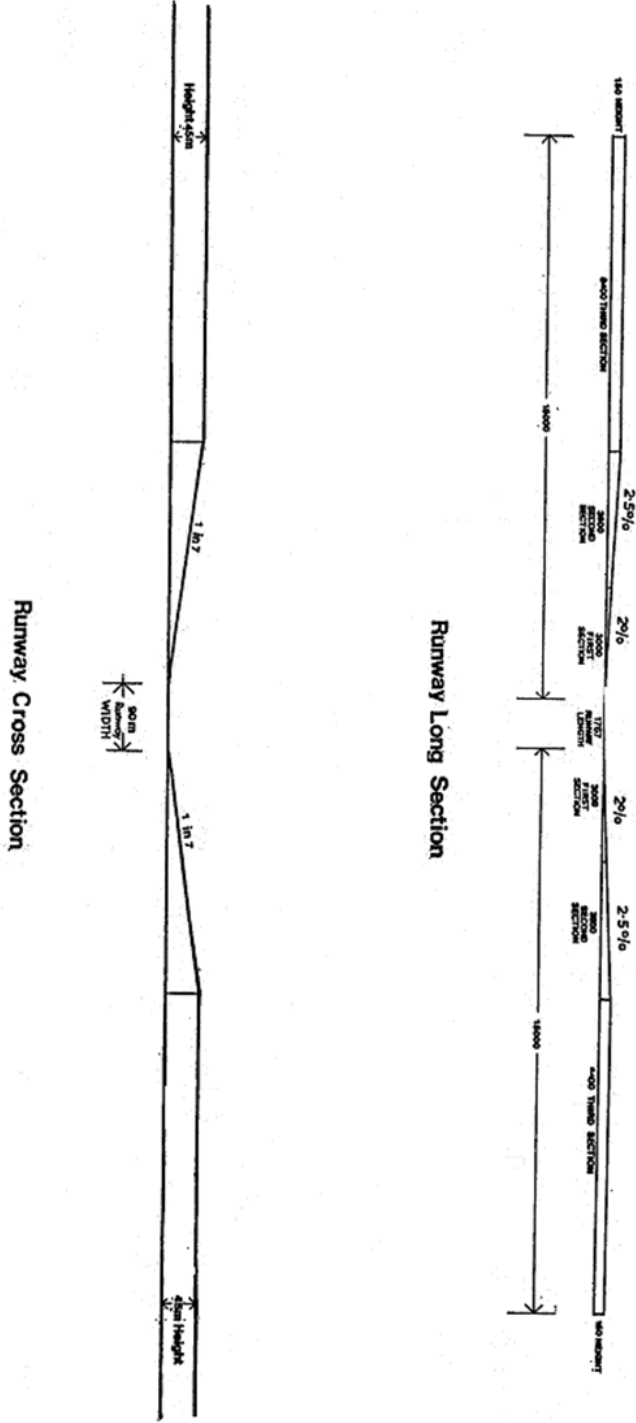
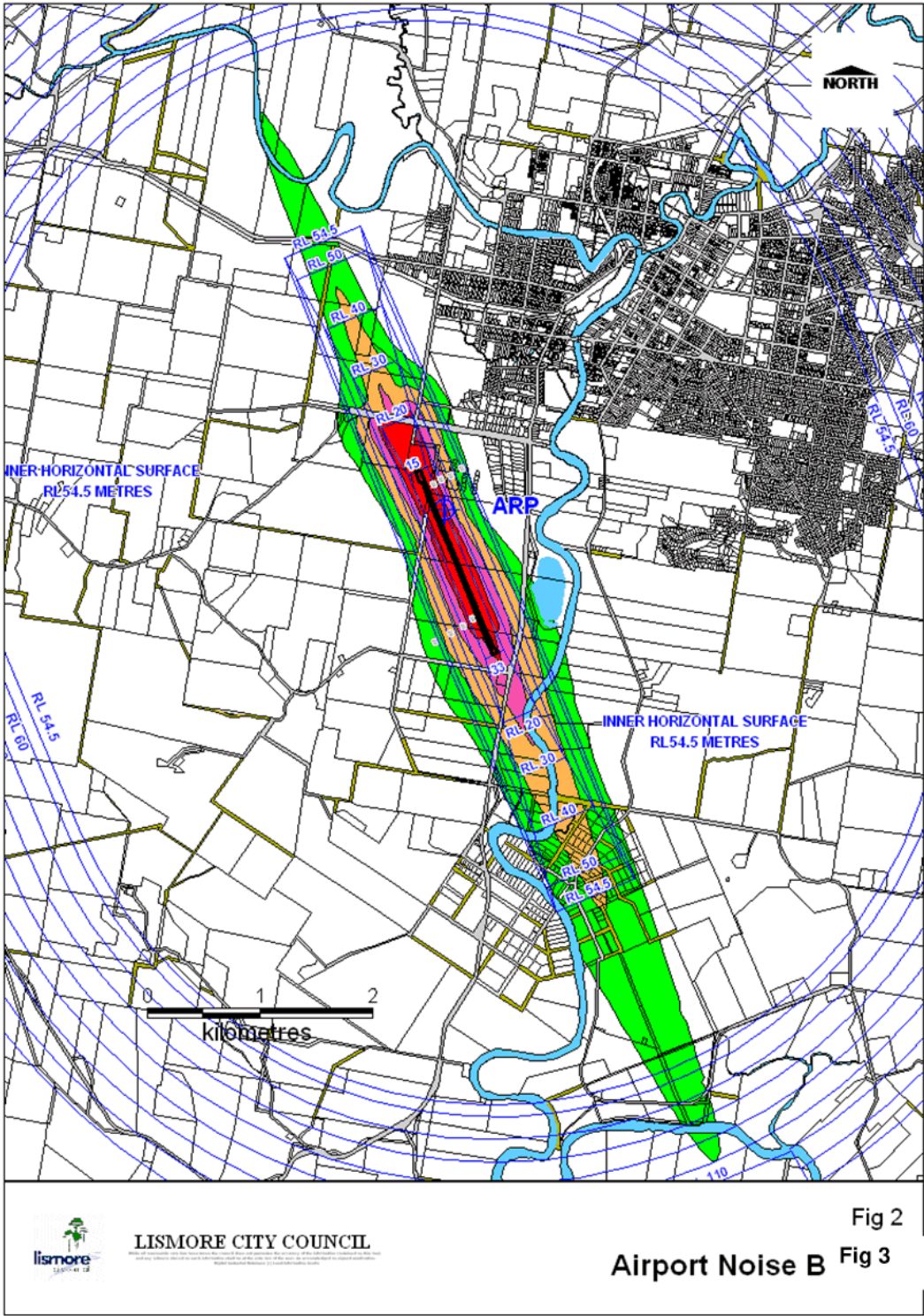


FIG 2





## APPENDIX A

**Trees and shrubs suitable for planting within a biological buffer, for fire retardant purposes and/or for planting as riparian buffers.**

| Family         | Scientific Name                                       | Common Name              | Biological Buffer | Fire Retardant | Riparian |
|----------------|---|--------------------------|-------------------|----------------|----------|
| Araucariaceae  | <i>Araucaria cunninghamii</i>                         | Hoop Pine                | ✓                 |                |          |
| Arecaceae      | <i>Archontophoenix cunninghamiana</i>                 | Bangalow Palm            |                   |                | ✓        |
| Asteliaceae    | <i>Cordyline petiolaris</i>                           | Broad-leaved Palm Lily   |                   |                | ✓        |
| Asteliaceae    | <i>Cordyline stricta</i>                              | Narrow-leaved Palm Lily  |                   |                | ✓        |
| Boraginaceae   | <i>Ehretia acuminata</i> var. <i>acuminata</i>        | Koda                     |                   |                | ✓        |
| Casuarinaceae  | <i>Allocasuarina littoralis</i>                       | Black She-Oak            | ✓                 | ✓              |          |
| Casuarinaceae  | <i>Casuarina cunninghamiana</i>                       | River She-Oak            | ✓                 | ✓              | ✓        |
| Casuarinaceae  | <i>Casuarina glauca</i>                               | Swamp Oak                | ✓                 | ✓              |          |
| Cyatheaceae    | <i>Cyathea cooperi</i>                                | Straw Tree fern          |                   | ✓              |          |
| Cyperaceae     | <i>Carex appressa</i>                                 | Tall Sedge               |                   |                | ✓        |
| Elaeocarpaceae | <i>Elaeocarpus grandis</i>                            | Blue Quandong            |                   |                | ✓        |
| Elaeocarpaceae | <i>Elaeocarpus obovatus</i>                           | Hard Quandong            |                   | ✓              | ✓        |
| Elaeocarpaceae | <i>Elaeocarpus reticulatus</i>                        | Blueberry Ash            |                   | ✓              |          |
| Fabaceae       | <i>Acacia delbata</i>                                 | Silver Wattle            |                   | ✓              |          |
| Fabaceae       | <i>Acacia floribunda</i>                              | White Sally Wattle       | ✓                 |                |          |
| Fabaceae       | <i>Acacia longissima</i>                              | Long-leaf Wattle         | ✓                 | ✓              |          |
| Fabaceae       | <i>Acacia melanoxylon</i>                             | Blackwood                | ✓                 |                | ✓        |
| Fabaceae       | <i>Pararchidendron pruinosum</i> var. <i>pruinsum</i> | Snow Wood                |                   | ✓              |          |
| Lauraceae      | <i>Cryptocarya triplinervis</i>                       | Three-veined Cryptocarya |                   | ✓              |          |
| Lauraceae      | <i>Endiandra muelleri</i>                             | Green-leaved Rose Walnut |                   |                | ✓        |
| Lauraceae      | <i>Endiandra pubens</i>                               | Hairy Walnut             |                   |                | ✓        |
| Lauraceae      | <i>Litsea australis</i>                               | Brown Bolly Gum          |                   | ✓              |          |
| Lauraceae      | <i>Litsea reticulata</i>                              | Bolly Gum                |                   | ✓              |          |
| Lauraceae      | <i>Neolitsea dealbata</i>                             | Hairy-leaved Bolly Gum   |                   | ✓              |          |
| Lomandraceae   | <i>Lomandra hystrix</i>                               |                          |                   |                | ✓        |
| Lomandraceae   | <i>Lomandra longifolia</i>                            | Spiny-headed Mat-rush    |                   |                | ✓        |
| Malvaceae      | <i>Brachychiton acerifolius</i>                       | Illawarra Flame Tree     |                   | ✓              |          |
| Malvaceae      | <i>Brachychiton discolor</i>                          | Lacebark Tree            |                   | ✓              |          |
| Malvaceae      | <i>Commersonia fraseri</i>                            | Brush Kurrajong          |                   |                | ✓        |
| Meliaceae      | <i>Dysoxylum fraserianum</i>                          | Rosewood                 |                   | ✓              |          |
| Meliaceae      | <i>Dysoxylum mollissimum</i> subsp. <i>molle</i>      | Red Bean                 |                   | ✓              |          |
| Meliaceae      | <i>Melia azedarach</i>                                | White Cedar              |                   | ✓              |          |
| Moraceae       | <i>Ficus coronata</i>                                 | Creek Sandpaper Fig      |                   | ✓              | ✓        |
| Moraceae       | <i>Ficus fraseri</i>                                  | Sandpaper Fig            |                   | ✓              | ✓        |
| Moraceae       | <i>Ficus macrophylla</i>                              | Morten Bay Fig           |                   | ✓              | ✓        |

| Family         | Scientific Name  | Common Name              | Biological Buffer | Fire Retardant | Riparian |
|----------------|--|--------------------------|-------------------|----------------|----------|
| Moraceae       | <i>Ficus obliqua</i>                                   | Small-leaved Fig         |                   |                | ✓        |
| Moraceae       | <i>Ficus superba</i> var. <i>henneana</i>              | Deciduous Fig            |                   |                |          |
| Moraceae       | <i>Ficus watkinsiana</i>                               | Strangling Fig           |                   |                | ✓        |
| Moraceae       | <i>Streblus brunonianus</i>                            | Whalebone Tree           |                   | ✓              |          |
| Myrtaceae      | <i>Acmena ingens</i>                                   | Red Apple                |                   |                | ✓        |
| Myrtaceae      | <i>Acmena smithii</i>                                  | Lilly Pilly              |                   | ✓              | ✓        |
| Myrtaceae      | <i>Baeckea linifolia</i>                               | Weeping Baeckea          | ✓                 |                |          |
| Myrtaceae      | <i>Callistemon salignus</i>                            | Willow Bottlebrush       | ✓                 |                | ✓        |
| Myrtaceae      | <i>Callistemon viminalis</i>                           | Weeping Bottlebrush      | ✓                 |                | ✓        |
| Myrtaceae      | <i>Eucalyptus grandis</i>                              | Flooded Gum              |                   |                | ✓        |
| Myrtaceae      | <i>Eucalyptus robusta</i>                              | Swamp Mahogany           |                   |                | ✓        |
| Myrtaceae      | <i>Eucalyptus tereticornis</i>                         | Forest Red Gum           |                   |                | ✓        |
| Myrtaceae      | <i>Leptospermum flavescens</i>                         | Common Tea Tree          | ✓                 |                |          |
| Myrtaceae      | <i>Leptospermum petersonii</i>                         | Lemon-scented Tea Tree   | ✓                 |                |          |
| Myrtaceae      | <i>Lophostemon confertus</i>                           | Brush Box                |                   | ✓              |          |
| Myrtaceae      | <i>Melaleuca bracteata</i>                             | Black Tea-tree           | ✓                 |                |          |
| Myrtaceae      | <i>Melaleuca linarifolia</i>                           | Narrow-leaved paperbark  | ✓                 |                |          |
| Myrtaceae      | <i>Melaleuca quinquenervia</i>                         | Broad-leaved Paperbark   | ✓                 |                |          |
| Myrtaceae      | <i>Melaleuca styphelioides</i>                         | Prickly-leaved Tea Tree  | ✓                 |                |          |
| Myrtaceae      | <i>Syncarpia glomifera</i>                             | Turpentine               | ✓                 | ✓              |          |
| Myrtaceae      | <i>Syzygium australe</i>                               | Brush Cherry             |                   | ✓              |          |
| Myrtaceae      | <i>Syzygium francisii</i>                              | Giant Water Gum          |                   |                | ✓        |
| Myrtaceae      | <i>Syzygium luehmannii</i>                             | Small-leaved Lilly Pilly |                   | ✓              |          |
| Myrtaceae      | <i>Tristaniaopsis laurina</i>                          | Water Gum                |                   | ✓              | ✓        |
| Myrtaceae      | <i>Waterhousea floribunda</i>                          | Weeping Lilly Pilly      |                   | ✓              |          |
| Oleaceae       | <i>Notelaea longifolia</i>                             | Large Mock-olive         |                   | ✓              |          |
| Oleaceae       | <i>Olea paniculata</i>                                 | Native Olive             |                   | ✓              |          |
| Phyllanthaceae | <i>Glochidion ferdinandi</i>                           | Cheese Tree              |                   | ✓              | ✓        |
| Pittosporaceae | <i>Hymenosporum flavum</i>                             | Native Frangipani        |                   |                | ✓        |
| Pittosporaceae | <i>Pittosporum revolutum</i>                           | Rough Fruit Pittosporum  |                   | ✓              |          |
| Pittosporaceae | <i>Pittosporum undulatum</i>                           | Sweet Pittosporum        |                   | ✓              |          |
| Podocarpaceae  | <i>Podocarpus elatus</i>                               | Plum Pine                | ✓                 |                | ✓        |
| Proteaceae     | <i>Banksia integrifolia</i> subsp. <i>integrifolia</i> | Coastal Banksia          | ✓                 |                |          |
| Proteaceae     | <i>Floydia praealta</i>                                | Ball Nut                 |                   |                | ✓        |
| Proteaceae     | <i>Grevillea robusta</i>                               | Silky Oak                |                   |                | ✓        |
| Proteaceae     | <i>Hakea salicifolia</i>                               | Willow Leaf Hakea        | ✓                 |                |          |
| Proteaceae     | <i>Helicia glabriflora</i>                             | Smooth Helicia           | ✓                 |                |          |
| Proteaceae     | <i>Stenocarpus salignus</i>                            | Scrub Beefwood           |                   |                |          |
| Proteaceae     | <i>Stenocarpus sinuatus</i>                            | Firewheel Tree           | ✓                 | ✓              | ✓        |
| Rhamnaceae     | <i>Alphitonia excelsa</i>                              | Red Ash                  |                   |                | ✓        |
| Rutaceae       | <i>Flindersia schottiana</i>                           | Cudgerie                 |                   |                | ✓        |

| Family        | Scientific Name                                 | Common Name             | Biological Buffer | Fire Retardant | Riparian |
|---------------|---|-------------------------|-------------------|----------------|----------|
| Rutaceae      | <i>Melicope elleryana</i>                       | Pink-flowered Doughwood |                   | ✓              |          |
| Rutaceae      | <i>Melicope micrococca</i>                      | Hairy-leaved Doughwood  |                   | ✓              |          |
| Sapindaceae   | <i>Arytera distylis</i>                         | Twin-leaved Coogera     |                   |                | ✓        |
| Sapindaceae   | <i>Arytera divaricata</i>                       | Coogera                 |                   |                |          |
| Sapindaceae   | <i>Cupaniopsis parvifolia</i>                   | Small-leaved Tuckeroo   | ✓                 |                |          |
| Sapindaceae   | <i>Diploglottis australis</i>                   | Native Tamarind         |                   |                | ✓        |
| Sapindaceae   | <i>Guioa semiglauca</i>                         | Guioa                   |                   |                | ✓        |
| Sapindaceae   | <i>Harpullia alata</i>                          | Wing-leaved Tulip       |                   | ✓              |          |
| Sapindaceae   | <i>Harpullia pendula</i>                        | Tulipwood               |                   |                | ✓        |
| Sapindaceae   | <i>Jagera pseudorhus</i> var. <i>pseudorhus</i> | Foambark Tree           | ✓                 | ✓              | ✓        |
| Zingiberaceae | <i>Alpinia caerulea</i>                         | Native Ginger           |                   |                | ✓        |

### Trees and shrubs suitable for planting within a 'biological buffer'

|                        |   |
|------------------------|---|
| Brisbane wattle        | Acacia fimbriata  |
| White Sally wattle     | Acacia floribunda   |
| Sally wattle           | Acacia melanoxylon  |
| River She-oak          | Allocasuarina cunninghamiana                                  |
| Swamp She-oak          | Allocasuarina glauca  |
| Forest She-oak         | Allocasuarina torulosa  |
| Bottlebrush            | Callistemon sp. (all Callistemon species including cultivars) |
| Willow-leaf Hakea      | Hakea salicifolia   |
| Common Tea Tree        | Leptospermum flavescens                                       |
| Lemon-scented Tea Tree | Leptospermum petersonii                                       |
| Fine-leaved paperbark  | Mealaleuca linarifolia  |
| Hoop Pine              | Araucaria cunninghamii  |
| Turpentine             | Syncarpia glomulifera   |

Other tree and shrub species with long, thin and rough foliage which present efficient targets for the capture of spray droplets may also be suitable for planting within biological buffers.



## APPENDIX B

### Fire retardant trees and shrubs

|                    |                              |
|--------------------|------------------------------|
| Cootamundra Wattle | Acacia baileyana             |
| Silver Wattle      | Acacia dealbata              |
| Blackwood          | Acacia melanoxylon           |
| Lilly Pilly        | Acmena smithii               |
| River Oak          | Allocasuarina cunninghamiana |
| Flame Tree         | Brachychiton acerifolium     |
| Kurrajong          | Brachychiton populneus       |
| Pink Euodia        | Euodia elleryana             |
| Blueberry Ash      | Elaeocarpus reticulatus      |
| Moreton Bay Fig    | Ficus macrophylla            |
| Rosemary Grevillea | Grevillea rosmarinifolia     |
| Tulipwood          | Harpullia pendula            |
| Native Frangipanni | Hymenosporum flavum          |
| Brush Box          | Lophostemon confertus        |
| White Cedar        | Melia azedarach              |
| Boobialla          | Myoposum insulare            |
| Native Daphne      | Pittosporum undulatum        |
| Firewheel Tree     | Stenocarpus sinuatus         |
| Turpentine         | Syncarpia glomulifera        |
| Brush Cherry       | Syzygium australe            |
| Riberry            | Syzygium leuhmanni           |
| Coolamon           | Syzygium moorei              |
| Water Gum          | Tristanopsis laurina         |

Other tree and shrub species, in particular local rainforest species and native palms and tree ferns, may be suitable for fire retardant purposes where they meet the following criteria:

- i) have leaves which are large, coarse, moist and fleshy;
- ii) have tight or smooth bark;
- iii) have dense foliage; and
- iv) exhibit little or no presence of volatile oils in the foliage.

## APPENDIX C

### Trees and Shrubs suitable for planting in streamside buffers

|                       |   |
|-----------------------|---|
| Brush Ironbark Wattle | <i>Acacia aulacocarpa</i>               |
| Blackwood             | <i>Acacia melanoxylon</i>               |
| Red Apple             | <i>Acmena ingens</i>                    |
| Wild Quince           | <i>Alectryon subcinereus</i>            |
| Red Ash               | <i>Alphitonia excelsa</i>               |
| Rough-leaved Elm      | <i>Aphananthe philippinensis</i>        |
| Hoop Pine             | <i>Araucaria cunninghamii</i>           |
| Bangalow Palm         | <i>Archontophoenix cunninghamiana</i>   |
| White Booyong         | <i>Argyrodendron trifoliolatum</i>      |
| Two-leaved Coogera    | <i>Arytera distylis</i>                 |
| Lacebark              | <i>Brachychiton discolor</i>            |
| Flame Tree            | <i>Brachychiton acerifolium</i>         |
| Black Bean            | <i>Castanospermum australe</i>          |
| River Oak             | <i>Casuarina cunninghamiana</i>         |
| Brown Kurrajong       | <i>Commersonia bartramia</i>            |
| Palm Lilly            | <i>Cordyline stricta</i>                |
| Pepperberry Tree      | <i>Cryptocarya obovate</i>              |
| Native Tamarind       | <i>Diploglottis Australis</i>           |
| Koda                  | <i>Ehretia acuminata</i>                |
| Blue Quandong         | <i>Elaeocarpus grandis</i>              |
| Hard Quandong         | <i>Elaeocarpus obovatus</i>             |
| Green-leaved Walnut   | <i>Endiandra Muellieri</i>              |
| Hairy Walnut          | <i>Endiandra pubens</i>                 |
| Flooded Gum           | <i>Eucalyptus grandis</i>               |
| Forest Red Gum        | <i>Eucalyptus tereticornis</i>          |
| White Euodia          | <i>Euodia microcorca</i>                |
| Creek Sandpaper Fig   | <i>Ficus coronata</i>                   |
| Sandpaper Fig         | <i>Ficus fraseri</i>                    |
| Moreton Bay Fig       | <i>Ficus macrophylla</i>                |
| Small-leaved Fig      | <i>Ficus obliqua</i>                    |
| Strangler Fig         | <i>Ficus watkinsiana</i>                |
| Teak                  | <i>Flindersia australis</i>             |
| Cudgerie              | <i>Flindersia schottiana</i>            |
| Ball Nut              | <i>Floydia praelata</i>                 |
| Cheese Tree           | <i>Glochidion ferdinandi</i>            |
| Silky Oak             | <i>Grevillea robusta</i>                |
| Guioa                 | <i>Guioa semiglauc</i>                  |
| Tulip Wood            | <i>Harpullia pendula</i>                |
| Native Frangipani     | <i>Hymenosporum flavum</i>              |
| Foambark              | <i>Jagera pseudorhus</i>                |
| Thin-fruited Tea Tree | <i>Leptospermum brachyandra</i>         |
| Mat Rush              | <i>Lomandra hystrix</i>                 |
| Spiny Mat Rush        | <i>Lomandra longifolia</i>              |
| Red Kamala            | <i>Mallotus philippensis</i>            |
| White Cloud Tree      | <i>Melaleuca bracteata</i>              |
| White Cedar           | <i>Melia azedarach var australasica</i> |
| White Bolly Gum       | <i>Neolitsea dealbata</i>               |
| Holly Wood            | <i>Pittosporum rhombifolium</i>         |
| Native Daphne         | <i>Pittosporum undulatum</i>            |
| Brown pine            | <i>Podocarpus elatus</i>                |
| Celery Wood           | <i>Polyscias elegans</i>                |
| Steelwood             | <i>Sarcopteryx stipata</i>              |
| Whalebone Tree        | <i>Streblus brunonianus</i>             |
| Brush Cherry          | <i>Syzygium australe</i>                |
| Giant Water Gum       | <i>Syzygium francisii</i>               |
| Red Cedar             | <i>Toona ciliata</i>                    |
| Water Gum             | <i>Tristanopsis laurina</i>             |
| Weeping Myrtle        | <i>Waterhousea floribunda</i>           |

## APPENDIX B – Recommended minimum buffer distances for primary industries

|   |                          | Residential areas & urban development | Rural dwellings | Education facilities & pre-schools | Rural tourist accommodation | Watercourses & wetlands | Bores & wells | Potable water supply/ catchment | Property boundary | Roads |
|---|--------------------------|---------------------------------------|-----------------|------------------------------------|-----------------------------|-------------------------|---------------|---------------------------------|-------------------|-------|
| Piggeries <sup>1</sup>                                | Housing & waste storage  | 1000                                  | 500             | 1000                               | 500                         | 100                     | SSD           | 800                             | 100               | 100   |
|   | Waste utilisation area   | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 20                | 20    |
| Feedlots <sup>2</sup>                                 | Yards & waste storage    | 1000                                  | 500             | 1000                               | 1000                        | 100                     | SSD           | 800                             | 100               | 100   |
|   | Waste utilisation area   | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 20                | 20    |
| Poultry <sup>3</sup>                                  | Sheds & waste storage    | 1000                                  | 500             | 1000                               | 500                         | 100                     | SSD           | 800                             | 100               | 100   |
|   | Waste utilisation area   | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 20                | 20    |
| Dairies <sup>4</sup>                                  | Sheds & waste storage    | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 100               | 100   |
|   | Waste utilisation area   | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 20                | 20    |
| Rabbits <sup>5</sup>                                  | Wet shed, ponds & irrig. | 300                                   | 150             | 150                                | 150                         | 100                     | SSD           | 800                             | 50                | 50    |
|   | Dry shed                 | 120                                   | 60              | 120                                | 60                          | 100                     | SSD           | 800                             | 20                | 20    |
| Other intensive livestock operations <sup>6</sup>     |                          | 500                                   | 300             | 500                                | 300                         | 100                     | SSD           | 800                             | 100               | 100   |
| Grazing of stock                                      |                          | 50                                    | 50              | 50                                 | 50                          | BMP                     | SSD           | BMP                             | NAI               | BMP   |
| Sugar cane, cropping & horticulture                   |                          | 300                                   | 200             | 200                                | 200                         | BMP                     | SSD           | BMP                             | NAI               | BMP   |
| Greenhouse & controlled environment horticulture      |                          | 200                                   | 200             | 200                                | 200                         | 50                      | SSD           | SSD                             | 50                | 50    |
| Macadamia de-husking                                  |                          | 300                                   | 300             | 300                                | 300                         | 50                      | SSD           | SSD                             | 50                | 50    |
| Forestry & plantations                                |                          | SSD                                   | SSD             | SSD                                | SSD                         | STRC                    | SSD           | SSD                             | BMP               | STRC  |
| Bananas   |                          | 150                                   | 150             | 150                                | 150                         | BMP                     | SSD           | SSD                             | BMP               | BMP   |
| Turf farms <sup>8</sup>                               |                          | 300                                   | 200             | 200                                | 200                         | 50                      | SSD           | SSD                             | BMP               | SSD   |
| Rural industries (incl. feed mills and sawmills)      |                          | 1000                                  | 500             | 500                                | 500                         | 50                      | SSD           | SSD                             | SSD               | 50    |
| Abattoirs   |                          | 1000                                  | 1000            | 1000                               | 1000                        | 100                     | SSD           | 800                             | 100               | 100   |
| Potentially hazardous or offensive industry           |                          | 1000                                  | 1000            | 1000                               | 1000                        | 100                     | SSD           | 800                             | 100               | 100   |
| Mining, petroleum, production & extractive industries |                          | 500<br>1000*                          | 500<br>1000*    | 500<br>1000*                       | 500<br>1000*                | SSD                     | SSD           | SSD                             | SSD               | SSD   |

\* Recommended minimum buffer distance for operations involving blasting.

Source: Table 6, 'Living and Working in Rural Areas' (NSW DPI, 2007)

NAI: Not an issue

SSD: Site specific determination (no standard or simple buffer distance applies)

BMP: Best management practice to apply given site circumstances. Buffer and/or management practice should represent duty of care to the environment and the public and include measures necessary to protect bank stability, maintain riparian vegetation and protect water quality. The incorporation of best management practice measures in property and farm plans is encouraged.

STRC: Subject to relevant codes.

Notes:

1. Subject to environmental assessment in accordance with the Australian Pork Limited National *National Environmental Guidelines for Piggeries* (2010)
2. Subject to environmental assessment in accordance with the National Guidelines for Beef Cattle Feedlots in Australia. Meat and Livestock Australia (2012)
3. Subject to environmental assessment in accordance with Best Practice Management for Meat Chicken Production in NSW. NSW DPI (2012)
4. Subject to environmental assessment in accordance with *Environmental Management Guidelines for the Dairy Industry*. NSW DPI (2008)
5. Rabbit farming: Planning and development control guidelines (NSW DPI 2002) and environmental assessment in accordance with *Assessment and management of odour from stationary sources in NSW* (DEC, 2006)
6. Environmental assessment in accordance with *Assessment and management of odour from stationary sources in NSW* (DEC, 2006)
7. Subject to environmental assessment in accordance with *Planning for Turf Farms* (NSW DPI, 2014)



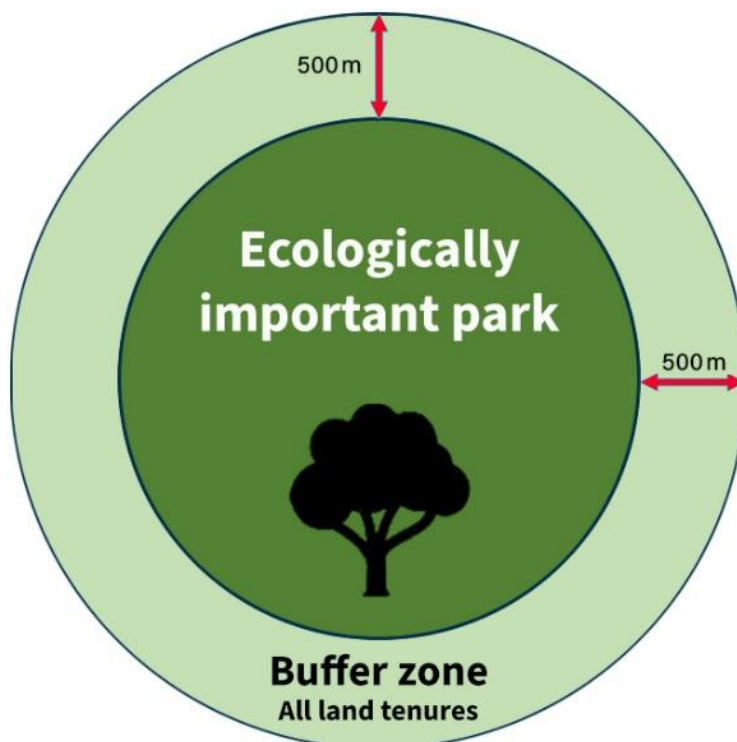
## The definition of a BUFFER ZONE

*In its broadest form, a buffer zone is defined as “a neutral area separating conflicting forces broadly” or simply “an area designed to separate” ([www.merriam-webster.com](http://www.merriam-webster.com)).*

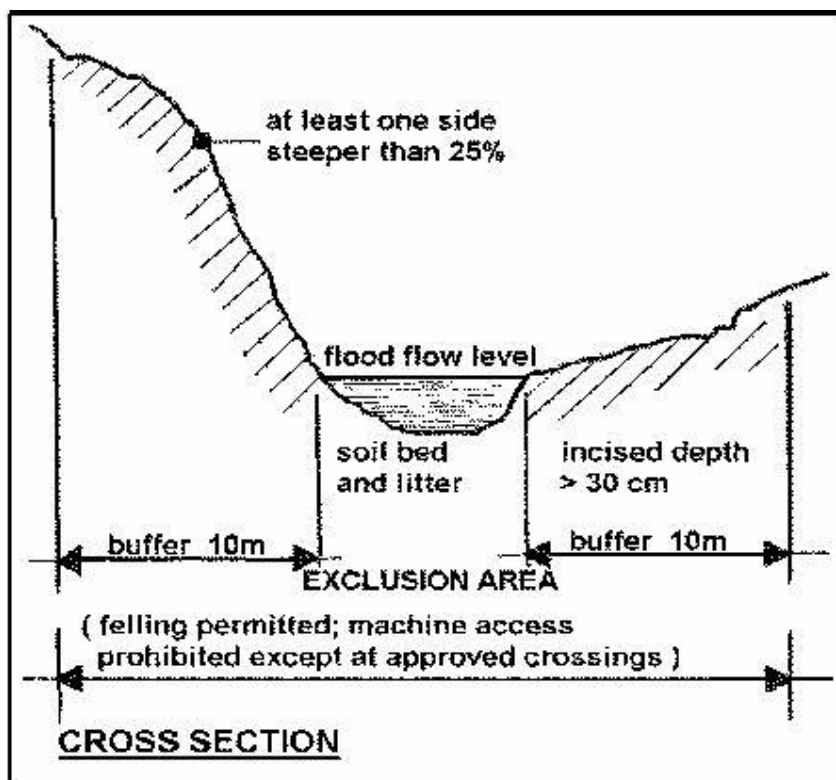
Some examples of Buffer Zones.



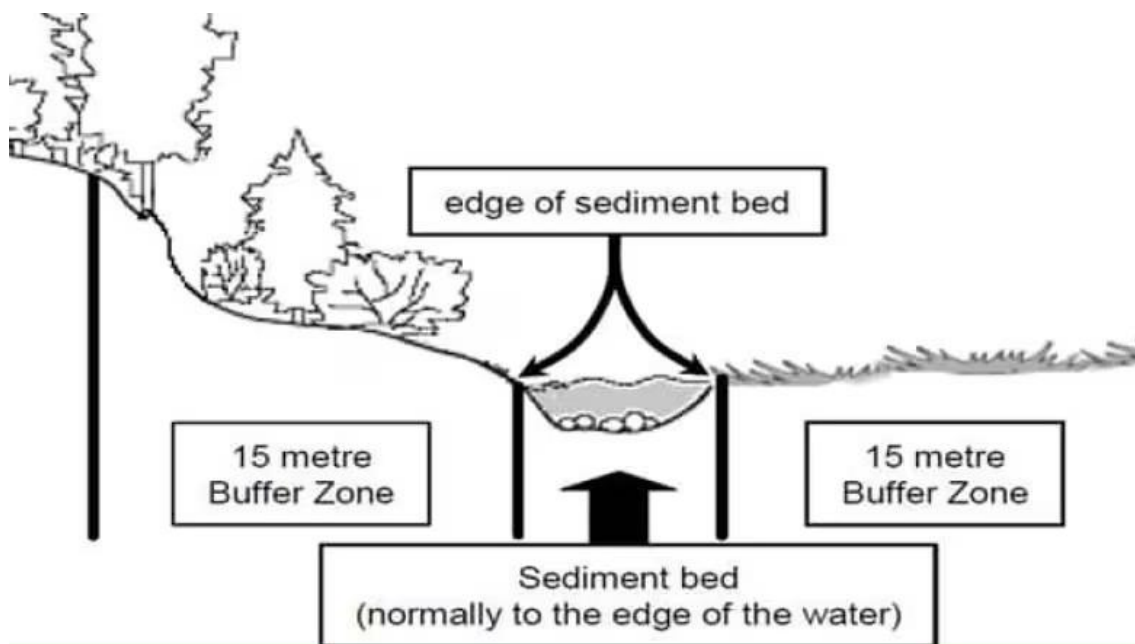
Houses



Parklands



Watercourses



Note: Buffer zones are measured from the edge of the defined area, not a single centre point.



## CHAPTER 1

# RESIDENTIAL DEVELOPMENT

and the Lismore Health Precinct Zone R3 Medium Density  
Residential (including non-residential development)



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**1. INTRODUCTION****1.1 Name and application of this DCP Chapter**

The Residential Development Chapter of Council's Development Control Plan (DCP) provides for flexible, modern and innovative housing design. Council's aim is to promote housing diversity and residential densities appropriate

for the Lismore LGA. Provision has been made for flexible guidelines that allow for appropriately designed housing types. Essentially, the Chapter promotes improved built form and high quality urban design.

The planning controls contained in this Chapter apply to development applications for building, altering or using land for the construction of residential development, including ancillary structures such as sheds, pools and garages in the Lismore LGA in both urban and non-urban zones. This Chapter also provides information with respect to Council's requirements for residential and non-residential development in the Lismore Health Precinct, comprising the land zoned R3 Medium Density Zone in the vicinity of Lismore Base Hospital.

## 1.2 Objectives of this Chapter

The objectives of this Chapter are to:

- Support increased residential infill and increase densities close to local services and facilities, particularly in areas such as the Lismore CBD and the Lismore Health Precinct.
- Foster a high standard of design, both functional and aesthetic, which takes due regard of the needs of occupants, neighbours and the availability of local amenities.
- Encourage development that is sympathetic to the topography of the land and the scale and character of the surrounding development.
- Promote a wider choice in housing to satisfy the demand of a variety of household types and lifestyles.
- Provide for sustainable building design and siting which takes advantage of climatic factors and maximises solar access and thermal comfort.
- Ensure that residential development has minimal environmental impact.
- Ensure that non-residential development in the Lismore Health Precinct is designed in a manner that it is compatible with the residential development in the locality.

## 1.3 How does this Chapter work?

The specific requirements for residential development addressed by this chapter are divided into primary *Elements* which comprise specified *Design Principles*, *Performance Criteria* and *Acceptable Solutions*.

In some cases both *Performance Criteria* and *Acceptable Solutions* are specified, but in other cases only *Performance Criteria* are specified. The *Performance Criteria* and *Acceptable Solutions* are numbered consecutively for ease of reference.

Development proposals must be consistent with the *Design Principles* outlined in Part 3 of this document. This can be achieved by meeting the *Acceptable Solution* or alternatively, Council may be prepared to approve development proposals that demonstrate consistency with *Design Principles* and *Performance Criteria*. This approach enables the development of innovative schemes that meet particular characteristics of a site.

Applicants are strongly encouraged to contact Council early in the design process as early engagement assists in minimising conflicts through the development application process and reduces assessment timeframes.

## 1.4 Relationship to other plans

This Chapter needs to be read in conjunction with the Lismore Local Environmental Plan 2012 (LLEP 2012), remaining Chapters of the Lismore Development Control Plan and relevant State Environmental Planning Policies.

**Note:** For residential developments and shop top housing in the Lismore CBD and Lismore Health Precinct comprising three or more storeys and that have four or more units, the provisions of Housing *State Environmental Planning Policy* and associated *Apartment Design Guide* may apply to the development application.

## 2. DEFINITIONS

Terms not defined in LEP 2012 dictionary are defined in this section.

**adaptable housing** is housing designed for people with changing physical needs as they grow older or lose full mobility.

**common open space** means the open space area which is available and accessible to all residents.

**deep soil zone** means areas of soil not covered by buildings or structures within a development that allow infiltration of rainwater to the water table and reduce stormwater run off.

**expanded dwelling** means an **dwelling** comprising a main building and a maximum of three habitable outbuildings.

**functional open space** means the main area of private open space which is part of the primary open space area located directly accessible to the living area of the dwelling and capable of being landscaped or screened to ensure that the area has privacy from adjoining development.

**medium density** means a residential development containing three or more dwellings on one site such as residential flat buildings and multi-dwelling housing.

**north** refers to true solar north. This direction is taken to be 11° west of magnetic north in the Lismore City area.

**primary open space** means the part of the site or building which is designed, or developed, or capable of being maintained and used as lawn, courtyard or planted gardens and is available for use and enjoyment of the occupants of the development and:

- includes rooftop spaces, swimming pools, walk ways, tennis courts, balconies, gazebos or
- other similar structures, used for the recreational enjoyment of open space.
- excludes drying yards, garbage handling and storage areas, areas used for movement or
- parking of vehicles, and any setback or open space which is less than two metres in width.

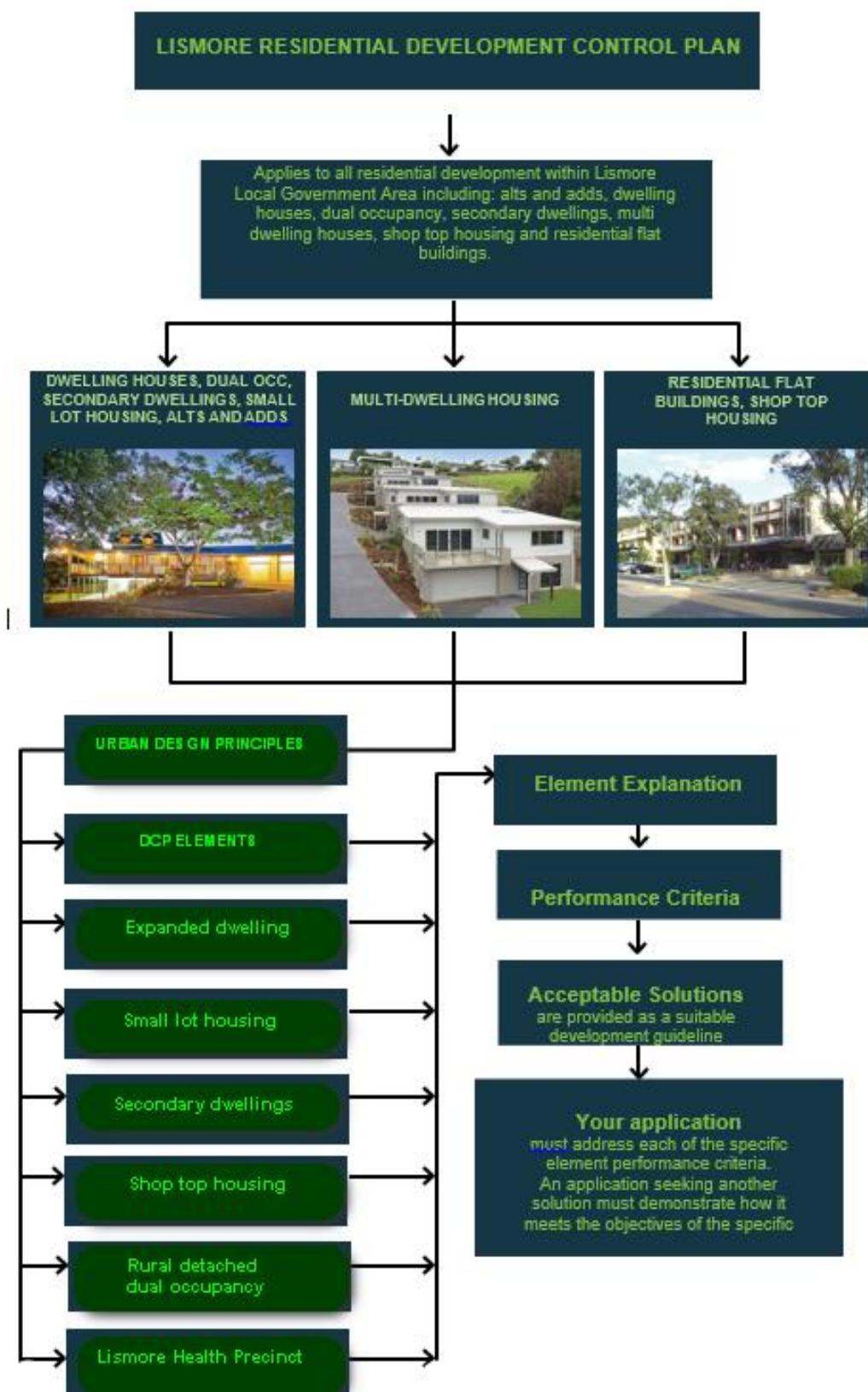
**roads and maritime services (RMS) roads** are the Bruxner Highway, Bangalow Road, Nimbin Road, Blue Knob Road, Dunoon Road, Rous Road, Coraki Road, Eltham Road)

**small lot** means an allotment of land which has a minimum area of less than 400m<sup>2</sup>.

**small lot housing** – means dwellings on allotments that have a minimum area of less than 400m<sup>2</sup>.

Figure 1: How the Chapter Works





### 3. DESIGN PRINCIPLES

High quality design leads to more liveable residential development. Good design is linked to the site and locality, existing built form, climate and the community's aspirations and needs (Figure 2). In Lismore, residential development needs to be sustainable and take into account the sub-tropical climate, community preference for outdoor living, topography and relationship to adjoining properties. Providing for a more diverse range of housing options that will meet the changing needs of the community is also important. The following principles provide a guide to achieving good design and will help to retain and improve the amenity of Lismore's residential areas. These principles are linked to the individual elements in this Chapter as shown in Figures 1 and 2.

#### **Principle 1**      **Bulk, Height, Scale**

Consideration of the impact of the scale, bulk and height of new development on adjoining buildings. The bulk and height of a proposed development needs to be compatible with or respectful of the desired streetscape and character of the area.

#### **Principle 2**      **Amenity**

Proposed development is to optimise amenity by providing adequate separation between buildings, access to sunlight, natural ventilation, visual and acoustic privacy and open spaces.

#### **Principle 3**      **Built form**

Built form, which includes site coverage, setbacks, earthworks, the type and size of a building should contribute to the character of streetscapes and the public domain, and not physically and visually dominate the street. In areas undergoing transition, such as the Lismore Health Precinct, infill development needs to balance the competing challenges of providing for increased densities whilst respecting existing building forms.

#### **Principle 4**      **Aesthetics**

Achieving good quality aesthetics requires the consideration of building elements, materials and colours. Building design needs to contribute to the streetscape and character of the area by taking account of the natural and built environment, building elements, materials and colours.

#### **Principle 5**      **Density**

Site density, the number of dwellings or units per site, needs to be suitable for each lot. Densities need to be consistent with those in the area or Council's future intentions for the area. Consideration needs to be given to the capacity of local infrastructure, availability of public transport and access to services.

#### **Principle 6**      **Landscape and Open Space**

Landscaping that integrates well with a proposed building improves the aesthetic quality of both the site and adjoining streetscape and enhances privacy and site amenity. Landscaping also plays a significant role in enhancing the local environment

Open space within a development is to be available, accessible and of a sufficient size that suits the needs of residents. The design of open space and associated landscaping needs to be integrated with the overall design of the development.

#### **Principle 7**      **Vehicle Parking, Access and Manoeuvring**

Car parking, access and manoeuvring areas are an integral part of a well designed development, ensuring the safety of vehicles and pedestrians and minimising physical and visual impacts on both the proposed residential development and adjoining properties.

#### **Principle 8**      **Resource, Energy and Water Efficiency**

Buildings need to be sustainably designed, using energy, water and natural resources in an efficient manner.

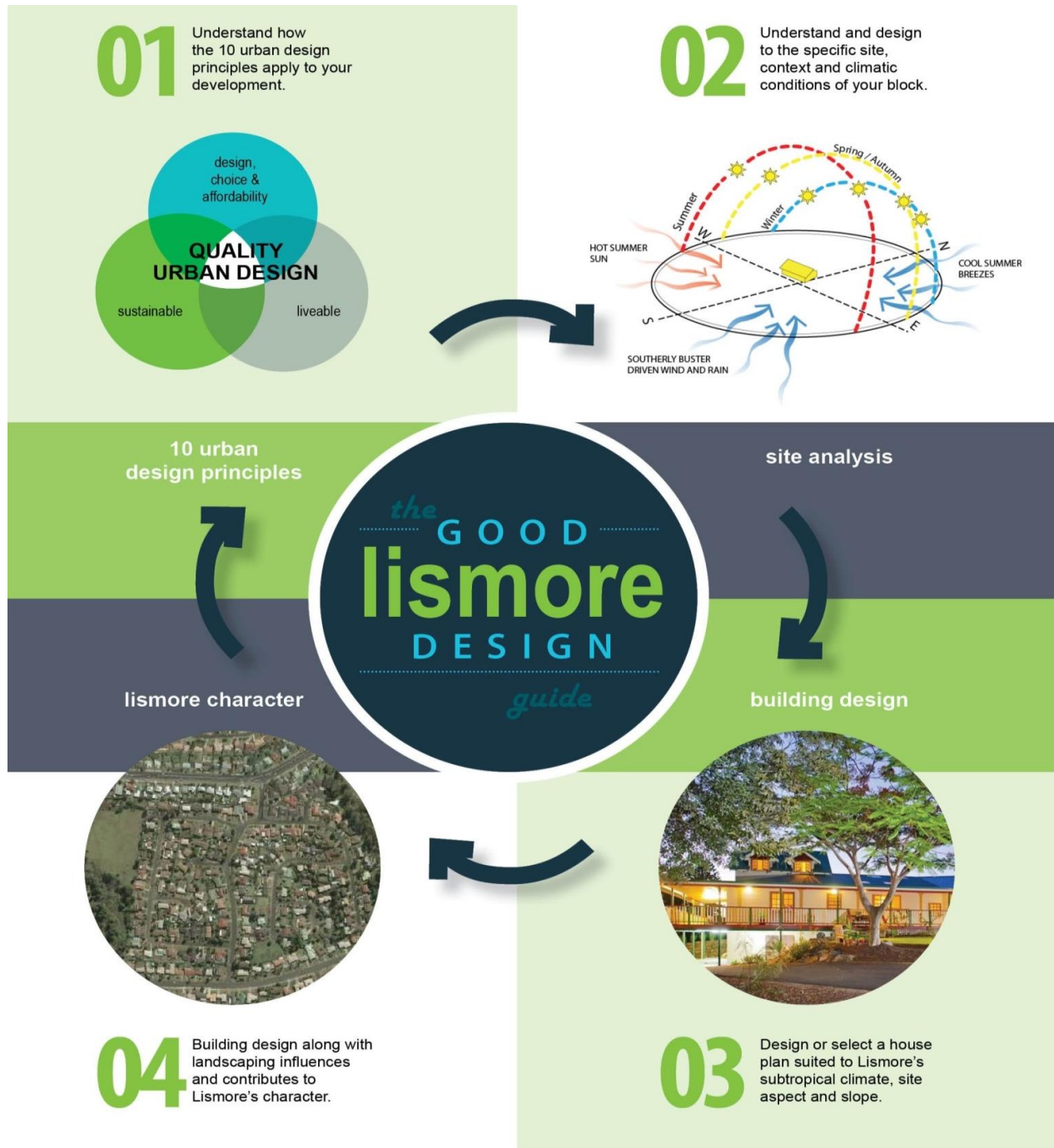
#### **Principle 9**      **Diversity of Residential Development**

Improved housing choice in sustainable locations contributes towards meeting the community's needs for particular housing. More housing is required for a range of lifestyle needs, including students, older residents, and smaller households. A smaller housing type not only meets an important need, it improves the viability of services and facilities, and provides for the efficient use of infrastructure. Housing needs to be more flexible, adaptable and affordable. Secondary dwellings, shop top housing and small lot housing will make an important contribution to improving diversity.

#### **Principle 10**      **Crime prevention through environmental design (CPTED)**

Appropriate design of development can prevent and discourage crime. Passive surveillance of private, communal and public space can be achieved through quality design. Good design means fewer dark areas, creating safe access, providing spaces with appropriate lighting and allowing for desired activities. Clearly delineating private open space from streets and shared space and creating a sense of ownership can contribute to discouraging crime. Good design optimises safety and security, both internal to the development and for the public domain.

**Figure 2: How to Apply the Design Principles**



**Integrated Design Approach** - The Residential Development Chapter of Council's Development Control Plan (DCP) encourages flexible, modern and innovative housing design. The idea is to promote housing diversity and residential densities appropriate to the context, climate and character for the Lismore LGA.

## 4. GENERAL PROVISIONS

### 4.1 Element – Setbacks, Design, Density and Height

The design of buildings has an important influence on urban character, amenity and streetscape. If viewed from the street, buildings need to be attractive and compatible with other dwellings in the street, particularly in relation to scale and bulk. Adverse impacts on adjacent development, land use and streetscape should be minimised.

Building height affects the scale of a dwelling and therefore the associated impact on the character of a neighbourhood.

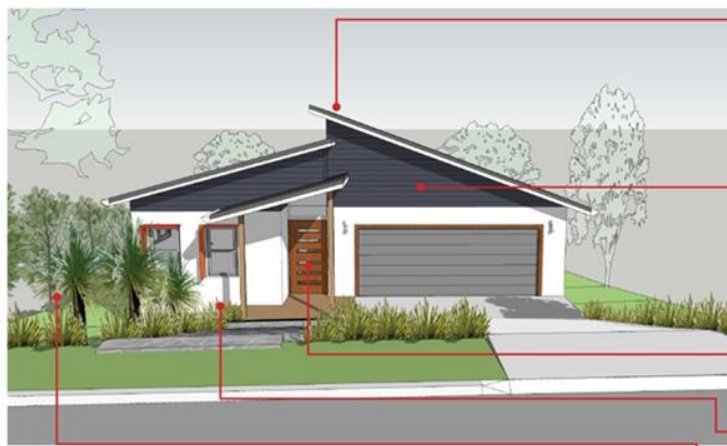
Setbacks have the potential to significantly affect a building's appearance from the street and adjoining properties. Sufficient space is needed around a building for landscaping, open space, to maintain privacy and to provide on-site car parking. Space between buildings also impacts on built form and amenity. Flexibility in the siting of dwellings will provide for variety in housing design.

Relevant Design Principles: 1, 2, 3, 4, 5

| Performance Criteria  | Acceptable Solutions   |  |  |  |           |                   |                   |           |                   |                   |           |                   |                   |
|---|--|--|--|--|-----------|-------------------|-------------------|-----------|-------------------|-------------------|-----------|-------------------|-------------------|
| <p><b>Setbacks</b></p> <p><b>P1</b> Development is sited and designed taking into account:</p> <ul style="list-style-type: none"><li>a) the topography of the land;</li><li>b) the relationship to adjoining premises and the street;</li><li>c) the locality that establishes the overall setting of the site;</li><li>d) the character and scale of surrounding development;</li><li>e) maximising solar access to both indoor and outdoor livings area, allowing sufficient space for landscaping and maintaining privacy and amenity;</li><li>f) the compatibility of the garage and carport with the dwelling.</li></ul> <p>New development is to have minimal impact on the environment.</p> <p><b>Figure 3</b> provides examples of how the above can be achieved.</p> | <p><b>Setbacks</b></p> <p><b>A1.1</b> Buildings, (not including earthworks, retaining walls and fencing elements), are setback 6m from the boundary fronting the street in zones R1, R2, R3 and RU5.</p> <p><b>A1.2</b> For a corner allotment in zones R1, R2, R3 and RU5, the setback is 6m from the primary street and 3m from the secondary road.</p> <p><b>A1.3</b> Buildings on allotments with rear lane frontage must be sufficiently setback to ensure vehicular parking can be accommodated completely off road. Where the garage is perpendicular to the lane, it must be setback 5.5m.</p> <p><b>A1.4</b> Buildings are setback 15m from the boundary fronting the street in zones RU1, R5 and E3 unless A1.5 applies.</p> <p><b>A1.5</b> Buildings in zones RU1, R5 or E3 with frontage to RMS roads (see Definitions) are to be setback 28m from the boundary fronting the street.</p> |  |  |  |           |                   |                   |           |                   |                   |           |                   |                   |
| <p><b>Design</b></p> <p><b>P2</b> Building materials complement the materials of the neighbouring building/s and are compatible with the subtropical climate</p>  |  |  |  |  |           |                   |                   |           |                   |                   |           |                   |                   |
| <p><b>Density</b></p> <p><b>P3</b> Dwelling density and site coverage are consistent with the character and amenity of the residential area.</p>  | <p><b>Density</b></p> <p><b>A3</b> Provided the development satisfies other criteria in section 4, the dwelling density per site area for multi dwelling housing <del>and residential flat buildings</del> shall not exceed the following:</p> <table><tr><th>Dwelling Size</th><th>Site area per dwelling with lot &lt; 1200m<sup>2</sup></th><th>Site area / dwelling with lot &gt; 1200m<sup>2</sup></th></tr><tr><td>1 bedroom</td><td>200m<sup>2</sup></td><td>180m<sup>2</sup></td></tr><tr><td>2 bedroom</td><td>250m<sup>2</sup></td><td>220m<sup>2</sup></td></tr><tr><td>3 bedroom</td><td>300m<sup>2</sup></td><td>270m<sup>2</sup></td></tr></table>   | Dwelling Size                                      | Site area per dwelling with lot < 1200m <sup>2</sup> | Site area / dwelling with lot > 1200m <sup>2</sup> | 1 bedroom | 200m <sup>2</sup> | 180m <sup>2</sup> | 2 bedroom | 250m <sup>2</sup> | 220m <sup>2</sup> | 3 bedroom | 300m <sup>2</sup> | 270m <sup>2</sup> |
| Dwelling Size   | Site area per dwelling with lot < 1200m <sup>2</sup>   | Site area / dwelling with lot > 1200m <sup>2</sup> |  |  |           |                   |                   |           |                   |                   |           |                   |                   |
| 1 bedroom   | 200m <sup>2</sup>  | 180m <sup>2</sup>                                  |  |  |           |                   |                   |           |                   |                   |           |                   |                   |
| 2 bedroom   | 250m <sup>2</sup>  | 220m <sup>2</sup>                                  |  |  |           |                   |                   |           |                   |                   |           |                   |                   |
| 3 bedroom   | 300m <sup>2</sup>  | 270m <sup>2</sup>                                  |  |  |           |                   |                   |           |                   |                   |           |                   |                   |



Figure 3: Building Design and Siting



Streetscape - A combination of clearly identifiable front door or access, articulated building form through roof design and material choice with front yard landscaping contributes strongly to a streets visual amenity.

Mix of roof forms provides good internal volumes encouraging natural light and ventilation as well as contributing towards street elevation articulation.

Mix of materials including masonry, render, lightweight materials break up the buildings form, references traditional housing materials and provides a good thermal balance.

Legible front door and pedestrian access separate from driveway.

Generous sized windows overlooking the street.

Use of landscaping instead of high or solid boundary fences creates a more welcoming street address.

**Building Height, Bulk and Scale**

**P4** The development is of a height that will ensure:

- Consistency with the prevailing height of other buildings in the vicinity;
- Adequate daylight for habitable rooms and open space areas;
- Minimal overshadowing and overlooking of adjoining premises;
- Compatibility with the local streetscape and character of the area;
- The height is consistent with the height of adjoining residences, thereby reducing bulk and loss of residential amenity.

Figures 4 and 5 demonstrate how building height is measured and overlooking of adjoining premises is minimised. Figure 6 demonstrates how overlooking impacts can be reduced.

**Note:** Section 11 outlines additional examples of preferred building form for taller residential buildings (3 levels or more) within the Lismore Health Precinct.

**Building Height, Bulk and Scale**

**A4.1** Buildings comply with the building height controls specified in the Lismore Local Environmental Plan 2012.

**A4.2** Development is progressively set back from boundaries as building height increases so as to minimise adverse impacts on existing or future development on adjoining properties by way of overshadowing, reducing privacy or unreasonably obstructing views.

**Figure 4: Measuring Building Height**

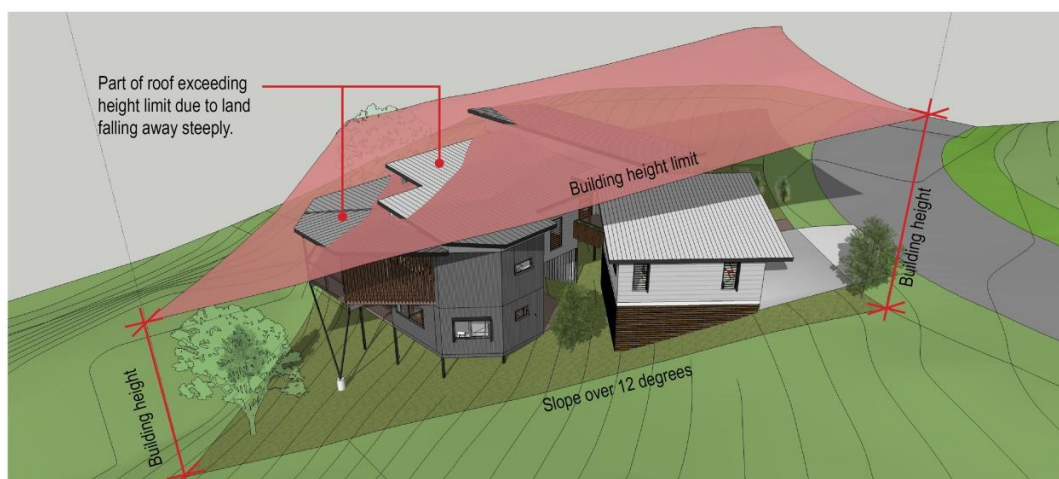


**Building Height Measurement** - is the height of a building at any point of a building and is the vertical distance between the existing ground level and the highest point of the building. Refer to LEP height map for height limits.

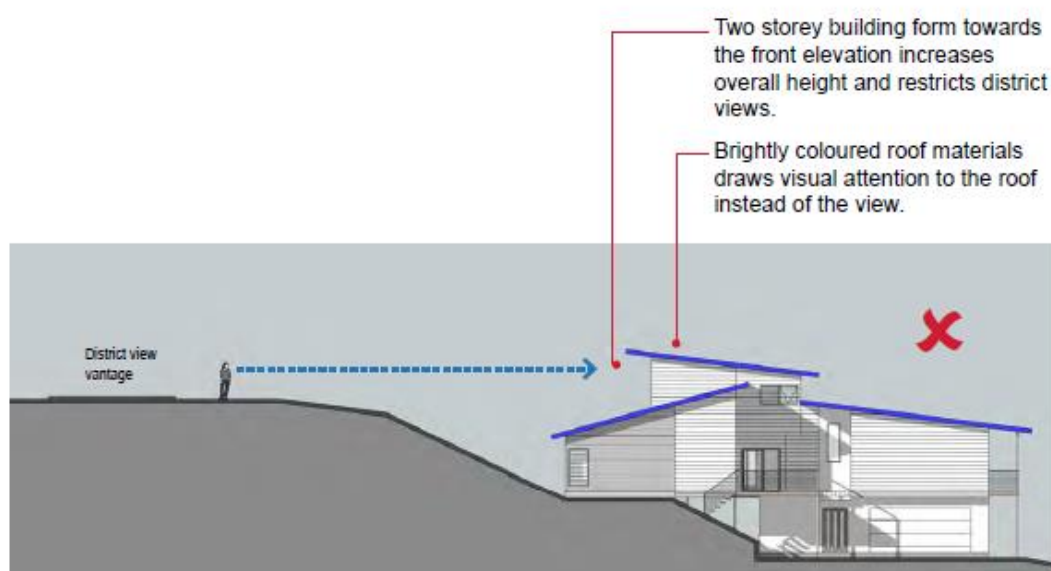
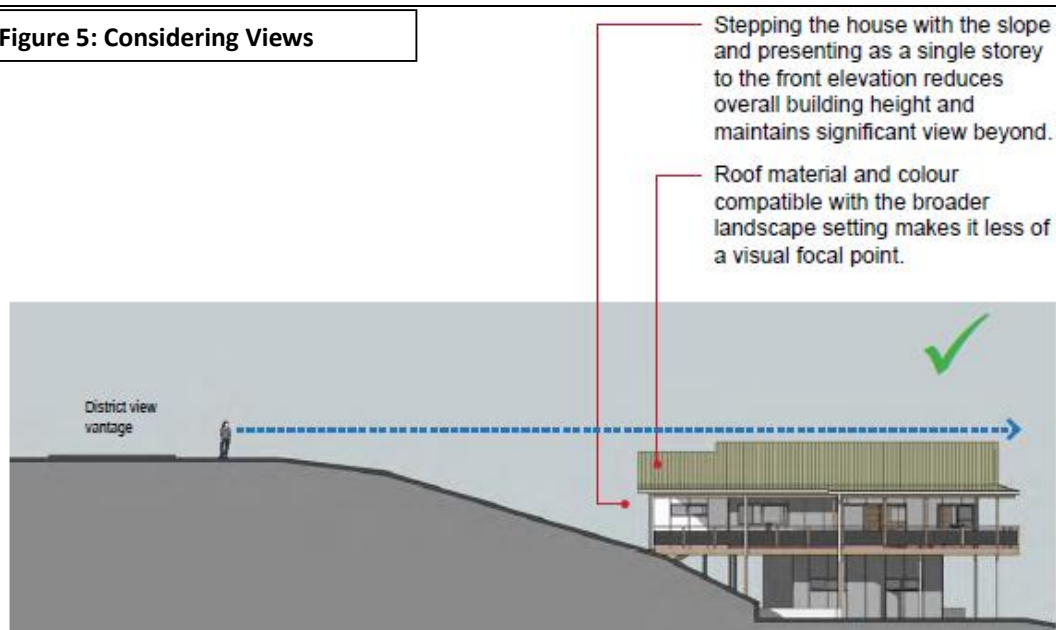


**Building Height on Sloping Blocks** - On sloping sites, sites with irregular slope or where earthworks have taken place, building height measurement is based on the same definition as being the vertical distance between the existing ground level and the highest point of the building.



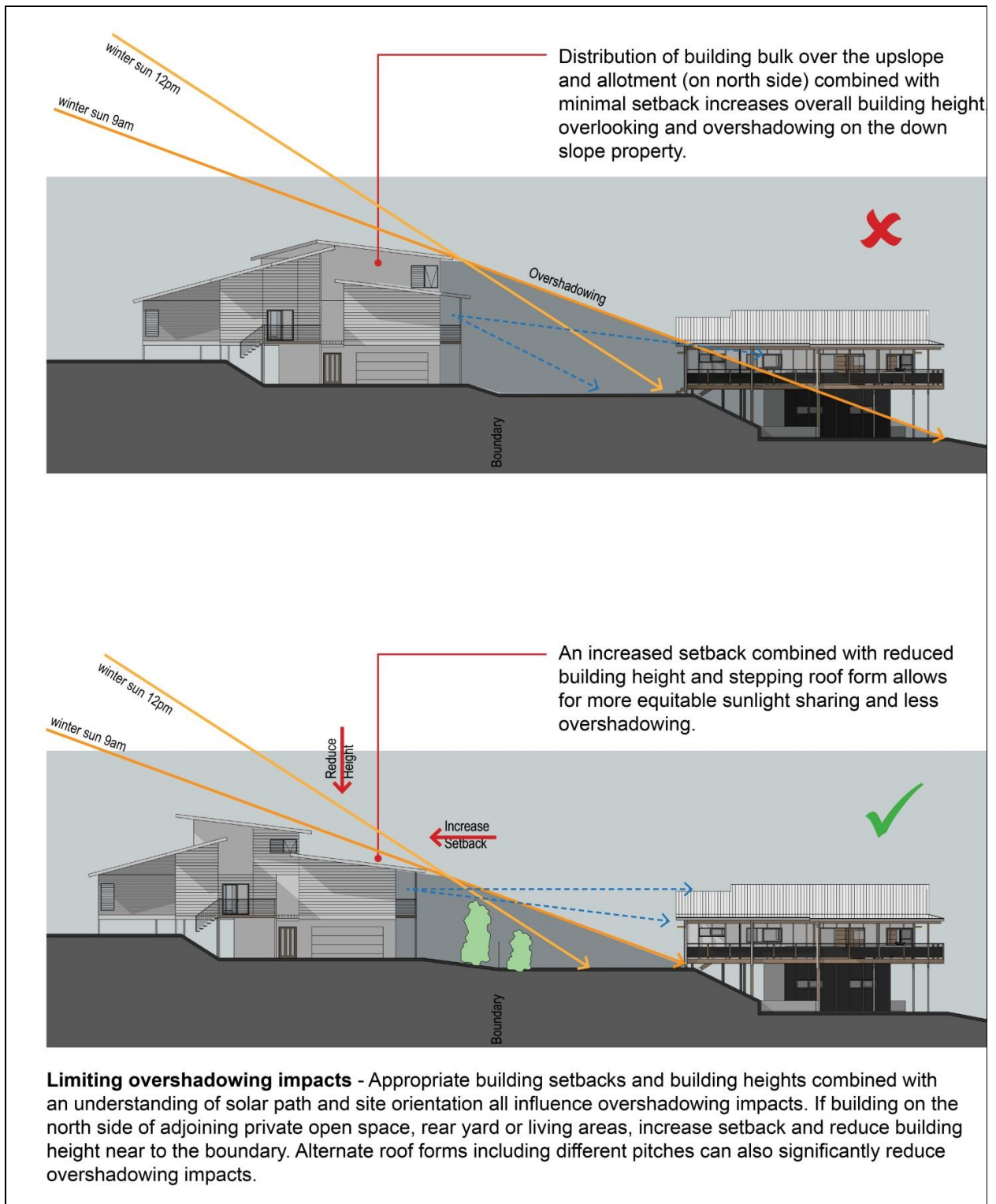


Variations to height on steeply sloping allotments (12 degrees and over) to achieve an appropriate roof form will be considered where there will be negligible amenity impacts on neighbouring properties.

**Figure 5: Considering Views**

**Considering significant views** - A combination of restrained building height and use of materials which blend harmoniously with the natural landscape reduce impacts on escarpment and scenic views. If building within an important view field, it is important to understand what an appropriate building level height is without impeding the view.

Figure 6: Overlooking and overshadowing



## 4.2 Element – Visual Privacy

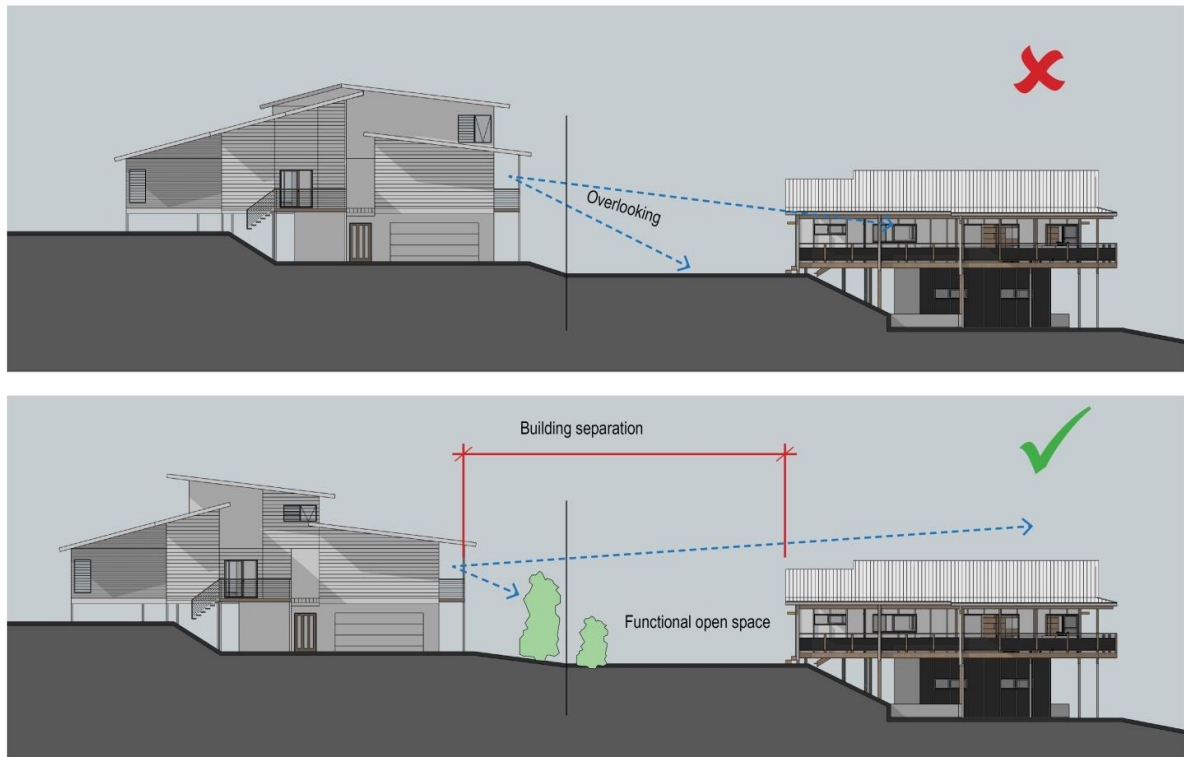
Visual privacy is an important consideration in residential building design, particularly as higher residential densities are achieved. Acceptable levels of visual privacy need to be maintained between adjoining dwellings through building design and landscaping.

Relevant Design Principle: 1, 2, 3, 4, 5, 6, 10

| Performance Criteria   | Acceptable Solution   |
|--|---|
| <p><b>P5</b> Overlooking of the internal living areas of adjacent dwellings is to be minimised by:</p> <ul style="list-style-type: none"> <li>careful building layout;</li> <li>spatial separation of buildings;</li> <li>location and design of windows and balconies; and</li> <li>the use of screen walls, fences and landscaping.</li> </ul> <p><b>Figures 7 and 8</b> demonstrate how this can be achieved.</p> | <p><b>A5.1</b> Maintain visual privacy between dwellings by:</p> <ul style="list-style-type: none"> <li>offsetting windows alongside boundaries;</li> <li>installing windows at different heights to the adjoining buildings;</li> <li>installing garden beds along the boundary line which are mass planted with appropriate trees and shrubs that also define usable open space.</li> </ul> <p>Figures 7 and 8 illustrate how this can be achieved.</p> <p><b>A5.2</b> A courtyard with a depth of at least 10 metres is maintained between dwellings in multi dwelling housing developments where courtyards face each other.</p> <p><b>A5.3</b> Where habitable room windows look directly at habitable room windows in an adjacent dwelling, privacy is protected by:</p> <ul style="list-style-type: none"> <li>(a) window sill heights being a minimum of 1.5 metres above floor level; and/or</li> <li>(b) fixing permanent screens that are durable and have a maximum of 25% openings; and/or</li> <li>(c) installing obscure glass; and/or</li> <li>(d) if at ground level, screen fencing to a maximum height of 1.8 metres.</li> </ul> <p><b>A5.4</b> Decks, verandahs, terraces, balconies and other external living areas within 4 metres from a side or rear boundary are screened with a maximum opening of 25%.</p> |



Figure 7: Visual Privacy



**Visual Privacy** - Achieving visual privacy enables freedom to carry out private activities within all internal spaces without being overlooked which can significantly undermine an occupants level of comfort and amenity. Visual privacy is about understanding sources of overlooking and designing to mitigate. Increasing building separation (building setbacks) and planting screening vegetation to overlooked boundaries improves privacy particularly to functional open space areas.



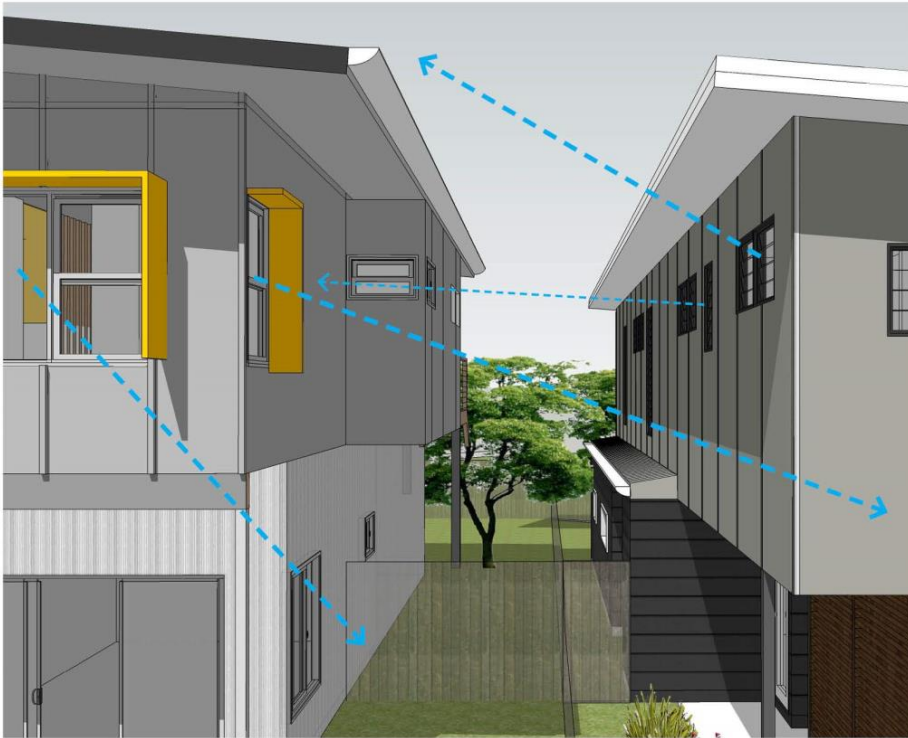
**External screens** - The use of vertical and horizontal screens, particularly between decks and private open space provides a level of privacy by obscuring a direct line of sight. A privacy screen may be required where decks (particularly elevated) are within 4.0m from a side or rear boundary.



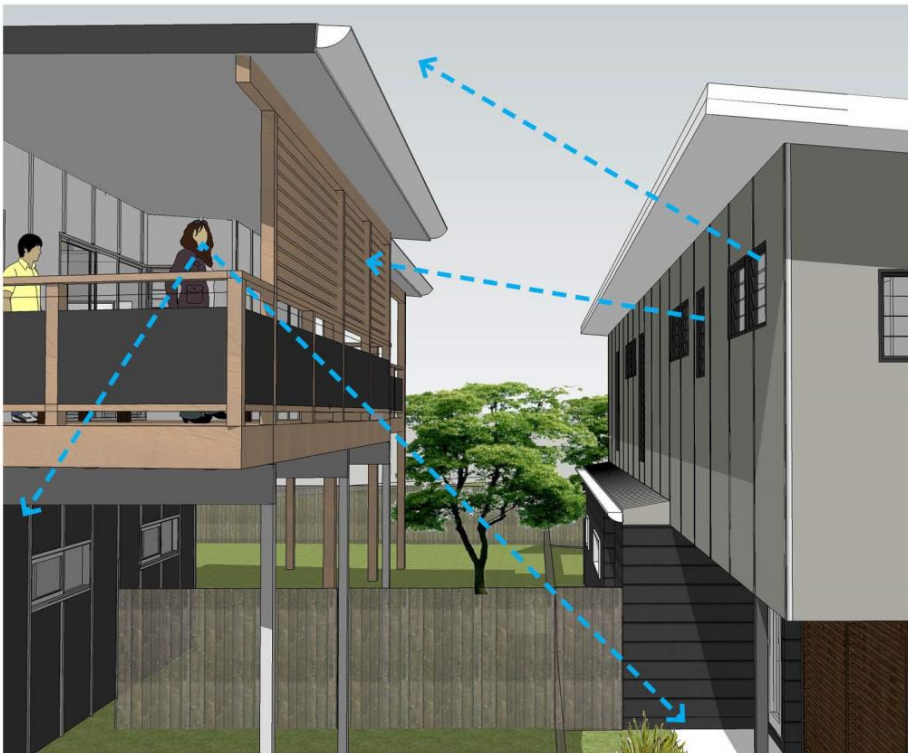
**Offset and high level windows** - Along side boundaries, try and offset windows with neighbouring windows to avoid direct line of sight into neighbouring internal spaces. Also include windows at different heights and obscure glass.

**Screening windows** - Providing an external screen to exposed windows provides visual privacy to internal spaces as well as an effective means of providing solar control.

Figure 8: Visual Privacy for Two Storey Dwellings



**Visual privacy** - Achieve visual privacy between dwellings, particularly along side elevations by offsetting windows, using different window sill heights, stepping and projecting building form to create different outlooks and where necessary use window hoods and external shutters. Landscaping also greatly assists in creating visual privacy.



**Screening** - Privacy screens may be required on decks, balconies and verandahs, especially elevated ones, if they are within 4.0m of side boundaries to restrict overlooking into neighbouring internal spaces and outdoor amenity areas. Generally orientate decks (and view fields) towards the street or rear yard.

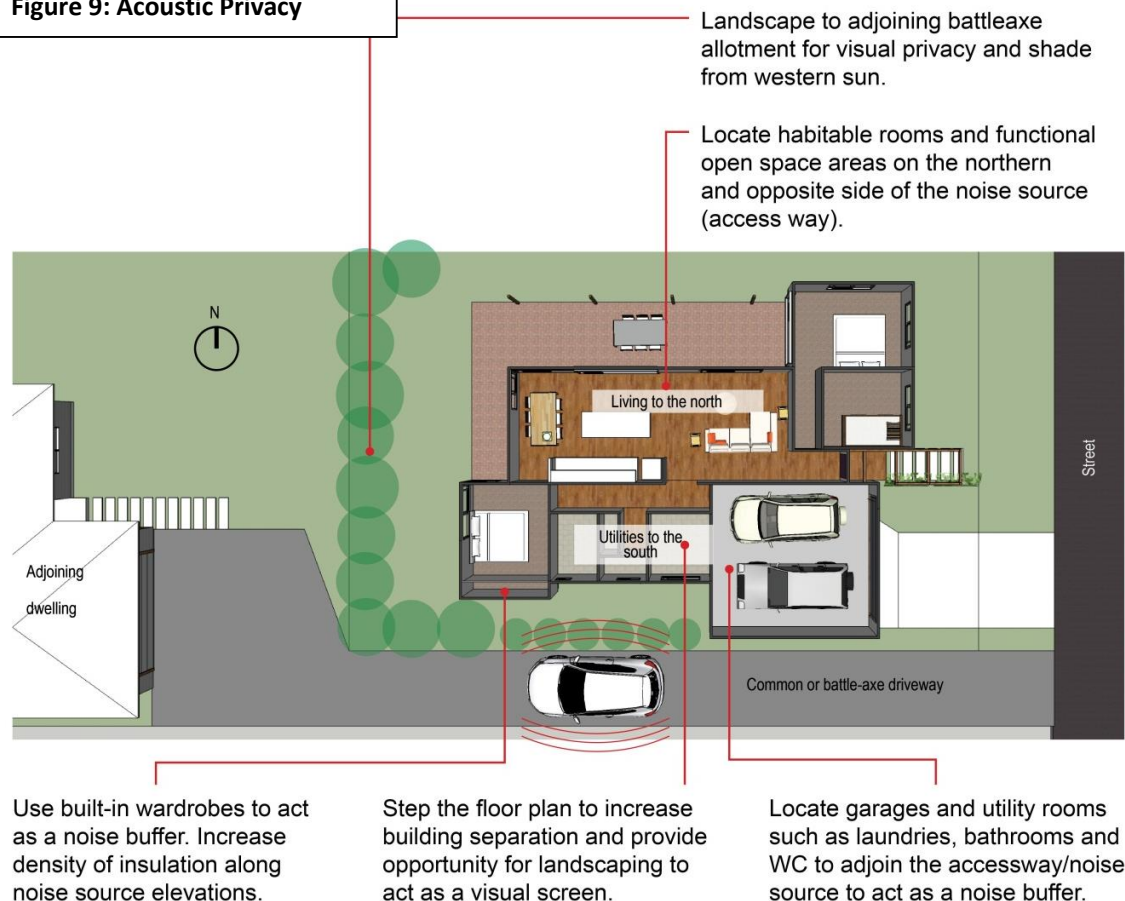


### 4.3 Element - Acoustic Privacy

Noise from a busy road or neighbouring land uses can have a significant effect on residential amenity so it is imperative that appropriate measures are put in place to minimise this impact. Dwellings can be designed and sited appropriately to minimise impacts from external noise.

Relevant Design Principle: 1, 2, 3, 4, 5, 6, 10

| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <p><b>P6</b> The siting of buildings, room layout, window and wall location and the use of materials minimise impacts from external noise sources.</p> <p>Figure 9 illustrates how this can be achieved.</p> | <p><b>A6.1</b> Garages and driveways are located away from bedrooms of adjacent dwellings.</p> <p><b>A6.2</b> No common driveway is located within 2 metres of the window of a habitable room unless there is screening at least 1.8 metres high between the window and the driveway or a vertical separation of at least 1.5 metres between the driveway level and the window sill.</p> |

**Figure 9: Acoustic Privacy**

**Site planning for acoustic and visual privacy** - Where possible locate habitable rooms on the north side of the block and on the opposite side of where a common driveway or noise source is located. Configure utility rooms and garages to adjoin the common access to act as a noise buffer. Where bedrooms adjoin the access way, consider locating a wardrobe along the adjoining wall to act as a noise buffer and increase the density of insulation. Step the building plan to allow for greater building separation and opportunity to plant vegetation for visual screening.



**Acoustic privacy** - No common driveway should be located within 2.0m of the window of a habitable room unless there is screening at least 1.8m high between the window and the driveway or unless there is a vertical separation of at least 1.5m between the driveway level and the window sill.

#### 4.4 Element - Open Space and Landscaping

Open Space and landscaping are an important component of any residential development and contribute significantly to overall streetscape appearance and the amenity, function and micro-climate of the dwelling.

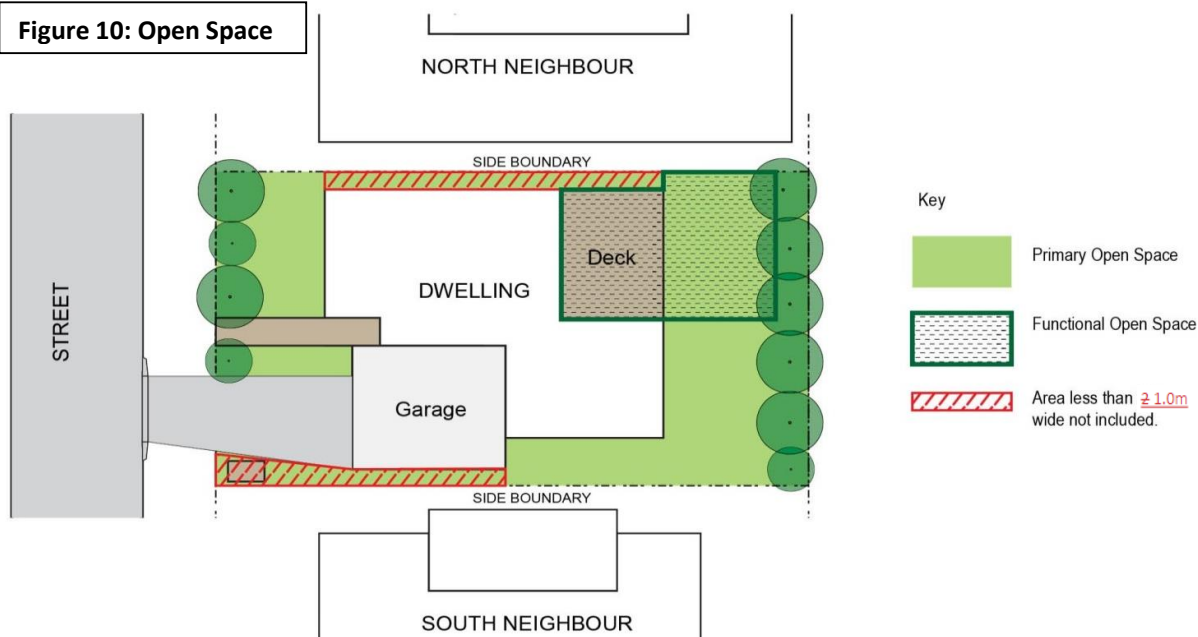
Adequate private open space needs to be provided, with easily maintained landscaping integrated with the dwelling design.

Relevant Design Principles: 2, 3, 5, 6, 8, 10

| Performance Criteria   | Acceptable Solutions   |                   |   |                   |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |
|--|--|-------------------|---|-------------------|-----------------------|--|--|--------------|-------------------|--------------|-------------------|---|--|--|--|--|---|------------------|------|------------------|----|--------------------|------------------|----|------------------|------|---|------------------|----|------------------|----|---|------------------|------|---|--|
| <p><b>P7</b> Adequate open space and landscaped area is provided on site:</p> <ul style="list-style-type: none"><li>• to cater for the requirements of occupants for relaxation, dining, entertainment, recreation and children's play;</li><li>• for service functions such as clothes drying and domestic storage;</li><li>• to facilitate groundwater recharge and reduce stormwater surcharge; and</li><li>• to enhance the aesthetics and amenity of the development and adjoining premises.</li></ul> <p>Figure 12 provides examples of how to meet this criterion</p> | <p><b>A7.1</b> Landscaping and open space shall comprise 40% of the site. 70% of the landscaping and open space area is to be permeable.</p> <p><u><i>Note: Permeable areas are to be used for growing plants, grasses and trees.</i></u></p> <p><b>A7.2</b> Any area of less than 1 m<sup>2</sup> or 1 m in width is not counted in the required landscaped and open space area.</p>  |                   |   |                   |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |
| <p><b>Open Space</b></p> <p><b>P8</b> Open space for each dwelling shall be well defined, functional, usable and accessible from living areas with access to natural light.</p> <p>Figures 10 and 11 show how this can be achieved.</p>  | <p><b>A8.1</b> The following minimum areas of total and functional open space are provided.</p> <table><tr><th>Development Type</th><th colspan="2">Primary Open Space*</th><th colspan="2">Functional Open Space</th></tr><tr><th></th><th>Minimum Area</th><th>Minimum Dimension</th><th>Minimum Area</th><th>Minimum Dimension</th></tr><tr><td>Detached dwellings (on lots &gt; 400m<sup>2</sup>)</td><td colspan="4">There is no specific requirement; however all dwellings shall have suitable private open space areas which are functional.</td></tr><tr><td>Detached dwellings (on lots &lt; 400m<sup>2</sup>)</td><td>80m<sup>2</sup></td><td>2.5m</td><td>25m<sup>2</sup></td><td>4m</td></tr><tr><td>Secondary dwelling</td><td>35m<sup>2</sup></td><td>3m</td><td>15m<sup>2</sup></td><td>2.5m</td></tr><tr><td>Dual occupancies, attached &amp; semi-detached dwellings, multi-dwelling housing and residential flat buildings</td><td>35m<sup>2</sup></td><td>3m</td><td>16m<sup>2</sup></td><td>4m</td></tr><tr><td>Multi dwelling housing &amp; residential flat buildings above</td><td>20m<sup>2</sup></td><td>2.5m</td><td colspan="2">For units above the ground floor, 20m<sup>2</sup> of private open space per unit shall be provided at ground floor</td></tr></table> | Development Type  | Primary Open Space*   |                   | Functional Open Space |  |  | Minimum Area | Minimum Dimension | Minimum Area | Minimum Dimension | Detached dwellings (on lots > 400m <sup>2</sup> ) | There is no specific requirement; however all dwellings shall have suitable private open space areas which are functional. |  |  |  | Detached dwellings (on lots < 400m <sup>2</sup> ) | 80m <sup>2</sup> | 2.5m | 25m <sup>2</sup> | 4m | Secondary dwelling | 35m <sup>2</sup> | 3m | 15m <sup>2</sup> | 2.5m | Dual occupancies, attached & semi-detached dwellings, multi-dwelling housing and residential flat buildings | 35m <sup>2</sup> | 3m | 16m <sup>2</sup> | 4m | Multi dwelling housing & residential flat buildings above | 20m <sup>2</sup> | 2.5m | For units above the ground floor, 20m <sup>2</sup> of private open space per unit shall be provided at ground floor |  |
| Development Type   | Primary Open Space*  |                   | Functional Open Space   |                   |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |
|  | Minimum Area   | Minimum Dimension | Minimum Area  | Minimum Dimension |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |
| Detached dwellings (on lots > 400m <sup>2</sup> )  | There is no specific requirement; however all dwellings shall have suitable private open space areas which are functional.   |                   |   |                   |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |
| Detached dwellings (on lots < 400m <sup>2</sup> )  | 80m <sup>2</sup>   | 2.5m              | 25m <sup>2</sup>  | 4m                |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |
| Secondary dwelling   | 35m <sup>2</sup>   | 3m                | 15m <sup>2</sup>  | 2.5m              |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |
| Dual occupancies, attached & semi-detached dwellings, multi-dwelling housing and residential flat buildings  | 35m <sup>2</sup>   | 3m                | 16m <sup>2</sup>  | 4m                |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |
| Multi dwelling housing & residential flat buildings above  | 20m <sup>2</sup>   | 2.5m              | For units above the ground floor, 20m <sup>2</sup> of private open space per unit shall be provided at ground floor |                   |                       |  |  |              |                   |              |                   |   |  |  |  |  |   |                  |      |                  |    |                    |                  |    |                  |      |   |                  |    |                  |    |   |                  |      |   |  |

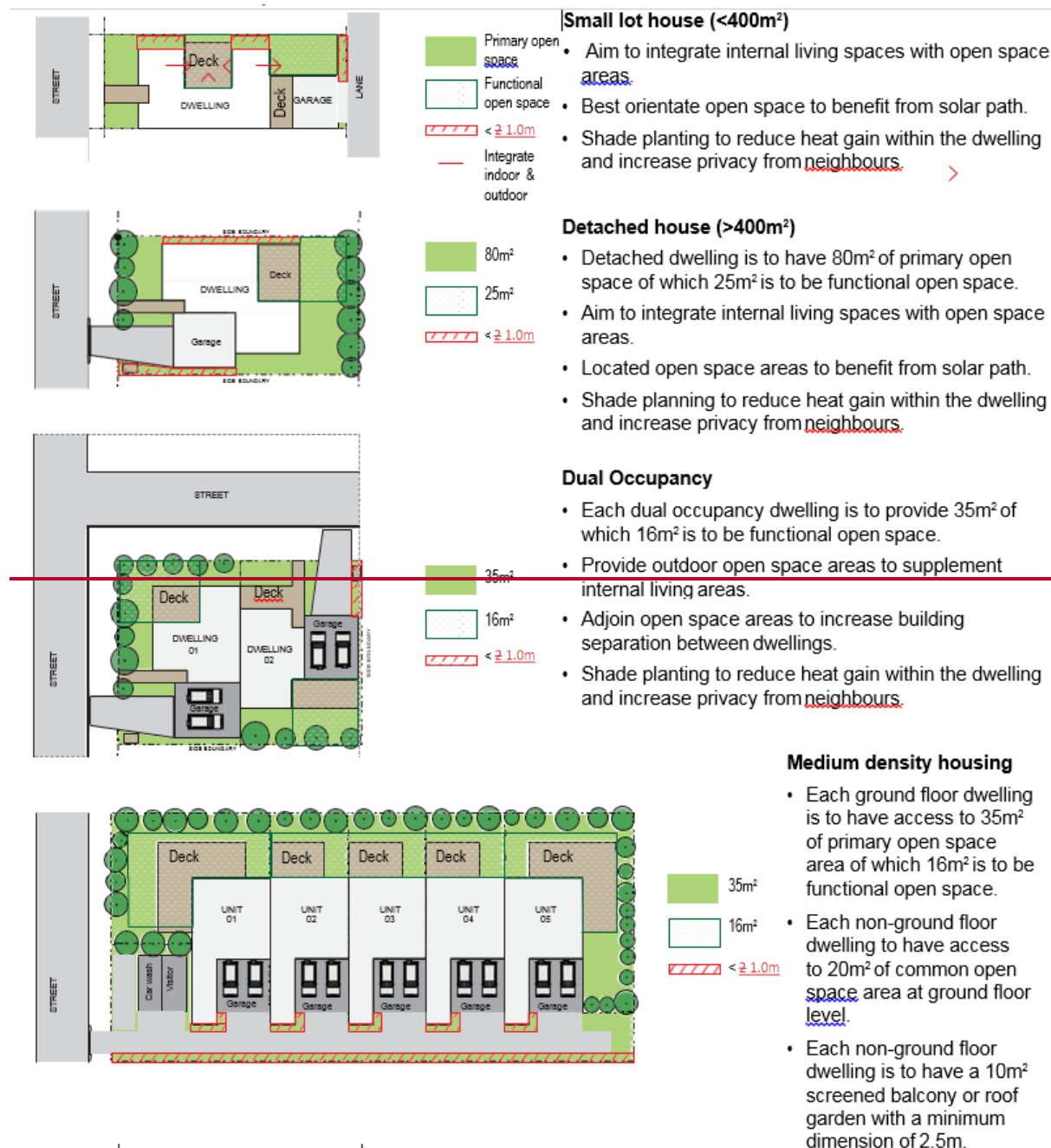
|  |  |
|--|--|
|  | <div>ground level</div> <div></div> <div></div> <div>level in common open space areas.</div>   |
|  | <p><b>*Note:</b> The calculation of open space shall not include areas used for vehicle parking or movement, setback areas less than 1 metres in width, land steeper than 15% or any area occupied by a rainwater tank.</p> <p><b>A8.2</b> Multi dwelling housing, shop top housing or residential flat buildings with no direct ground level access to living areas shall provide a 10m<sup>2</sup> screened balcony or roof garden with a minimum dimension of 2.5m.</p> |
| <p><b>P9</b> Private open space is located and designed to:</p> <ul style="list-style-type: none"> <li>Accommodate the needs of the residents;</li> <li>Integrate outdoor living spaces with habitable areas;</li> <li>Take advantage of the natural features of the site;</li> <li>Provide visual and acoustic privacy between the principal dwelling and other adjoining residential development.</li> </ul> | <p><b>A9.1</b> Functional open space shall be landscaped, fenced or screened where necessary to maintain privacy and ensure amenity.</p>   |

Figure 10: Open Space

**Open Space**

Each dwelling is to have well defined, functional and usable open space.

Figure 11: Open Space – Housing Typologies Note: total and primary have the same meaning





**Figure 12: Landscaping requirements**

**Typical Landscape Plan for Multi Dwellings Development** - A landscape plan is to be prepared in accordance with the Council's Landscaping Guidelines (Amended April 2007).



#### 4.5 Element – Earthworks, Retaining Walls and Erosion controls

Building design needs to respond to the natural slope and topography. On steeper sites split level housing built from steel or timber framing is desirable to limit the size of single slab on ground and the need for excessive earthworks and retaining walls.

Soil erosion represents a major environmental problem leading to loss of top soil, sedimentation of natural and built drainage systems, reduced water quality and damage to the aquatic environment. Soil erosion from development sites needs to be prevented both during and after construction.

While erosion from a single building site may appear negligible, the cumulative impact from many sites can be significant. Areas which are disturbed or exposed during the construction phase are susceptible to soil erosion. Severe erosion may cause landslips and gullying which limit the potential future use of the land.

Relevant Design Principle: 2, 3, 4

| Performance Criteria  | Acceptable Solutions   |
|---|--|
| <b>Earthworks</b><br><b>P10</b> Earthworks and retaining walls:- <ul style="list-style-type: none"> <li>a) Preserve the stability of the site and adjoining land;</li> <li>b) Minimise site disturbance from excessive cut and fill.</li> <li>c) Minimise adverse physical, visual and privacy impacts from excessive cut and fill.</li> <li>d) Minimise adverse impact on streetscape.</li> <li>e) Are integrated with landscaping.</li> <li>f) Ensure that structures are stable and safe.</li> </ul> <p>Figures 13 and 14 illustrate how this criteria can be satisfied.</p> | <p><b>A10.1</b> The maximum height for cut and fill is 1.8 metres above or below natural ground level except where it is incorporated into the dwelling structure.</p> <p><b>A10.2</b> The height of retaining walls is limited to 1.8 metres above natural ground level and constructed of materials that complement the streetscape and site landscaping.</p> <p>Note: Retaining walls in excess of 1.2m require a report from a suitably qualified structural engineer.</p> <p><b>A10.3</b> All areas containing cut or fill are to be drained, stabilised and landscaped to prevent surface erosion.</p> <p><b>A10.4</b> If the cut or fill is located less than 1m from any boundary, a maximum depth of 1m is permitted. Any retaining wall above 600mm must be suitably designed and approved prior to construction so that structural integrity can be confirmed, <del>and drainage lines can be provided wholly within the subject allotment. In addition, the retaining wall is to be set back so as to allow adequate provision of drainage wholly within the subject allotment.</del></p> <p><b>A10.5</b> The horizontal distance between a cut and a filled area shall be equal to the height or depth of the fill or cut, whichever is the greater.</p> <p><b>A10.6</b> Earthworks and retaining walls are located at least 1.5m from any sewer main or Council stormwater drainage line, or the equivalent invert depth of the main or line, whichever is the greater.</p> <p><b>A10.7</b> Earthworks and retaining walls do not encroach into any registered easement.</p> |

Figure 13: Building on Sloping Sites

**Flat block (0-6 degrees or 0-10%)**

- Single slab on ground acceptable.
- Split and stepping slab acceptable.
- Drop edge slab beam to 1.2m acceptable.

**Medium slope (6-12 degrees or 10-21.5%)**

- Part slab on ground (garage area), part post and beam construction.
- May be suitable for stacked two storey single slab on ground.
- Split or series of slab on ground.
- Incorporate garages to lower level with living spaces and decks to the upper level to take advantage of views, light and breeze.

**Steep Slope (over 12 degrees or >21.5%)**

- Not suitable for single slab on ground.
- Split or series of slab on ground.
- Part slab on ground, part post and beam construction.
- Pole construction.
- Limit upslope construction on slopes over 18 degrees (32.5%).

**Upslope**

- Site falls from the rear boundary to the street.
- Often presents as two storey building to the street and single storey to the rear yard.
- Elevate living space to upper level for light, air and view.
- Structure could include slab on ground to lower level and post and beam to the rear (single storey) section of the dwelling.

**Down slope**

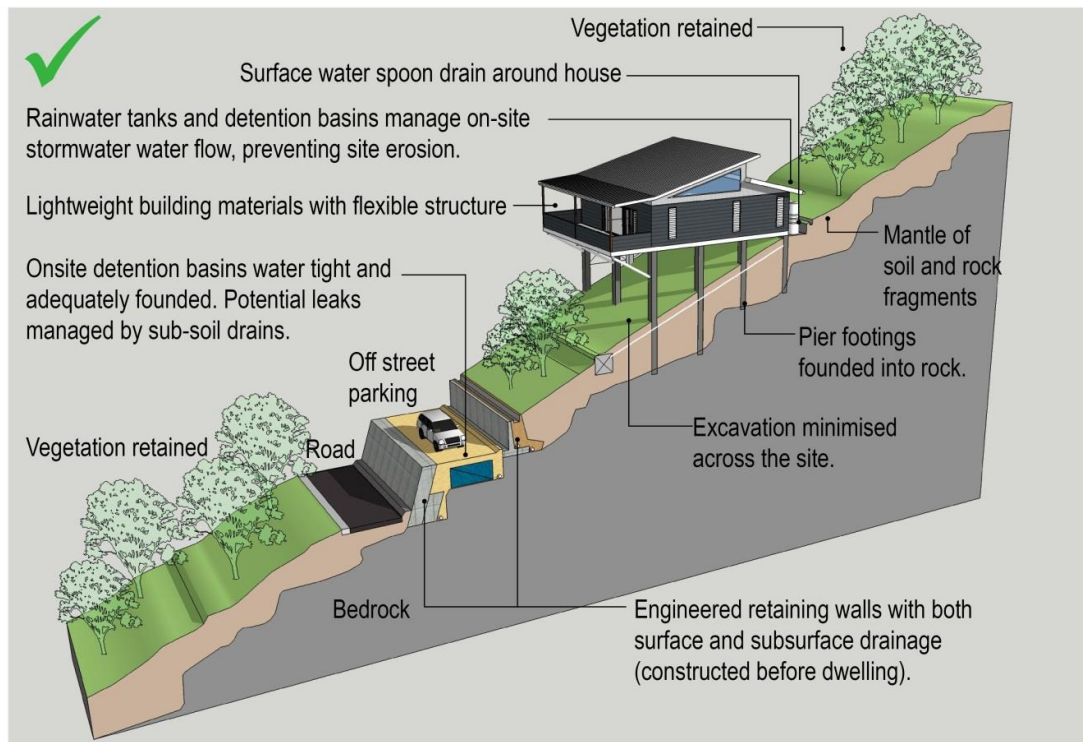
- Site falls from the rear boundary to the street.
- Often presents as single storey building to the street and two storey to the rear yard.
- Living space to upper (street) level for light, air and view.
- Structure could include slab on ground to lower level and post and beam to the rear (single storey) section of the dwelling.

**Side slope**

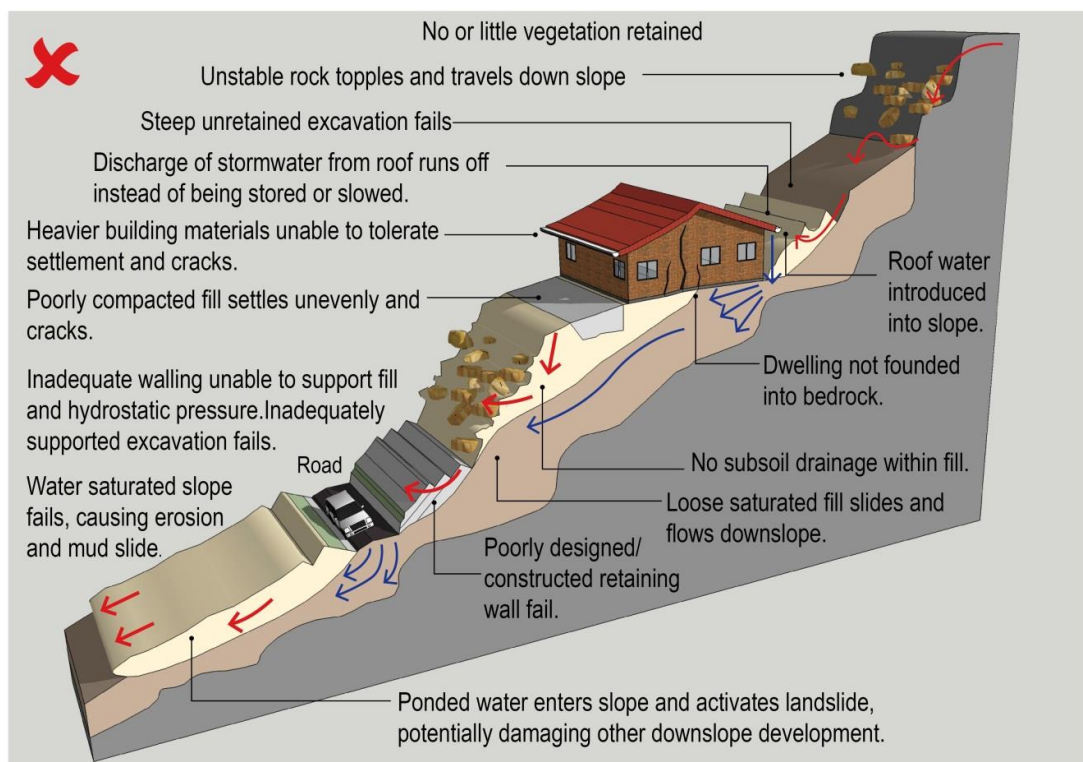
- Consider split house design with garage on lower side of the block and living space / decks over.
- Dependent on degree of slope, garage could be setdown with a few steps.



Figure 14: Hillside Construction



**Example of good hillside construction practice** - Lightweight building with post and beam structural system pierced into rock. All cuttings are reinforced with engineer designed retaining walls. An integrated drainage, water and storage system reduces possibility to undermine sub-surface soil structure.



**Example of poor hillside construction practice** - Site excavation to facilitate slab on ground construction which is not founded to sub-surface rock. Poorly compacted site fill combined with poor retaining walls and poor integration of site drainage leads to a higher risk of undermining and erosion of the site.

**Erosion Controls**

**P11** Where there is potential for soil erosion, measures are in place that:

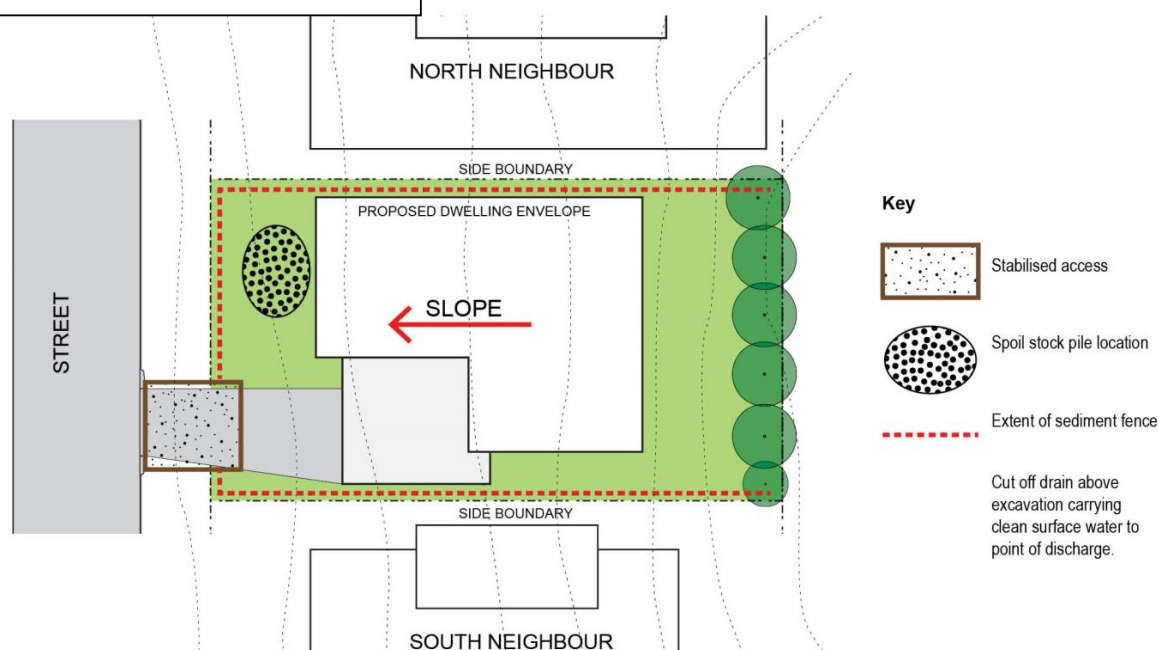
- Minimise loss of top soil;
- Minimise sedimentation of natural and built drainage systems; and
- Limit impacts on the aquatic environment and water quality.

Figure 15 provides examples of this is achieved.

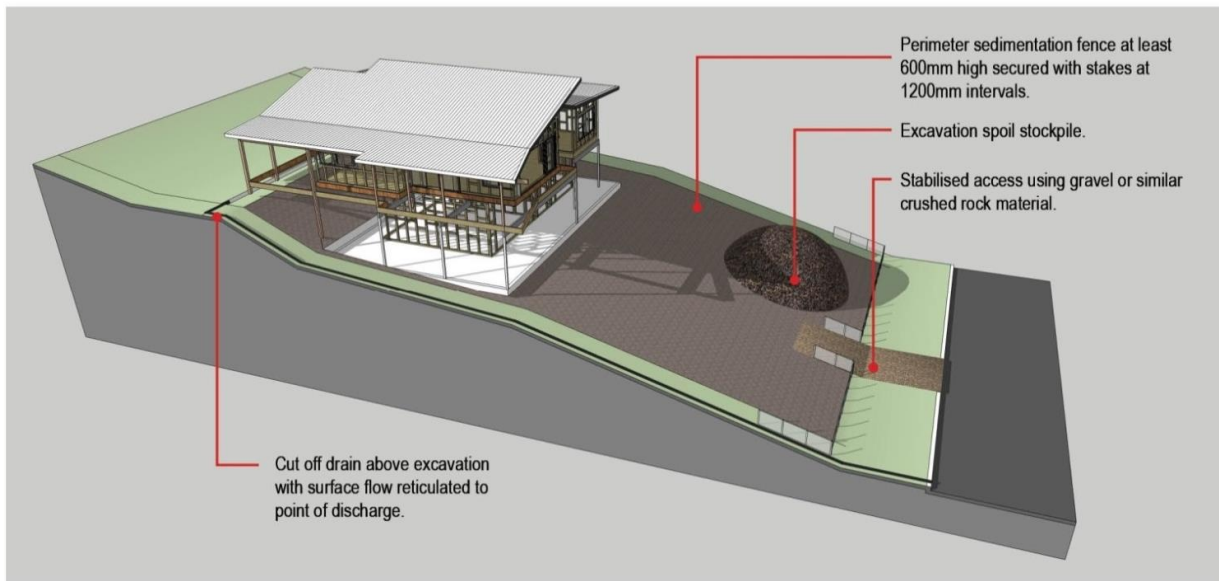
**Erosion Controls**

**A11** Soil erosion and sediment controls are in accordance with *Guidelines for the Control of Erosion and Sedimentation on Building and Development Sites - Lismore City Council*.

**Figure 15: Erosion & Sediment Control**



**Erosion and Sediment Control Plan** - The issues to consider when preparing a sediment and erosion control plan are, identifying the extent of the sediment fence (height could vary dependent on slope), identifying a suitable location to stockpile spoil and nominating a stabilised access crossing.



### Erosion and Sediment Control Plan

The key elements of sediment and erosion control planning are identifying the extent of the sedimentation fence (height could vary dependent on slope), identifying a suitable location to stockpile spoil which is easily accessible and nominating the site access 'shake down' crossing.

#### 4.6 Element – Off Street Car Parking, Carports, Garages, Outbuildings and Driveways

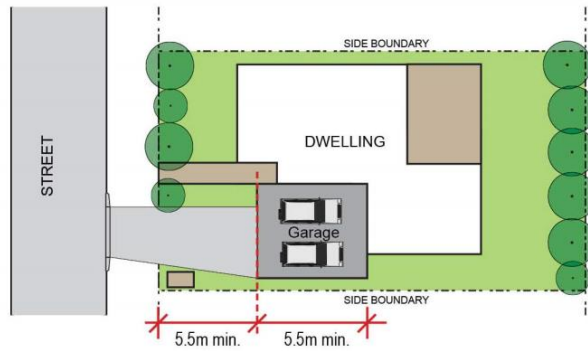
Sufficient off street parking and circulation areas need to be provided for residents and visitors. This needs to be done in a way that does not have a visual impact. The amount and location of parking will vary according to the size of the dwelling.

Relevant Design Principle: 1- 10

| Performance Criteria  | Acceptable Solutions   |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
|---|--|-----------------|-------------------------|---|---|---|-----|-----------|---|------------------------|--|--|---------------------------------------|
| <p><b>P12</b> The development shall contain adequate visitor and resident car parking, taking into account:</p> <ul style="list-style-type: none"> <li>the number and size of proposed dwellings;</li> <li>availability of public transport;</li> <li>availability of on-street car parking;</li> <li>locations of non-residential uses such as schools and local shops;</li> <li>the possible demand for car parking space from adjoining properties;</li> <li>overflow parking;</li> <li>the car parking requirements of people of differing socio-economic status, age, cultural background.</li> </ul> <p>Figure 16 provides examples of how to achieve off street car parking provisions for single dwellings, dual occupancies and multi dwellings.</p> | <p><b>A12.1</b> For single dwellings two (2) off street car parking spaces are provided <del>at least 5.5 metres behind the Building Line. Car spaces are to comply with applicable front building line (front setback). However, where the building line is &lt;6m, parking spaces must be at least 5.5 metres from the front boundary. Figure 16 provides examples of how this is achieved.</del></p> <p><b>Note:</b> This is to allow parking of vehicles wholly within the property boundary boundaries.</p> <p><b>A12.2</b> For attached and detached dual occupancies of up to 125m<sup>2</sup> total combined floor space, one (1) level off street car parking space is provided for each dwelling behind the building line. Where the total combined floor area of the dual occupancy exceeds a total of 125m<sup>2</sup>, two (2) off street car parking spaces per unit are provided.</p> <p><b>A12.3</b> Where only one (1) car parking space is to be provided, it must be under cover. Where more than one (1) parking space is to be provided, at least one (1) is to be under cover.</p> <p><b>A12.4</b> The number of off street parking spaces for multi-dwelling housing shall be:</p> <table border="1"> <thead> <tr> <th>No. of Bedrooms</th><th>Car parking Spaces/Unit</th></tr> </thead> <tbody> <tr> <td>1</td><td>1</td></tr> <tr> <td>2</td><td>1.5</td></tr> <tr> <td>3 or more</td><td>2</td></tr> <tr> <td colspan="2"><b>Visitor Parking</b></td></tr> <tr> <td>Multi dwelling housing and residential flat.</td><td>1 space for each five dwelling units.</td></tr> </tbody> </table> <p><b>Note:</b> Shop top housing in the CBD is not required to provide car parking spaces.</p> | No. of Bedrooms | Car parking Spaces/Unit | 1 | 1 | 2 | 1.5 | 3 or more | 2 | <b>Visitor Parking</b> |  | Multi dwelling housing and residential flat. | 1 space for each five dwelling units. |
| No. of Bedrooms   | Car parking Spaces/Unit  |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
| 1   | 1  |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
| 2   | 1.5  |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
| 3 or more   | 2  |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
| <b>Visitor Parking</b>  |  |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
| Multi dwelling housing and residential flat.  | 1 space for each five dwelling units.  |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
| <p><b>P13</b> Off street car parking is convenient, safe and accessible for all residents and visitor car parking is located within a convenient distance of the development.</p>   | <p><b>A13.1</b> Each dwelling unit is to have one covered parking space, located as close as practicable to the dwelling unit.</p> <p><b>A13.2</b> Where six or more visitor spaces are required, the spaces shall be located in groups of three and not scattered individually around the development. All visitors' spaces shall be clearly marked.</p>  |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
| <p><b>P14</b> Carports, garages and outbuildings do not dominate the streetscape and are compatible with the building height, roof form, detailing, materials and colours of the main building.</p> <p>Figures 17 and 18 demonstrate how to locate and design garages, carports and outbuildings to minimise impacts on streetscape amenity.</p>  | <p><b>A14.1</b> Detached carports, garages and outbuildings that are <del>not set back behind in front of</del> the dwelling in Residential R1, R2, R3 and RU5 zones <del>do shall</del> not have a floor area greater than 60m<sup>2</sup> and an external wall height of 3.3 metres above natural ground.</p> <p><b>A14.2</b> <u>On steeply sloping sites (over 20%), it may be better to provide a detached garage or carport to reduce the length of steep drive and reduce the amount of cut and fill required. Where garages and carports are required to be located in front of the building line, they should be designed to be compatible with the main building in terms of height, roof form, materials detailing and colour.</u></p>   |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |
| <p><b>P15</b> The design, surface and slope of car parking and manoeuvring areas facilitates on-site stormwater infiltration.</p>   | <p><b>A15</b> No acceptable solution.</p>  |                 |                         |   |   |   |     |           |   |                        |  |  |                                       |



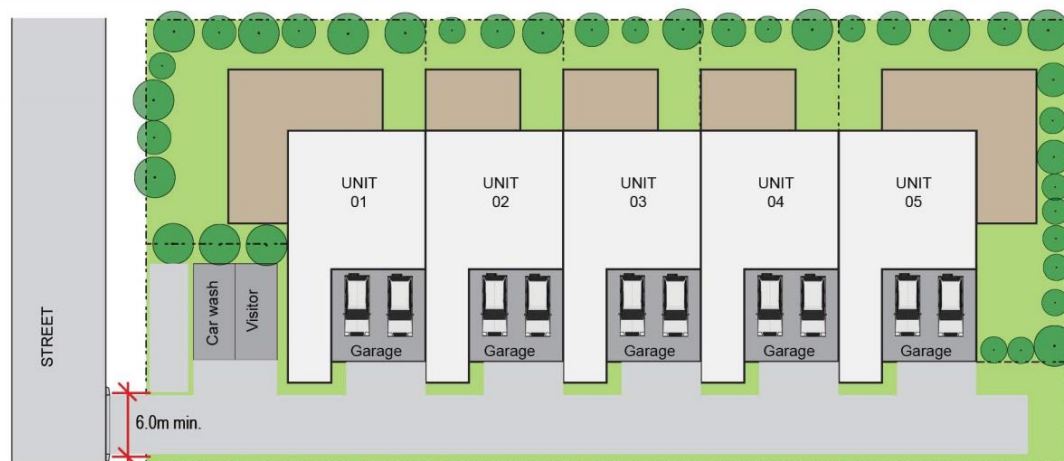
Figure 16: Off Street Parking



**Off street parking for single dwellings**  
 - Each single dwelling is to provide two off street car spaces behind the building line. The minimum setback for a garage door is 5.5m fronting a public road to allow cars to turn into a driveway without impeding the road or footpath. The garage is to be at least 5.5m in length to accommodate a normal vehicle size.

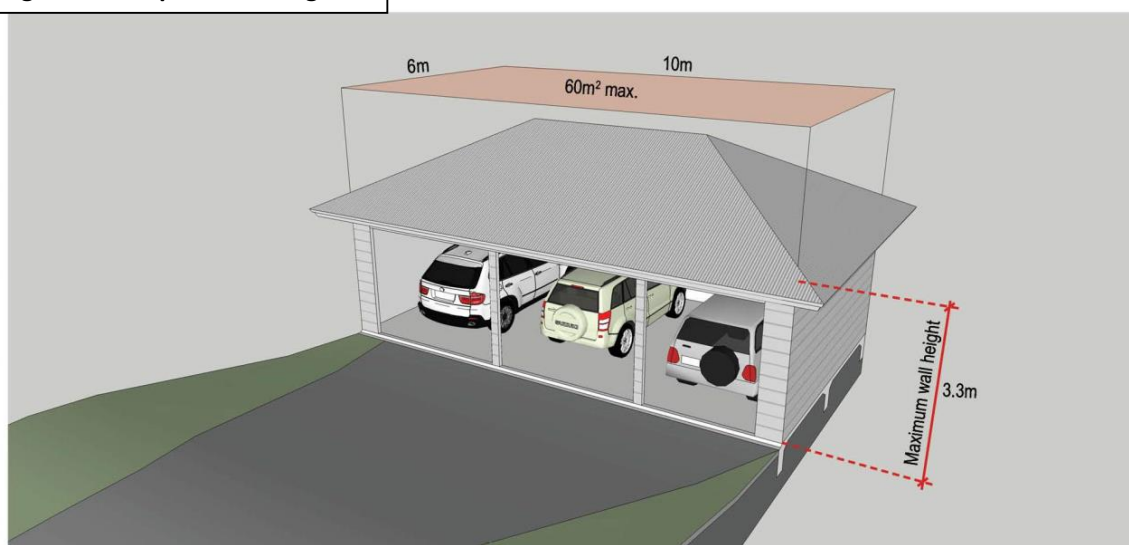


**Off street parking for dual occupancies**  
 - Where the floor area exceeds 125m<sup>2</sup>, two off street car spaces are required. On corner sites, despite the secondary frontage having a building line setback of only 4m, the garage door still needs to be setback 5.5m.



**Off street parking for multi dwellings** - Within multi dwelling houses, one space is required for a one bedroom unit, 1.5 spaces for 2 bedroom unit and 2 spaces for a three bedroom unit. One visitors space is required per five units and should be located in a legible easy to access location. Where multiple visitors spaces are required, these should be located in groups of three. It is also best practice to incorporate a permeable surface car space designated for car washing.

Figure 17: Carports &amp; Garages



**Detached carports and garage envelope** - Detached carports, garages and outbuildings are limited to 60m<sup>2</sup> with a maximum wall height level of 3.3m which will allow for three vehicles. Building materials, colour and roof forms should be consistent with the main building.

#### Driveways

**P16** Driveways are located and designed to:

- safely accommodate the grade and turning radius limitations of modern vehicles;
- minimise visual impacts from hard paving areas.

Figures 18 and 19 demonstrate how to achieve safe grades over the footpath, between the footpath and the lot and between the driveway and the garage on steeper slopes.

**A16.1** Vehicles can safely enter and reverse from a lot in a single movement.

**A16.2** Where a street carries more than 5000 vehicles per day all vehicles can move in a forward direction when entering or leaving the site. New driveways entering onto such roads should be avoided unless no other alternative is available.

**A16.3** The maximum gradient for driveways is 25% with a maximum change in grade of 12.5%.

**A16.4** Where lots fall steeply below street level, the garage or carport is constructed closer to the street to reduce the need for steeply sloping driveways and large amounts of cut and fill.

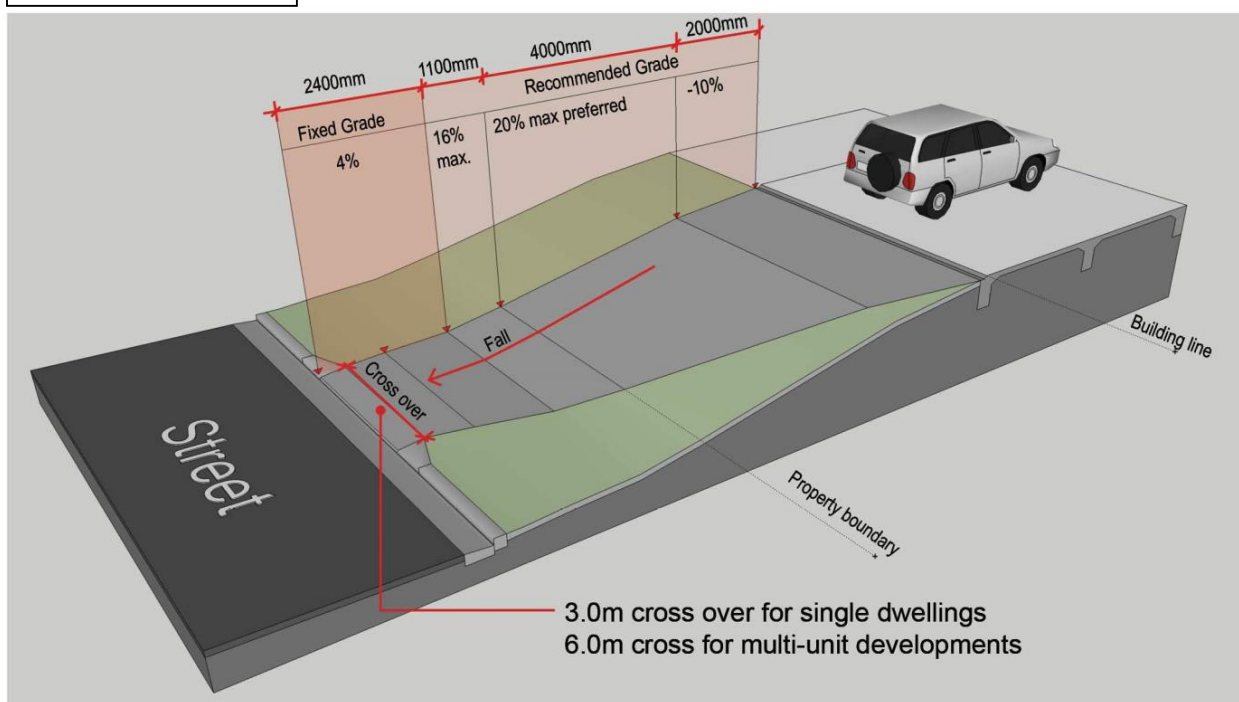
**A16.5** Driveways are integrated with the site using landscaping and appropriate drainage and erosion control measures, particularly on steep slopes.

**A16.6** The location and design of driveways is consistent with the Subdivision and Infrastructure Chapters of this Development Control Plan, the Northern Rivers Design Manual and the Lismore City Council Design and Construction Specification Vehicular Access Policy.

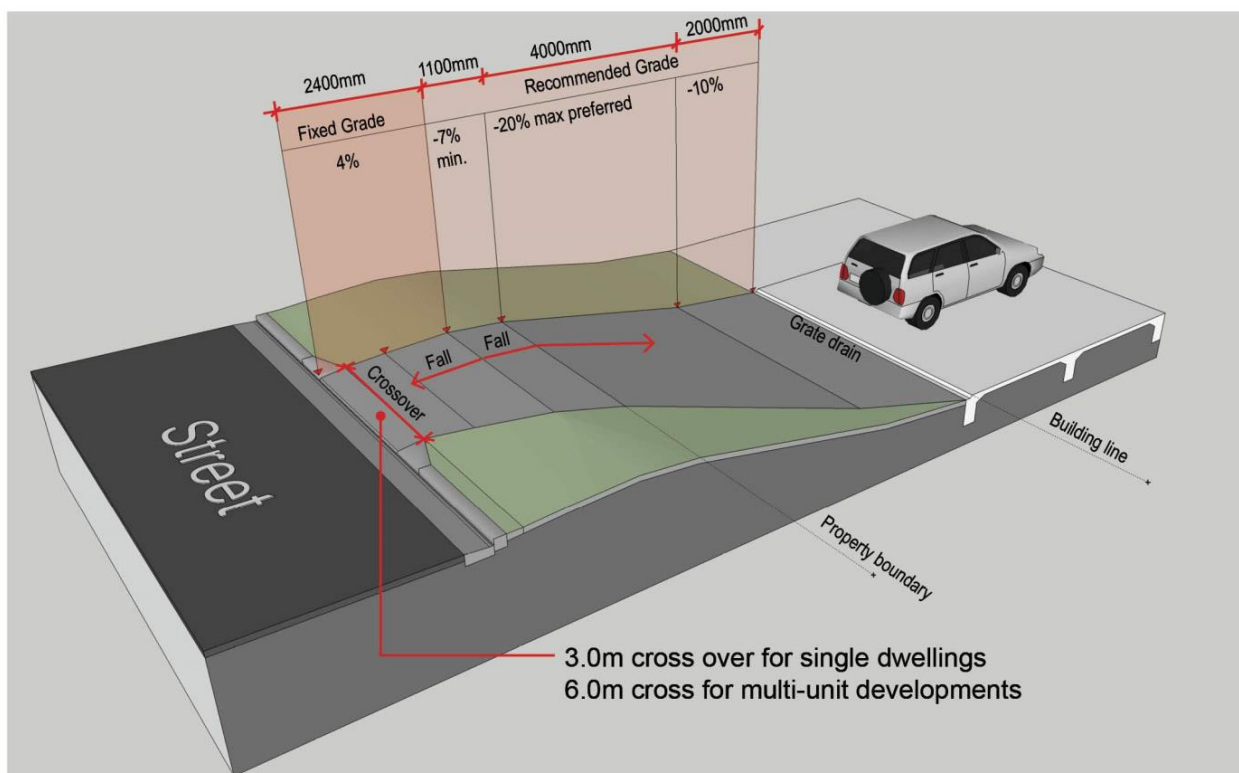
**Figure 18: Carports & Garages on Steep sites**

**Detached carports and garages on sloping sites** - On steeply sloping sites (over 20%), it may be better to provide a detached garage or carport to reduce the length of steep drive and reduce the amount of cut and fill required. Where garages and carports are required to be located in front of the building line, they should be designed to be compatible with the main building in terms of height, roof form, materials, detailing and colour.

Figure 19: Driveways



**Upslope driveway** - Vehicle access to sites are to be in accordance with Council's standard cross-over detail, chapters 5 & 6 Subdivision and Infrastructure and Australian Standard 2890. The maximum preferable grade for a driveway is 20%. The maximum change in grade is 12.5%. The minimum driveway cross over for single dwellings is 3.0m and 6.0m for multi-unit dwellings.



**Downslope driveway** - Vehicle access to sites are to be in accordance with Council's standard cross-over detail, chapters 5 & 6 Subdivision and Infrastructure and Australian Standard 2890. The maximum preferable grade for a driveway is -20%. The maximum change in grade is 12.5%. The minimum driveway cross over for single dwellings is 3.0m and 6.0m for multi-unit dwellings.



#### 4.7 Element - Fences

Appropriately designed, located and constructed fences can improve residential amenity with the provision of privacy, safety for residents and pets, potential noise reduction, delineation of public and private space, and in some instances can reduce glare from vehicle lights.

The majority of fences in all zones can be constructed as Exempt Development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) subject to criteria. These provisions are aimed at providing guidance for fencing that is not permissible as Exempt Development.

The Codes SEPP should be read in conjunction with the following controls. The following fencing controls are generally limited to Zones R1, R2, R3, R5 and RU5.

Relevant Design Principles: 1, 2, 3, 4, 5, 10

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>P17.1 Fences</b><br><br>Fences must not: <ul style="list-style-type: none"> <li>• Impair driver or pedestrian visibility at road intersections;</li> <li>• Prevent residents of a dwelling from casually observing the adjacent street;</li> <li>• Detract from the streetscape in terms of fencing design, material, scale or colours;</li> <li>• Prevent emergency access by safety and emergency vehicles and personnel</li> </ul> | <b>A17.1 Fencing height limits</b> <ul style="list-style-type: none"> <li>• Front fence – 1.2m<br/>Note: A front fence is any fence or like barrier erected forward of the building line setback, whether it is erected on the boundary or not.</li> <li>• Side fence – 1.2m within the building line setback and 1.8m for the remainder.</li> <li>• Rear Fence – 1.8m, unless the rear fence is the primary frontage and front fence provisions may apply.</li> </ul> <p>Note: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 also provides for fences as Exempt Development subject to criteria in all zones.</p> <b>A17.2 Variations in height limits</b><br><br>Front and side fences within the building line setback higher than 1.2m but not higher than 1.8m may be permitted in the following circumstances: <ul style="list-style-type: none"> <li>• Adjoining land used for business or commercial purposes, in cases where screening from the adjoining business activity is necessary to protect residential amenity;</li> <li>• Where it is demonstrated that traffic noise and lights impact from car headlights on a public road will create adverse impacts on residential amenity in the absence of a higher fence;</li> <li>• Necessary for safety, noise mitigation or to enclose the primary open space area.</li> </ul> <b>A17.3 Front fencing design that exceeds 1.2 m height limit</b><br><br>Any front fence higher than 1.2m must be: <ul style="list-style-type: none"> <li>• Constructed of a mix of materials with 50% transparency and integrated landscaping; or</li> <li>• Located not less than 50cm inside the front boundary with the area in front of the fence to be landscaped; or</li> <li>• Articulated with recessed sections of a minimum 0.9m x 0.9m at a maximum interval of 5m to allow planning of vegetation.</li> </ul> |

|   |   |
|---|---|
| <p><b>P18 Corner allotments</b></p> <p>Fencing of corner allotments must allow for reasonable enclosure of <del>rear yard</del> <u>outdoor open space</u> areas for privacy and security, while minimising the impact of the fence on the streetscape, safe sight distance and traffic and pedestrian safety.</p> | <p><b>A18 Corner allotments</b></p> <p>Fencing of the secondary frontage will be allowed up to 1.8m high on the boundary, up to either of the following alignment setbacks from the primary street:</p> <ul style="list-style-type: none"> <li>• The required building line setback in that location (6m in zones R1, R2, R3, and RU5; and 15m in Zone R5); or</li> <li>• If the existing dwelling is forward of the established building line setback, in line with the existing dwelling</li> </ul> |
| <p><b>P19 Gates</b></p> <p>Gates or openings in fences must facilitate safe entry and exit conditions for vehicles to and from public roads. Fences or gates must not create or contribute to unsafe sight distance restrictions for vehicles entering or exiting neighbouring properties.</p>                    |   |

**Figure 20: Front Fence**



**Good front fence** - The use of a timber picket fence establishes a consistency with the main dwellings materials and is of a scale and height compatible with the street. The spacing of the picket fences allows for some visual permeation across the site whilst also clearly delineating the property boundary.



**Figure 21: Fencing**

**Front fences** - Front fences are to be a maximum of 1.2m high and achieve at least 50% transparency. Lower more visually permeable front fences improve surveillance and security as well as improves the visual amenity allowing front gardens to be seen from the street. Integrate landscaping with fence design.

#### 4.8 Element - Service Areas and Waste Management

The provision of site facilities including mail boxes, waste collection areas and clothes drying areas are an integral component of residential development. Appropriate design and location of these service areas can enhance visual amenity and maximise functionality for residents.

Waste management is relevant to all stages of a buildings life cycle including construction, operation and demolition. This element should be read in conjunction with DCP Chapter 15 – Waste Minimisation.

Relevant Design Principles: 4

| Performance Criteria  | Acceptable Solutions   |
|---|--|
| <b>Service Areas</b><br><b>P20</b> Site facilities such as waste bin enclosures, storage areas and clothes drying areas are to be conveniently accessible and visually unobtrusive.<br><br>Figure 22 illustrates how this can be achieved   | <b>Service Areas</b><br><b>A20.1</b> At least three (3) m <sup>2</sup> is provided for each dwelling to accommodate 3 x 240 litre bins. The storage area is <b>paved and</b> in a location readily accessible to the waste collection point.<br><b>A20.2</b> Medium density collective storage areas for waste bins are to be adequately screened from the street, located behind the front setback and should not cause odour or noise impacts for neighbours<br><b>A20.3</b> Suitable waste collection areas are to be provided for medium density development and the use of street frontages for large numbers of bins is to be avoided.<br><b>A20.4</b> A paved and screened drying area of at least 7m <sup>2</sup> is provided for each dwelling unit in medium density development.<br><b>A20.5</b> Common television antenna be provided for medium density development |
| <b>Waste Management Plans</b><br><b>P21.1</b> Appendix B of DCP Chapter 15 Waste Minimisation is to be completed and submitted with a development application for dwelling houses, semi-detached dwellings and dual occupancies.<br><br><b>P21.2</b> No performance criteria for medium density development | <b>Waste Management Plans</b><br><b>A21.1</b> A site waste minimisation and management plan is to be submitted with the development applications for dwelling houses, semi-detached dwellings and dual occupancies in accordance with Section 4.1 DCP Chapter 15 Waste Minimisation.<br><br><b>A21.2</b> A site waste minimisation and management plan is to be submitted with the development applications for  |

|  |  |
|--|--|
|  | medium density development in accordance with Section 4.2 DCP Chapter 15 Waste Minimisation. |
|--|--|

Figure 22: Service Areas



**Garbage bin store** - This slatted screen successfully screens the garbage bin storage area.



**Gas bottle store** - This storage area for the gas bottles is enclosed well ventilated and easy to access as required, however the structure integrates well with the dwelling.



**Poor garbage bin location** - Failure to consider the location of garage bins and other utility storage can lead to poor outcomes. In this example the garbage bins are within full view of the street and block the dwellings primary entrance.

#### 4.9 Element – Orientation, Glazing and Shade Control

The subtropical climatic conditions of Lismore, located on the far north coast of New South Wales, generally allow for comfortable outdoor living all year round. Lismore is characterised by warm, humid, and often wet, summers with mild dry winters. Climatic extremes in Lismore can present a combination of hot, humid summer days and cold overnight winter temperatures. Various design features (passive solar design) can be incorporated into a dwelling to maximise year round thermal comfort. Orientation; the location of habitable and non-habitable rooms; eaves; verandas; appropriate glazing; insulation; materials and colour; landscaping; and the incorporation of indoor / outdoor spaces are central to passive solar design. A passive solar house will use its own structure to enhance winter solar access and summer shade and maximise the cooling effect of summer breezes. The house can “passively” control the indoor climate.

Relevant Design Principle: 2, 5, 8

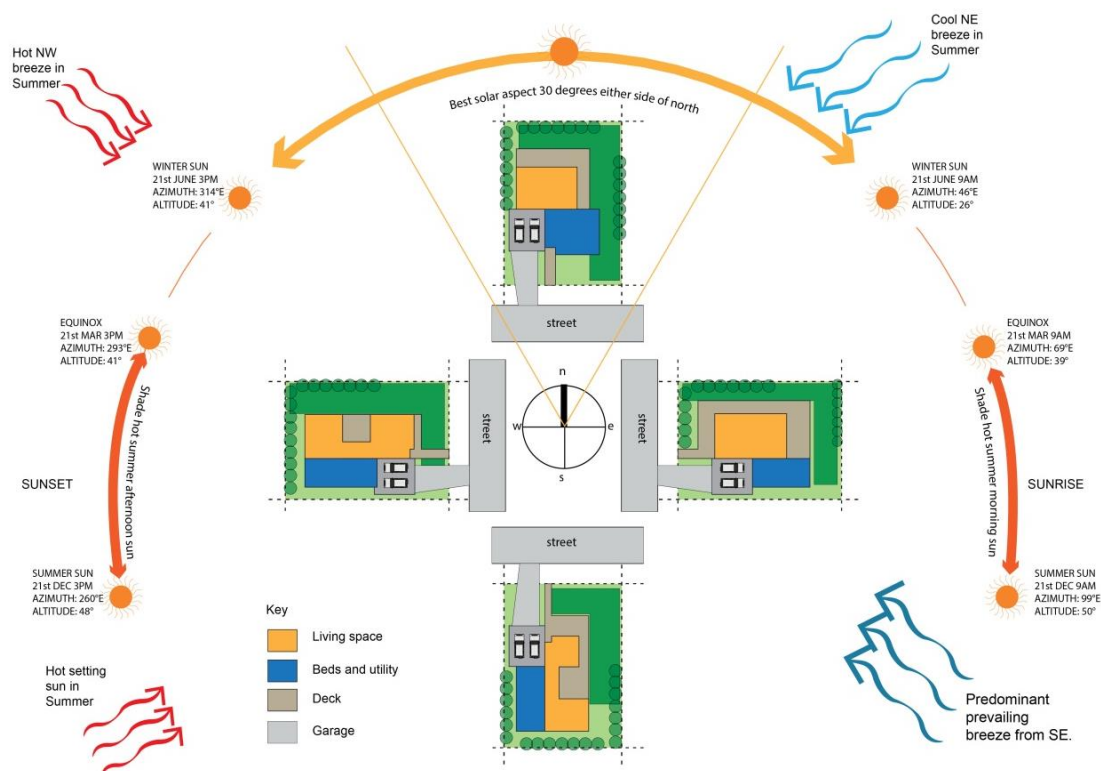
| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <p><b>P22</b> Development is designed to incorporate passive solar design to maximise winter sun and summer shade.</p> <p>Figures 23 and 24 demonstrate how this is achieved</p> | <p><b>A22.1</b> Orientation of the length of the building is between 30° east of north and 15° west of north where permitted by the configuration of the lot. This will maximise winter solar access and summer shade.</p> <p><b>A22.2</b> For new and infill development maintain at least 3 hours solar access to 50% of private open spaces of the proposed development, and to 50% of private open space of adjoining properties, between 9.00am and 3.00pm on June 21.</p> <p><b>A22.3</b> Locate <del>the a</del> living room, <del>dining room and kitchen</del> on the northern side of the dwelling <u>to receive suitable solar access</u>. Rooms such as bedrooms, bathrooms, toilets and laundries are located on the southern side to provide buffers to summer heat and/or winter wind.</p> <p><b>A22.4</b> Eaves, awnings, pergolas or deciduous vines and trees are used to provide shade.</p> |
| <p><b>P23</b> Windows are located to maximise winter sun penetration and to provide shading from summer sun.</p> <p>Figure 24 demonstrates how this can be achieved.</p>         | <p><b>A23.1</b> Windows are located to maximise opportunities for cross ventilation.</p> <p><b>A23.12</b> Windows of north facing habitable rooms receive at least three hours of sunlight between 9 am and 3pm on 21 June.</p>  |

#### Energy and Water Efficiency

An application for residential development must be accompanied by a NSW Building Sustainability Index (BASIX) assessment which measures the potential performance of all dwelling types against sustainability indices to reduce water and energy consumption. A BASIX assessment focuses on three components of sustainable building design, namely water, energy and thermal comfort. For further information refer to the NSW Government: Planning and Environment web page [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).

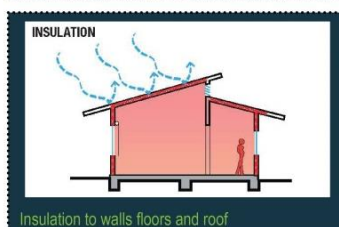
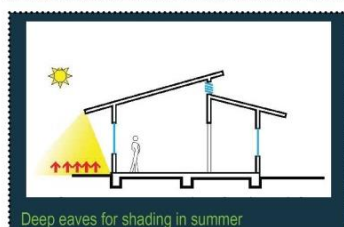
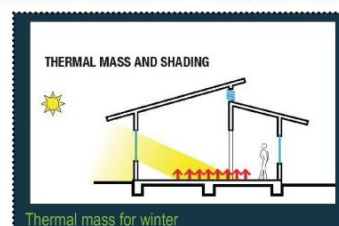
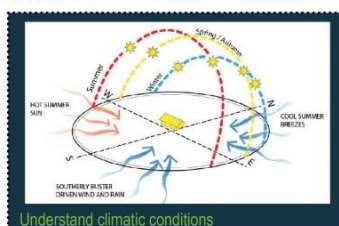
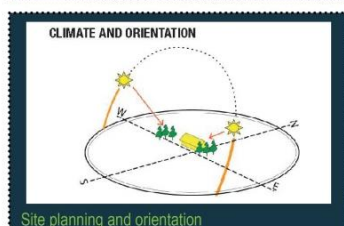


Figure 23: Orientation &amp; Passive Design



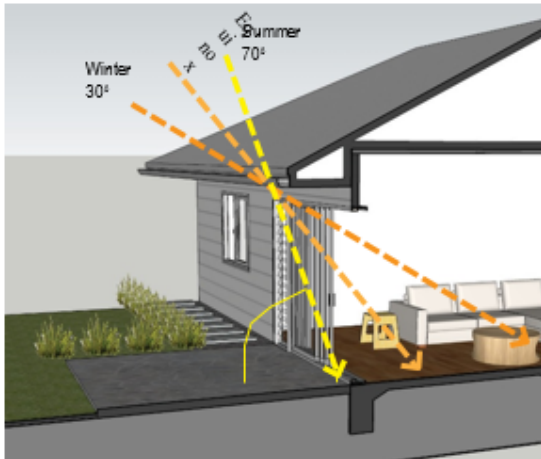
### Passive design principles:

- Generally plan your living spaces including lounge room, kitchen, dining areas to have access to northern sun.
- Maximise your north facing backyard or garden space.
- Located garages and utilities to the western or southern corners.
- Provide deck spaces which flow directly from living spaces.
- Use decks, awnings, overhangs and landscaping to provide shade to hot western summer sun.
- Locate windows to provide opportunity for cross ventilation.

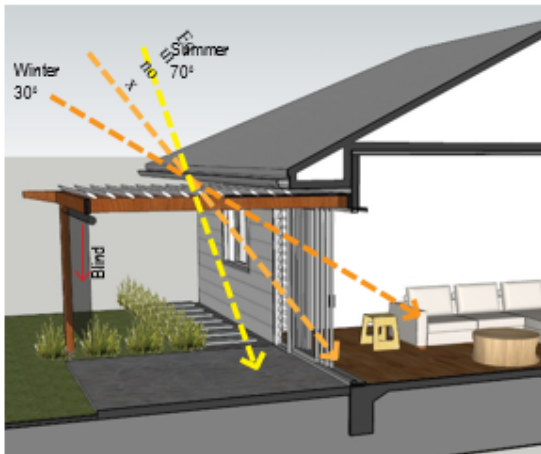


**Orientation and passive design** - Every dwelling or site orientation can be planned and designed to take advantage of solar path and prevailing breezes. By embedding passive design principles in dwelling design can reduce energy costs and facilitate more comfortable indoor and outdoor spaces. It is important that key indoor space relate to external living spaces and that adequate provision has been made for shading during the hot summer months.

Figure 24: Sunlight &amp; Shade Control



**Eave depth** - Design eaves which have a depth of at least 600mm. This may need to be increased on north facing elevations. Project a 70 degree line from the outer edge of the eave/ gutter to determine the amount of summer sun penetrating internal spaces. Similarly project a 30 degree line representing winter months.



**Pergolas and awnings** - Shade structures including pergolas, awnings and verandahs not only provide valuable shade from the hot summer sun, but extend internal living spaces outdoors. Different roof materials provide different levels of sunlight and shading control. Fixed louvres should be between 30-50° to allow winter sun, but block summer sun. Variable louvres provide control during summer and winter months.

Vertical drop down blinds during summer may be required on eastern and western elevation when the sun is at a lower angle.



**Landscaping** - Integrating landscape design to work with your internal configuration is important to achieving a good balance of sun shading and thermal control. Plant western elevations to provide shade from the hot summer sun. Integrating deciduous vines with shade structures can provide summer sun protection, increased privacy as well as an attractive backdrop.

**Glazing and shade control** - Within Lismore's climatic context, it is important to control the amount of sunlight penetration into indoor spaces. North facing habitable spaces should locate windows to maximise winter sun penetration however these windows will need to be shaded during summer months, through the use of eave depth, awnings, pergolas or deciduous vines and trees.

#### 4.10 Element - On-Site Sewage and Waste Water Management

This Element applies to development applications for residential development on land that is not connected to Council's reticulated sewerage system. These provisions are generally limited to rural, large lot residential and village zones with the exception of Caniaba, Nimbin and North Woodburn within Zone RU5 Village.

Sewage and waste water needs to be managed on-site to protect the environment and public health.

Relevant Design Principle: 8

| Performance Criteria  | Acceptable Solutions   |
|---|--|
| <b>P24</b> On-site sewage and waste water generated from the dwelling is treated so that:- <ul style="list-style-type: none"> <li>a) Public health is maintained</li> <li>b) Land, soil, groundwater and surface waters are protected from untreated sewage and waste water;</li> <li>c) Community amenity is protected from odour; &amp;</li> <li>d) Wastewater is reused as an effective resource.</li> </ul> | <b>A24.1</b> In areas not serviced by a reticulated sewerage system, on-site sewage management systems are installed in accordance with Council's <i>On-Site Sewage and Wastewater Management Strategy</i> . |

#### 5. EXPANDED DWELLING

An expanded dwelling is a single dwelling comprising a main building and a maximum of three (3) habitable outbuildings.

Relevant Design Principles: 1 – 10

| Performance Criteria  | Acceptable Solutions   |
|---|--|
| <b>P25</b> The size, location and design of buildings ensures that each building is used by the residents of the main dwelling. | <b>A25.1</b> A maximum of three (3) outbuildings are provided and are connected to the main building by paths with an all-weather surface.<br><br><b>A25.2</b> All buildings are contained within a radius no greater than 20 metres from the perimeter of the main building.<br><br><b>A25.3</b> One outbuilding is limited to a maximum gross floor area of 45m <sup>2</sup> and the others are limited to a maximum of 30m <sup>2</sup> .<br><br><b>A25.4</b> Each separate outbuilding may consist of a maximum of two (2) rooms with an ensuite or bathroom.<br><br><b>A25.5</b> No outbuilding is to contain a kitchen.<br><br><b>A25.6</b> No more than one laundry is provided, which may be contained in either one of the outbuildings or the main building. |



## 6. SMALL LOT HOUSING

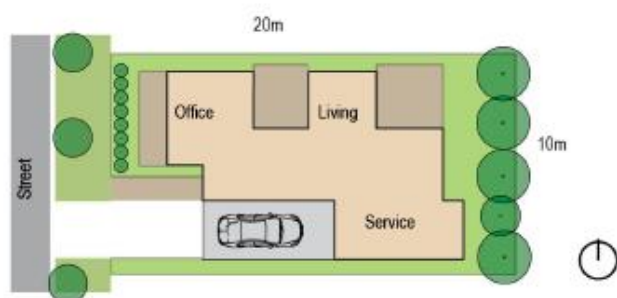
Small lot housing is generally located close to services and requires careful design responses to overlooking, overshadowing, provision of private open space and car parking and impacts on streetscape. Small lot housing provides for diversity in housing stock and assists in creating more compact and sustainable residential areas.

This section should be read in conjunction with the small lot housing provisions in Part 3 General Housing Code, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Relevant Design Principles: 1 – 10

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>P26</b> Small lot housing is of an appearance, scale, height and bulk in keeping with the local residential character and amenity of the area.  | <b>A26.1</b> The materials and building form complements the materials and building form of adjoining dwellings.<br><b>A26.2</b> Building height is no higher than 8.5 metres as provided in the Lismore Local Environmental Plan 2012.<br><b>A26.3</b> The minimum distance between the external building wall and the side boundary is 0.9 metres.  |
| <b>P27</b> Small lot housing is designed to: <ul style="list-style-type: none"> <li>• achieve adequate solar access and privacy for occupants and adjoining neighbours; and</li> <li>• ensure it does not adversely affect the residential amenity of adjacent residences with regard to overshadowing, privacy and overlooking and building mass and scale as seen from neighbouring premises and the street.</li> </ul> <p>Figure 25 provides examples of how to meet this criterion for a range of lot sizes.</p> | <b>A27.1</b> The design of small lot housing demonstrates:- <ul style="list-style-type: none"> <li>• Adequate privacy within and between dwellings, including adjoining dwellings; &amp;</li> <li>• Adequate access to natural light and natural ventilation.</li> </ul> <b>A27.2</b> Development applications for dwellings on lots less than 400m <sup>2</sup> to be in accordance with a Plan of Development approved by Council at subdivision stage.<br><b>A27.3</b> Vehicle access and car parking to be provided at the rear of the lot. |

Figure 25: Small Lot Housing

**200m² lot**

Single storey Detached House  
 2 bed plus home office to street  
 Single car parking to south  
 900mm side setback to south  
 Front setback equal or greater than adjoining front setbacks.  
 North facing decks

**280m² lot**

Two storey Courtyard House  
 3 bedroom  
 Rear access with home office over garage  
 Front setback equal or greater than adjoining front setbacks.  
 Zero side setback to south  
 900mm to north  
 North facing decks  
 Large rear landscaped deck

**300m² lot**

Two storey Detached 4 Bed House  
 One garage and one car port with zero setback to the south  
 Home office to street  
 900mm side setback to south  
 Front setback equal or greater than adjoining front setbacks.  
 North east facing rear decks

**Small lot housing configurations** - The design of the small lot dwelling should relate to the scale and lot configuration of the allotment and the relationship with the street. Floor plans should seek to maximise habitable spaces to the north and creating private outdoor amenity areas which relate seamlessly with indoor spaces.

## 7. SECONDARY DWELLINGS

A secondary dwelling is a small self-contained dwelling built on the same lot as the principal dwelling. An increased supply of secondary dwellings will provide greater housing diversity and assist in the provision of more compact, sustainable urban development.

Secondary dwellings are permitted with consent under *State Environmental Planning Policy (Housing) 2021* and/or Lismore LEP 2012 in the R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R5 Large Lot Residential and RU5 Village zones.

The Housing SEPP and LEP set the maximum dwelling gross floor area and the minimum site area. The maximum gross floor area under the LEP is whichever of the following is greater:

- a) 60m<sup>2</sup>
- b) 25% of the total floor area of the principal dwelling

**Note:** The floor area is a development standard under LEP clause 5.4(9). This maximum floor area cannot be increased in accordance with LEP clause 4.6(8)(c).

The SEPP provides for a minimum site area of 450m<sup>2</sup> and additional car parking is not mandatory.

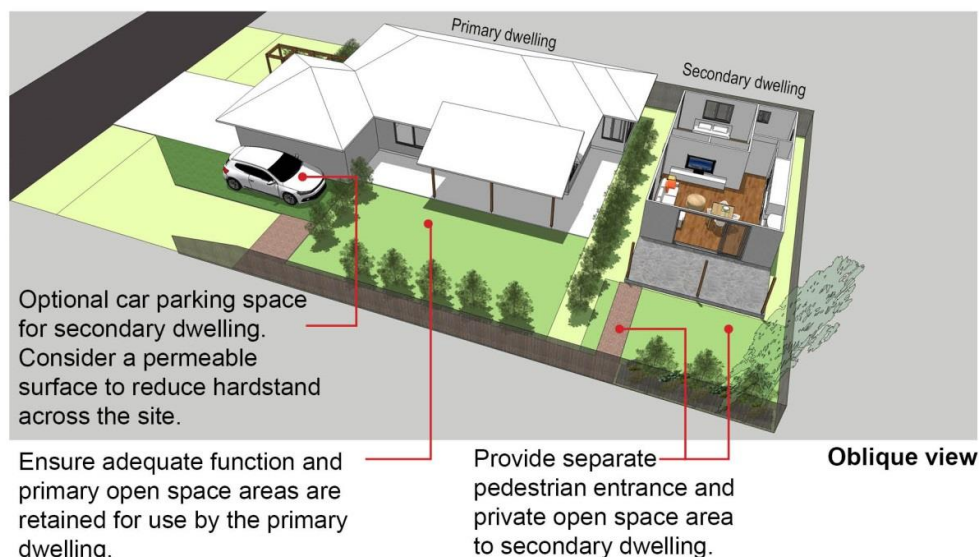
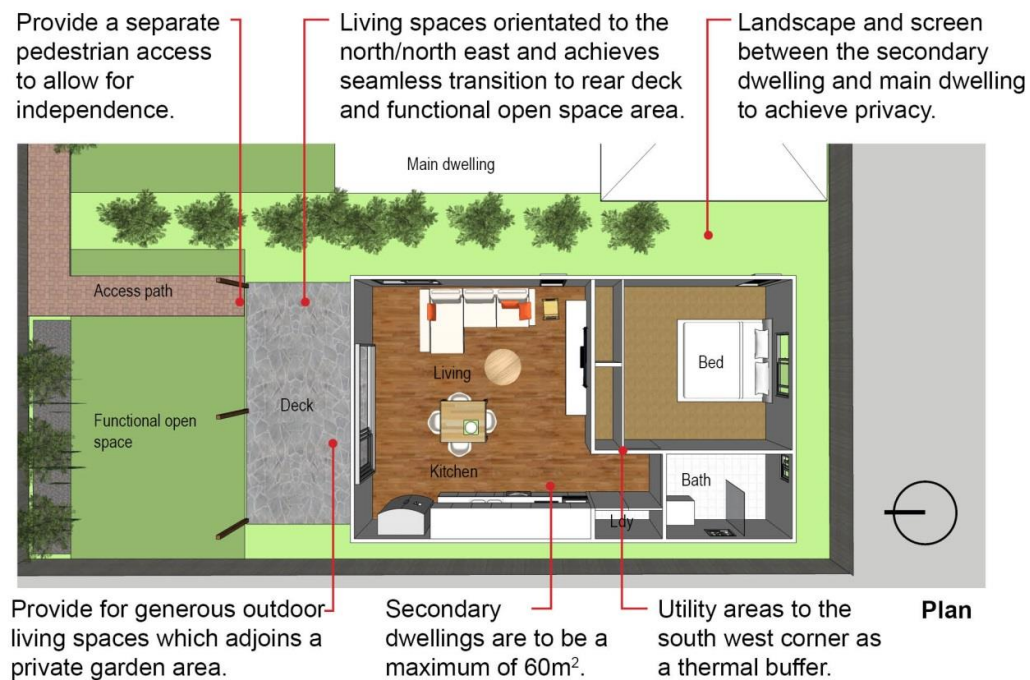
Secondary dwellings may also be Complying Development under the Housing SEPP in certain circumstances. Schedule 1 of the Housing SEPP detail the requirements for complying development. The provisions of this DCP do not apply to complying development.

The provisions of this DCP, as well as those listed below, also apply to secondary dwellings

Relevant Design Principle: 1 – 10

| Performance Criteria  | Acceptable Solution   |
|---|---|
| <p><b>P28</b> The design of secondary dwellings:</p> <ul style="list-style-type: none"> <li>a) is complementary to the principal dwelling, the constraints of the site and surrounding development.</li> <li>b) ensures visual and acoustic privacy between the principal dwelling and other adjoining residential development.</li> <li>c) provides optimum solar orientation to maximise natural light and thermal comfort.</li> </ul> <p>Figure 26 illustrates how to achieve compatibility with the principal dwelling, visual and acoustic privacy and maximisation of natural light</p> |   |
| <p><b>P29</b> The development of a secondary dwelling does not compromise the car parking requirements of the principal dwelling.</p> <p>Figure 26 demonstrates how this can be achieved.</p>   | <p><b>Note:</b> Consistent with the Housing SEPP, there is no requirement for separate car parking.</p> |

Figure 26: Secondary Dwelling Example



The secondary dwelling should be designed harmoniously with the primary dwelling in terms of overall size and scale, height, roof forms and building materials. Alternate roof forms are acceptable subject to design review.

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## 8. SHOP TOP HOUSING

Shop top housing refers to one or more dwellings located above ground floor retail or business premises. Shop top housing in the Lismore CBD and other business zones will diversify housing stock in locations close to services, transport and facilities. Increased residential development in the CBD will improve casual surveillance and revitalise the area after normal retail trading hours.

Relevant Design Principles: 1 – 10

| Performance Criteria  | Acceptable Solution   |
|---|---|
| <b>P30</b> The dwelling has direct residential access from a street or laneway.                                       | <b>P30.1</b> Each dwelling shall have direct unrestricted access that is separate from the retail or business premises.   |
| <b>P31</b> In a new building each dwelling has access to private open space for the residents.                        | <b>A31.1</b> Private open space, either at ground level or in the form of a balcony must be at least 20m <sup>2</sup> and directly accessible from the living area.   |
| <b>P32</b> External lighting, privacy and potential noise impacts on the occupants of the dwelling (s) are minimised. | <b>A32.1</b> The impact of external noise is minimised by locating bedrooms away from noise sources.<br><b>A32.2</b> The dwelling contains sound attenuation measures.  |
| <b>P33</b> Amenities and services for residents are located and provided to ensure convenient and safe access.        | <b>A33.1</b> Each dwelling shall have its own amenities, separate from the commercial or retail use.<br><b>A33.2</b> Dwellings with access to ground level private open space shall be provided a screened clothes drying area.<br><b>A33.4</b> Each dwelling shall have convenient access to a mail box and a lockable storage facility. |

**Note:** In addition to these controls, development applications for shop top housing will be assessed under the relevant Clauses of the *Environmental Planning and Assessment Regulations 2000* that deal with fire safety matters and compliance with the Building Code of Australia.

## 9. ADAPTABLE HOUSING

Adaptable housing is housing that is *designed* in a way that can easily, and at minimal extra initial cost, be modified as the needs of households change over time. This form of housing caters for people with mobility impairment, other disabilities or progressive frailty.

Relevant Design Principles: 1 – 10

| Performance Criteria  | Acceptable Solutions   |
|---|--|
| <b>P34</b> Dwellings are designed to readily accommodate modifications, with access for residents and visitors with disabilities. | <b>A34.1</b> One adaptable dwelling per five dwellings is provided for developments with more than five dwellings.<br><b>A34.2</b> Adaptable housing is to be consistent with <i>Australian Standard 4299-1995 – Adaptable Housing</i> . |



## 10. ~~10~~ RURAL DUAL OCCUPANCY (DETACHED)

Clause 4.2C of the Lismore LEP allows for dual occupancies within the RU1 Primary Production Zone. To ensure that this type of development is consistent with the LEP requirements that:

- (a) the development will not impair the use of the land or adjoining land for agriculture or rural industries, and*
- (f) the development will not have an adverse impact on the scenic amenity or character of the rural environment.*

The following provisions apply:

- Dwellings should be clustered within the same general vicinity and/or around other existing buildings such as farm sheds in order to minimise the footprint of the residential use of agricultural land and to reduce the likelihood of land use conflict with adjoining properties.
- A single driveway to both dwellings is preferred in order to minimise the footprint of driveways on the agricultural use and scenic amenity of the land. In the event that a second driveway is sought, applicants must demonstrate consistency with the relevant LEP clauses and also demonstrate suitable sight lines are available to traffic at the road access point. In this regard, driveways should comply with the NRLG Handbook for *Driveway Access to Property*. This Element of the DCP provides a guide to the use of Lismore Local Environmental Plan 2012 (LEP 2012) Clause 4.6 "Exceptions to development standards" regarding development applications for dual occupancy (detached) in Zone RU1 Primary Production.

This Element of the DCP does not provide "Acceptable Solutions" and "Performance Criteria" as LEP 2012 Clause 4.2C "Erection of dual occupancies (detached)" provides requirements for this land use.

*Dual occupancy (detached)* means 2 detached dwellings on one lot of land, but does not include a secondary dwelling. Dual occupancy (detached) is permitted with the consent of Council in various zones under LEP 2012 including Zone RU1 Primary Production. Consistency with the requirements of LEP 2012 Clause 4.2C must be demonstrated to the satisfaction of Council when a development application is assessed for dual occupancy (detached) in Zone RU1.

In some instances there may be justification for Council to consider a variation to a requirement of Clause 4.2C known as a development standard. Two such development standards include:

- Each dwelling will use the same vehicular access to and from a public road; and
- Each dwelling will be situated within 100m of each other

A development application for a dual occupancy (detached) that seeks to vary a development standard is required to include:

- Demonstration of compliance with LEP 2012 Clause 4.6 "Exceptions to development standards"; and
- A completed "Application to Vary Development Standards" form, available on Council's website

|   |   |
|---|---|
| <p>To support an application to vary Clause 4.2C(2)(b) of the LEP 2012 (requiring the use of the same vehicular access to and from a public road) the matters to be addressed include:</p> <ul style="list-style-type: none"> <li>• the context of the site (i.e. there may be an existing and longstanding driveway used as a secondary access that is proposed to service the dual occupancy that complies with Council's Policies and Australian Standards); and/or</li> <li>• the safety of the existing driveway serving the primary dwelling is non-compliant with Council's Policies and Australian Standards and a secondary access is deemed necessary.</li> </ul> | <p>Notwithstanding the provisions in the adjacent column, a variation to Clause 4.2C is unlikely to be supported if any of the following apply:</p> <ul style="list-style-type: none"> <li>• there are multiple non-compliances / inconsistencies with Clause 4.2 of the LEP 2012;</li> <li>• the proposed dual occupancy increases the potential for land use conflict with an adjoining land use (i.e. non-compliance with Part A, Chapter 11 Buffers of the Lismore DCP);</li> <li>• any variations being sought are reliant upon precedents approved on different sites; or</li> <li>• the dual occupancy proposes the use of an unauthorised structure.</li> </ul> |
|---|---|



To support an application to vary Clause 4.2C(2)(c) (requiring each dwelling to be situated within 100 metres of each other) the matters to be addressed include:

- demonstration that the site is physically constrained (i.e. by topography, flooding, sensitive vegetation, existing watercourse, land slip, land use conflicts, etc...) so that there is no suitable area within 100m of the primary dwelling for the dual occupancy; and/or
- The dual occupancy proposes the adaptive re-use of an existing authorised structure or longstanding approved structure (i.e. a dairy bails).

## 11. ~~11~~ LISMORE HEALTH PRECINCT

### Background

The Lismore Health Precinct comprises the area surrounding the Lismore Base Hospital, generally as bounded by: Brewster Street to the west; Orion Street to the north; Hunter Street, Bent Street and Rotary Park Reserve to the east; and McKenzie Street and Uralba Street to the south.

Council's planning objectives for the Health Precinct are to:

- Encourage additional residential densities in a location which is readily accessible to employment, transport, education and recreation facilities;
- Support additional specialist medical practices and health services facilities to be established in close proximity to the Lismore Base Hospital; and
- Provide design controls to encourage and facilitate change, in a manner which is compatible with the existing residential and non-residential character of the locality.

In 2016-17, Council changed the Lismore LEP and DCP to provide for increased building heights and residential densities within parts of the Precinct. These changes enable four and five storey buildings to be erected in parts of the Precinct, as compared to the typical 8.5m (2 storey) height control across most of the Lismore LGA, including the area surrounding the Health Precinct.

### Residential Development – 1 and 2 Storeys

For 1 and 2 storey residential development in the Health Precinct, the general provisions of Chapter 1 Residential Development apply.

### Residential Development – 3 or More Storeys

For residential developments in the Health Precinct comprising three or more storeys and that have four or more units, the provisions of *State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65)* and associated *Apartment Design Guide* will apply to the development application by virtue of the provisions of the SEPP. Council will therefore require applications to comply with the planning provisions contained within the Apartment Design Guide, particularly those contained within *Part 3 'Siting the Development'* and *Part 4 'Designing the Development'*. Where a provision is nominated within the Design Guide as a 'Design Criteria' particular weight will be applied to this provision in the assessment of the application.

Whilst the *SEPP 65 Apartment Design Guide* will apply to taller (ie above 2 storeys) residential developments within the Health Precinct, Council is keen to ensure that future development is particularly responsive to the sub-tropical climate and existing general building style in the locality. To achieve these outcomes, the additional design criteria documented in the table below apply.

Figure 27 provides illustrations with respect to the key design criteria applicable in the Health Precinct.

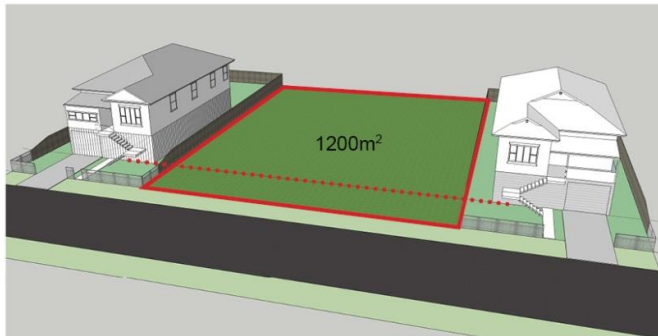
### Design Outcomes Taller Residential Development (3 Storeys or More)

#### Performance Criteria

#### Acceptable Solution

| <b>P35</b> Taller buildings are designed having regard to architectural best practice  | <b>A35</b> The planning provisions contained within the Apartment Design Guide are complied with, particularly those contained within <i>Part 3 ‘Siting the Development’</i> and <i>Part 4 ‘Designing the Development’</i> .   |                                 |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
|--|--|---------------------------------|-------------------------------|---------------------------------|-----------------------------|----|----|---|----|----------------------------------|----|---|----|
| <b>P36</b> Taller buildings are located on sites of a suitable size to enable buildings to be offset from property boundaries, achieve good orientation and to provide substantial onsite landscaping.   | <b>A36</b> The site has an area of at least 1200m <sup>2</sup> .   |                                 |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| <b>P37</b> Development is sited and designed taking into account the relationship to adjoining premises and the street.  | <b>A37.1</b> The development setback shall be 6 metres.<br><br><b>A37.2</b> For a corner allotment the setback is 6m from the primary street and 4m from the secondary road.   |                                 |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| <b>P38</b> For taller buildings deep soil zones provide areas on site that allow for and support healthy plant and tree growth compatible with a predominately residential precinct.   | <b>A38</b> Deep soil zones on site meet the following minimum requirements:<br><table border="1"><thead><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr></thead><tbody><tr><td>less than 650m<sup>2</sup></td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m<sup>2</sup> - 1,500m<sup>2</sup></td><td>3m</td></tr><tr><td>greater than 1,500m<sup>2</sup></td><td>6m</td></tr><tr><td>greater than 1,500m<sup>2</sup> with significant existing tree cover</td><td>6m</td></tr></tbody></table><br><i>Source: Apartment Design Guideline</i> | Site area                       | Minimum dimensions            | Deep soil zone (% of site area) | less than 650m <sup>2</sup> | -  | 7% | 650m <sup>2</sup> - 1,500m <sup>2</sup> | 3m | greater than 1,500m <sup>2</sup> | 6m | greater than 1,500m <sup>2</sup> with significant existing tree cover | 6m |
| Site area  | Minimum dimensions   | Deep soil zone (% of site area) |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| less than 650m <sup>2</sup>  | -  | 7%                              |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| 650m <sup>2</sup> - 1,500m <sup>2</sup>  | 3m   |                                 |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| greater than 1,500m <sup>2</sup>   | 6m   |                                 |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| greater than 1,500m <sup>2</sup> with significant existing tree cover  | 6m   |                                 |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| <b>P39</b> For taller buildings, adequate building separation distances are shared equitably between neighbouring sites to achieve reasonable levels of external and internal visual privacy.<br><br><b>Note:</b> For buildings less than 2 storeys, the setbacks for residential development apply. | <b>A39</b> – Minimum separation distances from buildings to the side and rear boundaries are as follows: <table border="1"><thead><tr><th>Height</th><th>Habitable Rooms and Balconies</th><th>Non-habitable Rooms</th></tr></thead><tbody><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 16m (5 storeys)</td><td>9m</td><td>4.5m</td></tr></tbody></table><br><i>Source: Apartment Design Guideline</i>   | Height                          | Habitable Rooms and Balconies | Non-habitable Rooms             | Up to 12m (4 storeys)       | 6m | 3m | Up to 16m (5 storeys)                   | 9m | 4.5m                             |    |   |    |
| Height   | Habitable Rooms and Balconies  | Non-habitable Rooms             |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| Up to 12m (4 storeys)  | 6m   | 3m                              |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| Up to 16m (5 storeys)  | 9m   | 4.5m                            |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| <b>P40</b> Taller buildings are designed and sited to reduce the visual scale of the development and amenity impacts on adjoining properties.  | <b>A40.1</b> Buildings are designed to provide a 3 storey presentation to the street, with the 4 <sup>th</sup> and/or 5 <sup>th</sup> storey set back at least 3m from the front building elevation<br><b>A40.2</b> The development is provided as a series of buildings, rather than one large building.  |                                 |                               |                                 |                             |    |    |   |    |                                  |    |   |    |
| <b>P41</b> Taller buildings include design references to the architectural character of existing residential dwellings in the locality   | <b>A41.1</b> Roof structures form part of the building elevation when viewed from the street and include pitched, hipped and gabled elements, clad with low reflective materials.<br><b>A41.2</b> A variety of building materials are incorporated into the design, including masonry brick and lightweight cladding materials such as weatherboard.   |                                 |                               |                                 |                             |    |    |   |    |                                  |    |   |    |

|  |  |
|--|--|
|  | <p><b>A41.3</b> Buildings address the public street, with ground floor units provided with direct pedestrian access from the street.</p> <p><b>A41.4</b> Vehicle and pedestrian points of entry are separated.</p> <p><b>A41.5</b> Windows and deep balconies and / or decks are provided facing the public street.</p> <p><b>A41.6</b> The front building setback is landscaped with soft landscaping and includes trees for shade and screening.</p> |
| <p><b>P42</b> In Uralba Street the form, bulk, scale, roof lines, setbacks, height, orientation, materials, articulation, fenestration, finishes and detailing of development of premises containing or adjacent to a building identified as having local architectural significance in the Lismore Heritage Study 1995, (Perumal Murphy Wu) are sympathetic to and respectful of:</p> <ul style="list-style-type: none"> <li>• the architectural significance of the place; and</li> <li>• the contribution of the place to the local streetscape of the surrounding area; and</li> <li>• do not detract from the appearance of retained existing buildings when viewed from a public place.</li> </ul> |  |
| <p><b>P43</b> On-site car parking does not dominate the front setback.</p>   | <p><b>A43.1</b> Carparking areas are provided either at the rear of the site or integrated into the building form via under croft parking.</p> <p><b>A43.2</b> Car parking access is provided via integrated access points.</p> <p><b>A43.3</b> No car parking is provided within the front building setback.</p>  |
| <p><b>P44</b> Any additional traffic generated from a proposal will require the upgrade of road frontages or other external road works.</p>  | <p><b>A44</b> Road standard along the frontage must meet the requirements set out in Chapters 5A, 5B and 6 of the DCP respectively.</p>  |



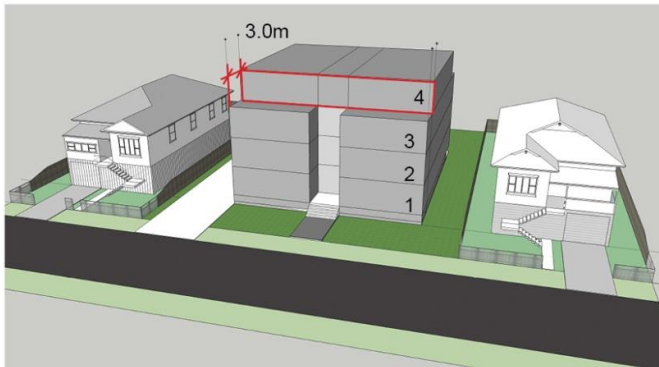
#### Lot size and setback

Setbacks should be established to take into account the relationship to the street and adjoining premises. Development sites require a site area of 1200sqm.



#### Landscape and deep soil zone

Provide landscape deep soil zones to allow for and support plant and tree growth. Plan common outdoor areas to have good sunlight access. Use side boundary landscaping to achieve privacy.



#### Building massing

Buildings are to be design to provide a 3 storey presentation to the street with the upper 4th and/or 5th levels to be setback 3.0m from the front building elevation. Articulate the building into intersecting volumes rather than a singular volume.



#### Materials and Form

Integrate with existing residential character with design of roof forms, use of building materials and building detailing. Provide balconies which overlook the street.

**Figure 27 – Residential Development 3 or more storeys** – Given the Lismore Health precinct is a transitional area, new development should respect the existing amenity of adjoining lower density development in terms of privacy, overlooking and overshadowing as well as providing consistency of roof forms and building materials.



**Figure 27 – Residential Development 3 or more storeys** – Given the Lismore Health precinct is a transitional area, new development should respect the existing amenity of adjoining lower density development in terms of privacy, overlooking and overshadowing as well as providing consistency of roof forms and building materials.

### Preferred Design Outcomes – Non-Residential Development in the Lismore Health Precinct

The town planning framework in the Lismore Health Precinct enables certain forms of non-residential development including health services facilities (medical centres and consulting rooms) and community facilities to occur with the consent of Council.

Council is keen to ensure that such development is compatible with the existing and proposed building form in the locality. In this regard, it is expected that future development within the Precinct will continue to be predominately residential in form. As such, non-residential development needs to be designed such that a sympathetic interface is provided between residential and non-residential development in the Precinct. To achieve these outcomes, the additional design criteria documented in the table below apply.



## Design Outcomes for Non-Residential Development in the Lismore Health Precinct

| Performance Criteria   | Acceptable Solution  |
|--|--|
| <b>General Requirements</b>  |  |
| <b>P45</b> Non-residential developments designed to be compatible with the scale and form of residential development in the Health Precinct and contain design references to the existing architectural character of the area.   | <p><b>A45.1</b> Roof structures form part of the building elevation when viewed from the street and include pitched, hipped and gabled elements, clad with low reflective materials.</p> <p><b>A45.2</b> A variety of building materials are incorporated into the design, including masonry brick and lightweight cladding materials such as weatherboard.</p> <p><b>A45.3</b> Buildings address the public street, with any ground floor commercial units provided with direct pedestrian access from the street.</p> <p><b>A45.4</b> Vehicle and pedestrian points of entry are separated.</p> <p><b>A45.5</b> Windows and deep balconies and / or decks are provided facing the public street.</p> <p><b>A45.6</b> The front building setback is landscaped with soft landscaping and includes trees for shade and screening.</p> <p><b>A45.7</b> Fencing in the front setback is residential in scale and form and includes at least 50% visually permeable elements.</p> |
| <b>P46</b> Development is sited and designed taking into account the relationship to adjoining premises and the street.  | <p><b>A46.1</b> Development setback shall be 6 metres.</p> <p><b>A46.2</b> For a corner allotment the setback is 6m from the primary street and 4m from the secondary road.</p>  |
| <b>P47</b> Developments minimise overlooking of the internal living areas of adjacent dwellings by careful building layout, spatial separation of buildings, location and design of windows and balconies, screen walls, fences and landscaping.   | <p><b>A47</b> – Refer to Part 4.2 – Element, Visual Privacy, Acceptable Solutions</p>  |
| <b>P48</b> Earthworks and retaining walls:- <ul style="list-style-type: none"> <li>• Preserve the stability of the site and adjoining land;</li> <li>• Minimise site disturbance from excessive cut and fill.</li> <li>• Minimise adverse physical, visual and privacy impacts from excessive cut and fill.</li> <li>• Minimise adverse impact on streetscape.</li> <li>• Are integrated with landscaping.</li> <li>• Ensure that structures are stable and safe.</li> </ul> | <p><b>A48</b> – Refer to Chapter 1, Part 4.5 – Element, Earthworks, Retaining Walls and Erosion controls</p>   |
| <b>P49</b> Site facilities such as waste bin enclosures and storage areas are conveniently accessible and visually unobtrusive.  | <p><b>A49.1</b> At least 3m<sup>2</sup> is provided for each 'waste service' to a commercial unit. The storage area is in a location readily accessible to the waste collection point.</p> <p><b>A49.2</b> Collective storage areas for garbage bins are screened by landscaping or fencing.</p> <p><b>A49.3</b> The development application is to be accompanied by a Site Waste Minimisation and Waste Management Plan in accordance with DCP Chapter 15.</p>  |



| <p><b>P50</b> Adequate provision is made for onsite car parking and loading facilities in locations which do not dominate the front setbacks.</p>   | <p><b>A50.1</b> Carparking is provided on site in accordance with the rates and design requirements of Chapter 7 Off Street Carparking.</p> <p><b>A50.2</b> Carparking areas are provided either at the rear of the site or integrated into the building form via under croft parking.</p> <p><b>A50.3</b> No car parking is provided within the front building setback.</p> <p><b>A50.4</b> Loading docks and the like are located at the rear or side of the premises.</p> <p><b>A50.5</b> For specialist medical practices 'stacked parking' may be provided for staff working at the premises only when a parking management plan accompanies the application which demonstrates that staff can conveniently access these spaces.</p> |                                 |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
|---|---|---------------------------------|--------------------|---------------------------------|-----------------------------|---|----|---|----|----------------------------------|----|---|----|
| <p><b>P51</b> Signage does not dominate facades and is included as an integral part of the building design.</p>   | <p><b>A51</b> Advertising and signage should be in accordance with Chapter 9 - Outdoor Advertising Structures of the Lismore Development Control Plan.</p>  |                                 |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
| <p><b>P52</b> Any additional traffic generated from a proposal will require the upgrade of frontages or other external road works.</p>  | <p><b>A52</b> Road standard along the frontage must meet the requirements set out in Chapters 5A, 5B and 6 of the DCP respectively.</p>   |                                 |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
| <p><b>Taller Buildings (3 levels or more)</b></p>   |   |                                 |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
| <p><b>P53</b> Taller buildings are located on sites of a suitable size to enable buildings to be offset from property boundaries, achieve good orientation and to provide substantial onsite landscaping.</p> | <p><b>A53</b> The site has an area of at least 1200m<sup>2</sup>.</p>   |                                 |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
| <p><b>P54</b> For taller buildings deep soil zones provide areas on site that allow for and support healthy plant and tree growth compatible with a predominately residential precinct.</p>                   | <p><b>A54</b> Deep soil zones on site meet the following minimum requirements:</p> <table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m<sup>2</sup></td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m<sup>2</sup> - 1,500m<sup>2</sup></td><td>3m</td></tr><tr><td>greater than 1,500m<sup>2</sup></td><td>6m</td></tr><tr><td>greater than 1,500m<sup>2</sup> with significant existing tree cover</td><td>6m</td></tr></table> <p>Source: Apartment Design Guideline</p> <p><b>A54.2</b> Deep soil zones are provided in locations which assist in buffering the development from adjoining residential uses.</p>   | Site area                       | Minimum dimensions | Deep soil zone (% of site area) | less than 650m <sup>2</sup> | - | 7% | 650m <sup>2</sup> - 1,500m <sup>2</sup> | 3m | greater than 1,500m <sup>2</sup> | 6m | greater than 1,500m <sup>2</sup> with significant existing tree cover | 6m |
| Site area   | Minimum dimensions  | Deep soil zone (% of site area) |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
| less than 650m <sup>2</sup>   | -   | 7%                              |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
| 650m <sup>2</sup> - 1,500m <sup>2</sup>   | 3m  |                                 |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
| greater than 1,500m <sup>2</sup>  | 6m  |                                 |                    |                                 |                             |   |    |   |    |                                  |    |   |    |
| greater than 1,500m <sup>2</sup> with significant existing tree cover   | 6m  |                                 |                    |                                 |                             |   |    |   |    |                                  |    |   |    |

| <p><b>P55</b> For taller buildings, adequate building separation distances are shared equitably between neighbouring sites to achieve reasonable levels of external and internal visual privacy.</p> <p><b>Note:</b> For buildings less than 2 storeys, the setbacks for residential apply.</p>  | <p><b>A55</b> – Minimum separation distances from buildings to the and rear boundaries are as follows:</p> <table><tr><th>Height</th><th>Habitable Rooms and Balconies</th><th>Non-habitable Rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 16m (5 storeys)</td><td>9m</td><td>4.5m</td></tr></table> <p>Source: Apartment Design Guideline</p> | Height              | Habitable Rooms and Balconies | Non-habitable Rooms | Up to 12m (4 storeys) | 6m | 3m | Up to 16m (5 storeys) | 9m | 4.5m |
|--|--|---------------------|-------------------------------|---------------------|-----------------------|----|----|-----------------------|----|------|
| Height   | Habitable Rooms and Balconies  | Non-habitable Rooms |                               |                     |                       |    |    |                       |    |      |
| Up to 12m (4 storeys)  | 6m   | 3m                  |                               |                     |                       |    |    |                       |    |      |
| Up to 16m (5 storeys)  | 9m   | 4.5m                |                               |                     |                       |    |    |                       |    |      |
| <p><b>P56</b> Taller buildings (3 levels or more) are designed and sited to reduce the visual scale of the development and amenity impacts on adjoining properties.</p>  | <p><b>A56.1</b> Buildings are designed to provide a 3 storey present to the street, with the 4th / 5<sup>th</sup> storeys set back at least 3m the front building elevation.</p> <p><b>A56.2</b> The development is to give the appearance of a seri buildings, rather than one large building.</p>  |                     |                               |                     |                       |    |    |                       |    |      |
| <p><b>P57</b> In Uralba Street the form, bulk, scale, roof lines, setbacks, height, orientation, materials, articulation, fenestration, finishes and detailing of development of premises containing or adjacent to a building identified as having local architectural significance in the Lismore Heritage Study 1995, (Perumal Murphy Wu) are sympathetic to and respectful of:</p> <ul style="list-style-type: none"><li>the architectural significance of the place; and</li><li>the contribution of the place to the local streetscape of the surrounding area; and</li><li>do not detract from the appearance of retained existing buildings when viewed from a public place.</li></ul> |  |                     |                               |                     |                       |    |    |                       |    |      |



**Figure 28 - Non-residential Development** – A range of land uses are permissible within the Lismore Health precinct including certain non-residential forms including medical practices and community facilities. Non-residential development should include active uses to street frontages including cafes or health service facilities

as a clear and legible foyer entrance to building(s) and passage to car parks which is preferably located at the rear.

## References

1. *North Coast Urban Design Guidelines*, Department of Planning, 2008
2. *The Australian Model Code for Residential Development (AMCORD, Commonwealth Department of Housing and Regional Development)*, 1997
3. *Lismore Housing Strategy*, July 2012
4. *Lismore Housing Strategy Action Plan*
5. *State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65) and associated Apartment Design Guide*

## Chapter 3

# Industrial Development



### 3 Industrial Development

#### 3.1 Objectives of this Chapter

The objectives of this Chapter are:

1. To promote and encourage industrial development in appropriate locations within the City of Lismore.
2. To ensure that industrial development does not adversely affect the amenity of any adjoining property or public place.
3. To achieve an overall high amenity in industrial areas by encouraging high standards of building design and by making provision for adequate landscaping.
4. To ensure that adequate access, parking and vehicles circulation areas are provided on site.
5. To ensure that adequate services are provided to cater for industrial development.
6. To ensure that industrial development in flood prone areas is compatible with the flooding characteristics of the site, and designed so that the likelihood of damage to buildings, stock and equipment from floodwater is minimised.

#### 3.2 Definitions

The following is a list of industrial land uses and related land uses outside of the industry and rural industry group terms. A word or expression used in this chapter has the same meaning as it has in LEP 2012 unless it is otherwise defined in this chapter.

**boat building and repair facility** means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

**~~bulky goods~~Specialised retail premises** means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage, and
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire, and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

**depot** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

**freight transport facility** means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

**general industry** means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

**hardware and building supplies** means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

**heavy industrial storage establishment** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

**heavy industry** means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

**industrial training facility** means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

**industry** means any of the following:

- (a) general industry,
  - (b) heavy industry,
  - (c) light industry,
- but does not include:
- (d) rural industry, or
  - (e) extractive industry, or
  - (f) mining.

**landscaping material supplies** means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

**light industry** means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry.



**plant nursery** means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

**rural industry** means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

**rural supplies** means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

**storage premises** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

**timber yard** means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

**transport depot** means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

**truck depot** means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

**vehicle body repair workshop** means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

**vehicle repair station** means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

**vehicle sales or hire premises** means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

**warehouse or distribution centre** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

**wholesale supplies** means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.

### 3.3 Design Standards

#### **Building Line Setbacks**

The setback from the street frontage to the building line should be no less than 6 metres. This area is to be landscaped in accordance with an approved landscape plan to be submitted with the Development Application. Generally, car parking will not be permitted in the landscape setback area.

On corner allotments requests to vary the setback requirement on the minor street frontage and/or permit off-street parking within the setback area will be considered on their merits. Applications for setback variations on corner allotments must demonstrate that visibility will not be impeded at the intersection.

For any development on land located immediately to the east of the proposed new location of East Street, South Lismore, the building line setback from the East Street frontage to the building line shall be not less than 3 metres. Direct vehicular access from this land to the realigned East Street is prohibited.

Where an industrial development (including related land uses outside of the industry or rural industry group terms) is proposed on land which is adjoining an existing residential use, a minimum 2 metres wide landscaped area is to be provided along the common boundary with the residential development.

A reduction in this landscaping setback on the boundary will be considered if allotment width is less than 20m and agreement is obtained from the adjoining neighbour.

#### **Site Coverage**

No specific limitation applies to the percentage of the site which may be covered by a building or buildings. Each application will be considered on its merits but should demonstrate compliance with other requirements set out in this Plan, such as building line setbacks, landscaped areas, and the provision of vehicular parking, circulation and loading/unloading areas.

#### **Access**

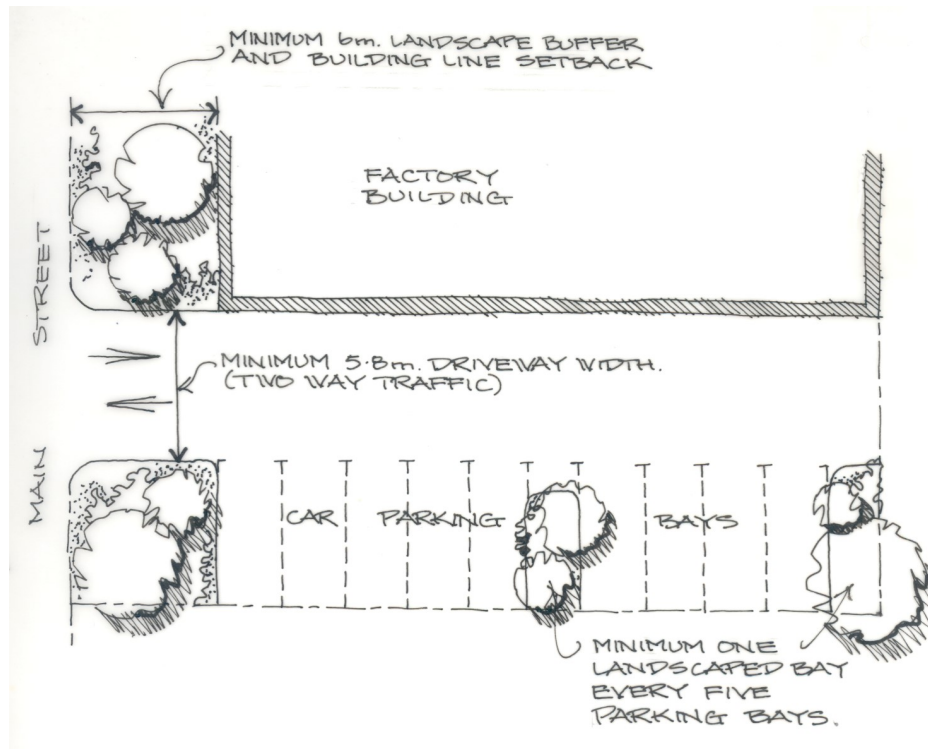
The design of driveways, access points and vehicular circulation areas is to be such that vehicular entry and exit from the site may be carried out in a forward direction. It is preferred that car parking and light vehicle traffic is separated from heavy vehicle traffic accessing loading and servicing areas.

All driveways shall be suitably signposted and indicate "Entrance", "Exit" and "Keep Left" as appropriate. Driveways shall be located so that any vehicle entering or exiting from the site is clearly visible to approaching vehicles or pedestrians.

#### **Carparking**

On-site parking requirements for industrial development are set out in Chapter 7 – (Off Street Parking) of this Development Control Plan.

Car parking areas should be designed in accordance with the requirements of Chapter 7. They should permit ready access to the development and the public road network while being suitably screened from adjoining developments and public areas. The car park layout should utilise a logical and efficient internal circulation network thus reducing potential conflict for users of the car park. Appropriate landscaping is to be incorporated into the car park design. Landscaped areas should have a minimum width of two (2) metres with shade trees located in landscaped bays at a rate of approximately one per every five (5) car parking spaces.



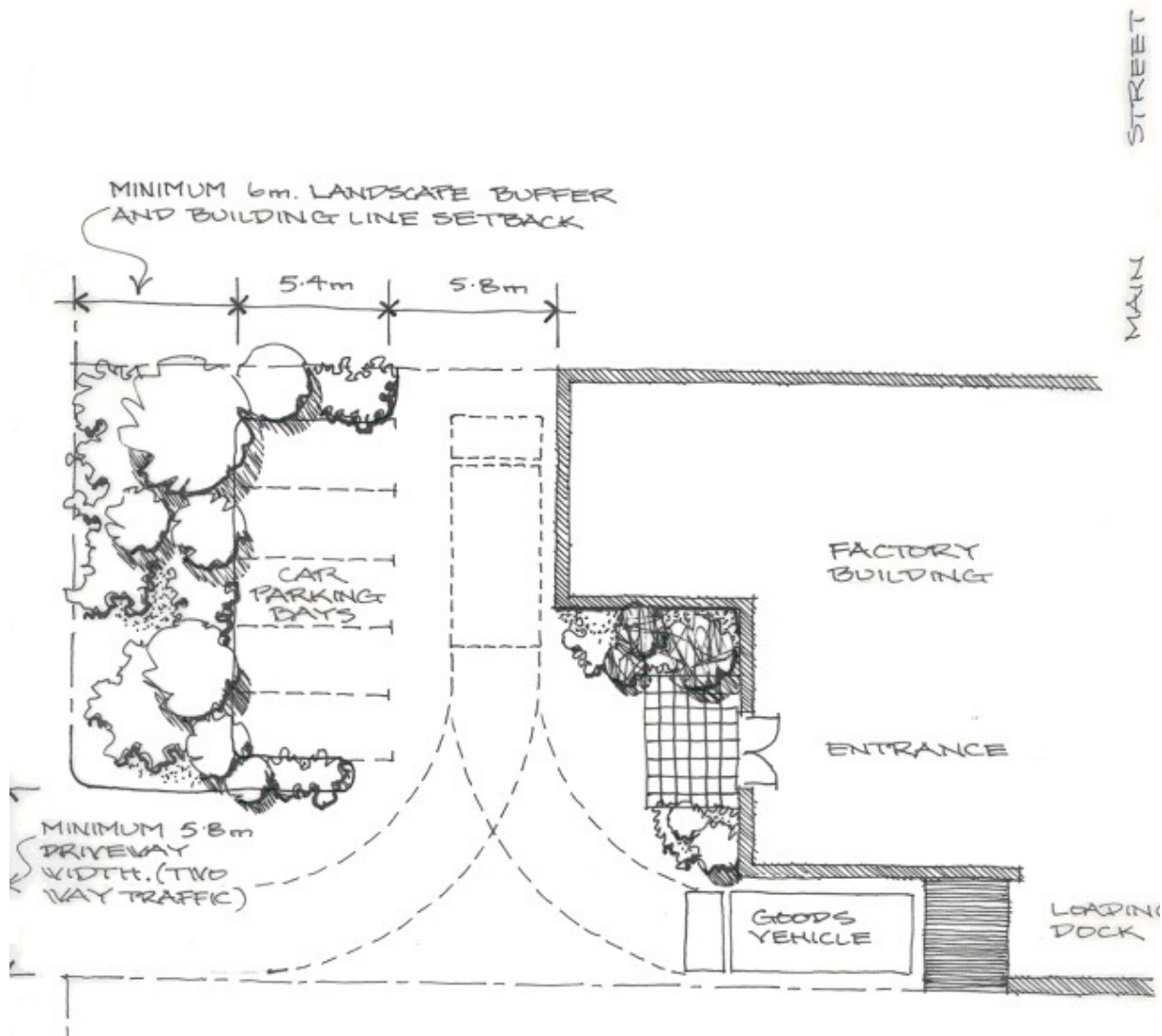
Internal roads and car parking areas shall be constructed of bitumen seal, or approved pervious pavements or similar material and are to be drained and marked to Council's satisfaction. Design details are to be submitted to Council for approval with the Development Application.

#### **Heavy Vehicles Servicing Areas**

Facilities should be designed in accordance with the requirement of AS 2890:2 – Parking Facilities Part 2 Off-street Commercial Vehicle Facilities and generally be a minimum width of 6.5 metres for two-way traffic and 3.5 metres for single lane.

### Loading Docks

Loading docks or bays shall be provided as part of the development to ensure that no loading or unloading of vehicles occurs within Council's road reserve. The dimensions of a loading bay will depend on the nature of the development and the type of vehicles involved in the delivery/pick up operations but they shall comply with the requirement of AS 2890:2 Part 2 Off-street Commercial Vehicle Facilities and should be no less than 7m x 4m so as to permit access and accommodation of a small rigid truck.



### Open Storage Areas

Open storage areas are to be identified on the site plan submitted with the Development Application and should be located behind the building line setback preferably behind any proposed or existing buildings. Open storage areas should be screened from view from the public roadway and adjoining properties, with the design of the screen to be approved by Council.

### Landscaping

Landscaping to Council's requirements is to be established within the building line setback areas and within the car park areas. A landscape concept plan, prepared in accordance with Council's *Landscape Guidelines*, is required to be submitted with the Development Application for approval by Council. A detailed landscape plan must be submitted with the Construction Certificate and should indicate the names, location and mature heights of all tree and shrub species to be used.

together with the location of any mounded garden beds, grassed and paved areas. Landscaping should incorporate a mixture of trees, shrubs and ground covers, and garden beds should be mulched to reduce maintenance requirements. The use of mounded landscaped beds is encouraged to screen parking and service areas.



Large developments should make provision for an outdoor lunch area for staff in a suitably landscaped location.

### ***External Appearance and Building Materials***

Industrial buildings (including related developments outside of the industry or rural industry group terms) should be designed to be attractive as well as functional. Facades facing the street should be constructed in face brick or rendered and/or painted brick, concrete or masonry. Other materials such as pre-coloured metal sheeting will be considered where the use of these materials can be shown to be compatible with the architectural design of the building.

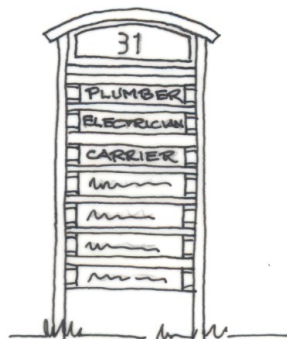
The use of ventilation and sun control devices such as roof ventilators, louvres, verandahs and awnings are encouraged to minimise energy requirements and improve the visual appearance of buildings.

### ***Fencing***

Security fencing will be permitted on the side and rear boundaries but should be located behind the designated landscape setback area along the street frontage. Ornamental fences may be erected within the designated landscape setback area as part of the landscape design.

### ***Signage***

Signage should be attractively designed in a style and colours which complement the amenity of the area. Where possible signs should be integrated into the overall design of the building. The number of signs for a single development should be restricted to those necessary to provide reasonable identification of the business or businesses located on that site. Where there is more than one business located on one site, Council encourages the use of a single integrated directory sign.



Standards for advertising signs are contained in Chapter 9 – Outdoor Advertising Structures. Typical signs which are permissible in the ~~IN1-General Industrial and IN2-Light~~E4 General Industrial zone include:

|  | Maximum Size                       |
|--|------------------------------------|
| * Above Awning Sign  | 1.4m <sup>2</sup>                  |
| * Business Signs   | 5m <sup>2</sup>                    |
| * Illuminated Sign<br>- indirectly lit<br>- internally lit | 3m <sup>2</sup><br>8m <sup>2</sup> |
| * Neon   | 4m <sup>2</sup>                    |
| * Pole or Pylon Sign                                       | 4m <sup>2</sup>                    |
| * Sky, Roof or Fin Sign                                    | 8m <sup>2</sup>                    |
| * Wall Sign  | 15m <sup>2</sup>                   |

### ***Tradewaste (Effluent) Disposal***

Tradewaste is any discharge to the sewer that is not from domestic premises. Any effluent that is to be discharged to the sewer from industrial premises (including related land uses outside of the industry or rural industry group terms) must meet specific requirements as set out in Council's Trade Waste Policy. The effluent may require pre-treatment in order to bring it to within acceptable standards.

A Tradewaste Application must be submitted prior to the release of the Construction Certificate. A Tradewaste Agreement between Council and the owners of the premises will be required before any effluent can be discharged to Council's sewer.

### ***Stormwater Disposal***

All stormwater from roofed, paved and landscaped areas shall be piped to the nearest Council approved stormwater inlet in accordance with Council's Stormwater Specification.

Stormwater from areas which may contain pollutants in the form of solid, liquid or gaseous matter which could alter the physical, chemical or biological condition of the water shall be directed to the sewer following pre-treatment to the satisfaction of Council.

### ***Solid Waste Storage and Disposal***

Suitable provision is to be made for the on-site storage and collection of all solid wastes. An area for the separate storage of bulk waste, organics and recycling containers is to be provided behind the building line setback where it can be readily accessed and serviced by a waste collection vehicle. Waste storage areas are to be screened from the public roadway and from adjoining properties.

### ***Environmental Safeguards***

The design is to be taken into account any noise, air, odour and water pollutants that may be emitted from the premises. Full details of any emissions are to be included in the Statement of Environmental Effects to be submitted with the Development Application.

### ***Availability of Services***

Town water and sewer are available to all industrial land in the City of Lismore. Where some deficiencies in the capacity of services exist these have been previously identified and will be progressively upgraded.

Where a development site is required ahead of the scheduled upgrading, the work will be timed to co-ordinate with the development so that the provision of adequate water and sewer services do not place a constraint on industrial development.

Water and Sewerage Headworks levies will be applicable based on the load the development places on the water and sewer system as measured in Equivalent Tenements (ET's), where the load exceeds 1 ET.



The availability of other services (eg telephone, electricity, gas) should be checked with the relevant authority.

### **Development on Flood Prone Land**

All development on land that has been identified as being flood liable in the Lismore Floodplain Management Plan is to be in accordance with the requirements of Chapter 8 - Flood Prone Lands.

### **~~Section 94 Contributions~~**

~~Section 94 Contributions for industrial development apply for the following categories:~~

~~Urban Arterial Roads ————— (per m<sup>2</sup> site area)~~

~~Street Trees ————— (per lot)~~

~~State Emergency Services ————— (per ET)~~

~~Section 94 Contribution rates are contained in Council's Section 94 Contributions Plan. Additional contributions may apply to some areas on a site specific basis.~~

### **Section 7.11 Contributions**

Section 7.11 Contributions for industrial developments are set out in Lismore City Council's Infrastructure Contributions Plan (2024-2041)

### **Design Hints**

A typical industrial development (including related development outside of the industry or rural industry group terms) incorporating those design features necessary to achieve the objectives of this DCP is illustrated in Attachment 1.

## **3.4 Other Provisions**

### **~~Bulky Goods~~Specialised retail ~~Pp~~premises**

Retailing of items from ~~bulky goods~~specialised retail premises in the ~~IN1 E4~~ General Industrial ~~or~~ ~~IN2 Light Industrial~~ zone is permissible where the retailing is consistent with the definition of ~~bulky goods~~specialised retail premises which requires that the goods or materials are of such a size, shape or weight as to require a large area for handling, storage or display and/or direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into their vehicles after purchase.

~~Bulky goods~~Specialised retail premises should have a minimum gross floor area of 1000m<sup>2</sup> unless it can be demonstrated to the satisfaction of Council that a lesser area is warranted because of the nature of bulky goods to be retailed. Retailing from ~~Industrial~~Employment zones should not be in direct competition with the nature of retail activity in the CBD.

### **Change of Use**

Where development consent has been issued for the purposes of a light industry, a warehouse or distribution centre or certain retail premises, covered by the provisions of this chapter, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be applicable. Where the SEPP applies, a change of use may be undertaken either as Exempt or Complying Development.

### **Referral to Transport for NSW Roads & Maritime Services**

State Environmental Planning Policy (Transport and Infrastructure) 2021 requires any development that triggers CI 2.119 'Development with frontage to a classified road' or CI 2.122 'Traffic-

~~generating development' to be referred to Transport for NSW. The following developments will be referred to the NSW RMS for comment as required by State Environmental Planning Policy (Infrastructure) 2007—Traffic Generating Developments.~~

1. Buildings to be used for the purposes of an industry where the gross floor area of the building is equal to or greater than 20,000m<sup>2</sup>, or where an extension to an existing building to be used for the purposes of an industry has an area equal to or exceeding 20,000m<sup>2</sup>.
2. Freight transport facilities, warehouse or distribution centres, depots used for shipping containers or liquid fuel depots (or the extension of any existing freight transport facilities, warehouse or distribution centres, depots used for shipping containers or liquid fuel depots which increases by more than 8,000m<sup>2</sup> the area of land or the gross floor area of buildings to be used for that purpose).
3. Waste or resource management facility.
4. Buildings to be used for the purposes of an industry where the gross floor area of that building is equal to or exceeds 5,000m<sup>2</sup> (or where an extension to an existing building to be used for the purposes of an industry is equal to or exceeds 5,000m<sup>2</sup>) and where the land on which the development is proposed has direct access to an arterial road or the access is within 90 metres of the alignment of an arterial road.

Other industrial and non-industrial land uses, permissible within industrial zones may also be classified as traffic generating development under the SEPP and require referral to [Transport for NSW Roads & Maritime Services](#).

#### ***Siting of Certain Industries***

~~To ensure that various types of industry are compatible with surrounding land uses the following restrictions on the location of certain industrial development will apply.~~

#### ***Light Industries***

~~Light industries, various retail premises and several non-industrial land uses considered to generate relatively minor environmental effects and may be located in IN1 General Industrial and IN2 Light Industry zones. Refer to LEP 2012 Land Use Table for detail.~~

#### ***General Industries***

~~General industries and rural industries which may affect the amenity of a neighbourhood through the generation or emission of noise, vibration, smell, fumes, smoke, steam, soot, ash, dust, waste products etc should not be located adjacent to residential areas and are restricted to the IN1 General Industrial zone. Rural industries and several other land uses outside the industry and rural industry group terms are permissible in some of the rural zones. Refer to LEP 2012 Land Use Table for detail.~~

#### ***Heavy Industries and Heavy Industrial Storage Establishments***

~~Heavy industries and heavy industrial storage establishments should be sited in locations where impacts on adjoining land uses can be minimised and which are isolated from residential areas. Developments in this category should generally be restricted to sites in the IN1 General Industrial zone in South Lismore west of Union Street and south of the Casino-Murwillumbah Railway, and in North Lismore in the Macaulay Street precinct, providing it can be demonstrated that sufficient separation from residential development can be satisfactorily achieved. Refer to LEP 2012 Land Use Table for detail.~~

#### ***Zoning Controls***

~~The following industrial land uses and related land uses outside of the industry and rural industry group terms are permitted with development consent in the IN1, IN2, RU1 and RU2 zones:~~

| Zone                                   | Land Use  |
|--|---|
| <del>IN1 General Industrial Zone</del> | <del>Boat building and repair facilities, bulky goods premises, depots, freight transport facilities, hardware and building supplies, heavy industrial storage establishments, industrial training facilities, industries, landscaping material supplies, plant nurseries, rural industries, rural supplies, storage premises, timber yards, transport depots, truck depots, vehicle body repair workshops, vehicle repair stations, vehicle sales or hire premises, warehouse or distribution centres, wholesale supplies.</del> |
| <del>IN2 Light Industrial Zone</del>   | <del>Boat building and repair facilities, bulky goods premises, depots, hardware and building supplies, industrial training facilities, landscaping material supplies, light industries, liquid fuel depots, plant nurseries, rural supplies, storage premises, timber yards, transport depots, truck depots, vehicle body repair workshops, vehicle repair stations, vehicle sales or hire premises, warehouse or distribution centres, wholesale supplies.</del>  |
| <del>RU1 Primary Production Zone</del> | <del>Home industry, landscaping material supplies, plant nurseries, rural industries, rural supplies.</del>   |
| <del>RU2 Rural Landscape Zone</del>    | <del>Landscaping material supplies, light industries, plant nurseries, rural industries, vehicle repair stations.</del>   |

Note: Refer to LEP 2012 Land Use Table for detail.

### 3.5 Information required to be lodged with Development Applications

Schedule 1 of the Environmental Planning and Assessment Regulation 2000 provides the information to be included in a development application. An overview follows (all documentation in triplicate):

1. A site plan indicating:
  - Location of buildings (proposed and existing)
  - Distance from boundaries
  - Location of any buildings on adjacent sites
  - Location of carparking areas, access ways, vehicular circulation areas and loading bays
  - North point.
2. All four elevations.
3. A floor plan of the building showing internal dimensions of each room and its intended use.
4. A cross-section through the building showing structure and levels of all floors.
5. A concept landscaping plan showing the location of the Council's sewer and indicating the overall landscaping strategy for the development.
6. A contour plan indicating contours at 1 metre intervals, finished floor levels of the proposed building, and any proposed cut and fill and retaining walls.
7. A certificate from a recognised practising Structural Engineer certifying that the design of the building has taken into account the soil and other geological foundation conditions relating to the site.
8. Details concerning surface and sub-surface drainage.

9. A Statement of Environmental Effects which includes the following information:
- (a) an overview of the processing operations including inputs and outputs;
  - (b) the proposed hours of operation;
  - (c) a list of all materials and chemical products that will be stored on site;
  - (d) whether the materials are to be stored in an enclosure (storage areas are to be indicated on the submitted plan);
  - (e) whether washdown activities are proposed, and if so, the location of washdown areas are to be indicated on the submitted plan;
  - (f) the type of waste materials to be generated on site;
  - (g) what materials will be recycled;
  - (h) where other waste materials are to be disposed of;
  - (i) what waste will be discharged to the sewer;
  - (j) details of any noise, odour or air pollutants that may be emitted from the premises;
  - (k) details of any pollution control devices to be installed (eg oil separators, bunded walling, emission control, noise attenuators);
  - (l) details of back flow prevention devices to be installed to prevent contamination of the reticulated water supply (in accordance with the National Plumbing and Drainage Code AS 3500 Part 1).

In addition to the above information Hazardous or offensive industries shall also include a Hazardous Analysis Report which identifies all hazards and risks associated with the operation or facility and the adequacy of proposed safeguards.

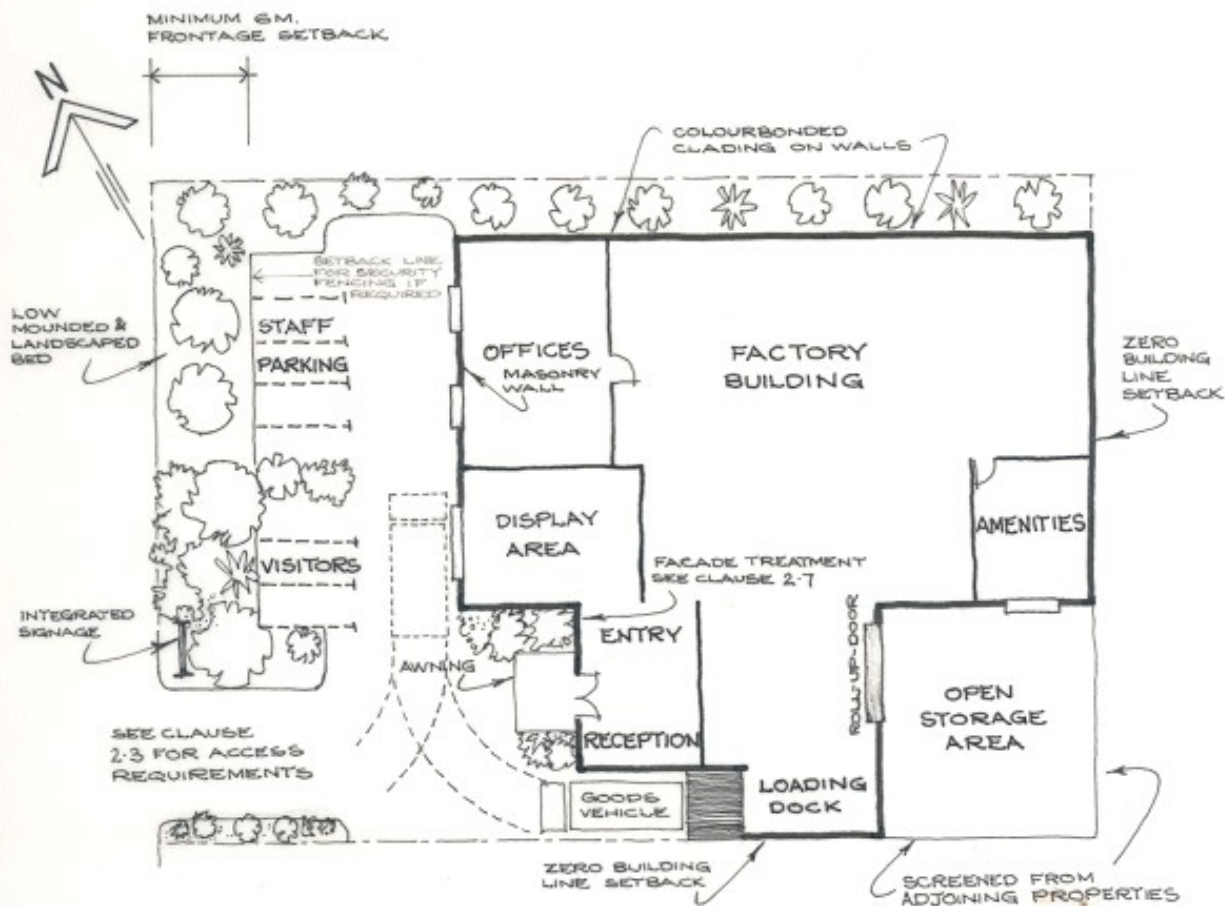
A Hazard Analysis Report shall include the following:

- 1. identification of all potential hazards associated with the development;
- 2. the estimated likelihood of hazardous incidents that have the potential to result in significant consequence;
- 3. recommendations for risk reduction using cost effective, technically feasible resources to limit the consequences and likelihood of Hazardous incidents.

Full details of the required content and format of Hazard Analysis Reports are contained in the Department of Planning and Infrastructure's "Hazardous Industry Planning Advisory Paper No. 6".

# ATTACHMENT I.

## DESIGN HINTS FOR A TYPICAL INDUSTRIAL DEVELOPMENT.



## Chapter 4

# RURAL AND NATURE-BASED TOURISM DEVELOPMENT





## Chapter 4 – Rural and Nature-Based Tourism Development

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## 1 Introduction

Council is committed to a sustainable future for the Local Government Area that involves balancing the protection and enhancement of agriculture, Lismore's sensitive natural environment and improving social and economic outcomes for both residents and visitors.

Lismore Local Government Area (LGA), with its spectacular natural assets, cultural diversity, unique community lifestyles, desirable climate and proximity to the coast is an ideal destination for tourists and visitors. Short term visitor accommodation is also in demand in the Lismore LGA due to the abundance and diversity of professional services and high-quality sporting facilities. Lismore is a regional hub for health services and also has a large education and justice sector. The region is also host to numerous festivals, events and sporting competitions.

This chapter provides development guidelines and controls for a range of small-scale agritourism and rural tourist facilities in the LGA and it supplements the statutory provisions of Lismore LEP 2012.

### 1.1 Aims of this Chapter

The Aims of this Chapter are:

1. To provide development guidelines and controls for various forms of sustainable rural and nature-based tourism development.
2. To promote a high standard of environmentally sustainable and responsive design for rural tourist and nature-based tourism development that is sensitive to and enhances the natural and built environment, and is consistent with the character of the area.
3. To protect agricultural production and activities on the site and nearby land.
4. To promote energy efficiency and to ensure consideration of the ecological characteristics and sub-tropical climate in the design process.
5. To minimise land use conflict arising from rural and nature-based tourism development.

### 1.2 Application of this Chapter

This Chapter applies to various forms of rural tourist accommodation, camping grounds and caravan parks permitted with consent by LEP 2012 in zones RU1 Primary Production, RU2 Rural Landscape, C3 Environmental Management and RE1 Public Recreation. The chapter also provides controls for agritourism uses permitted with consent by LEP 2012 in the RU1 zone, including farm gate premises and farm experience premises. The chapter supplements the provisions of Lismore LEP 2012 and should be read in conjunction with other relevant DCP chapters, State Environmental Planning Policies and Council Policies.

### 1.3 How does this Chapter work?

Specific requirements for rural and nature-based tourism addressed by this chapter are divided into Elements. Elements comprise Objectives, Performance Criteria and Suggested Solutions. In some cases both Performance Criteria and Suggested Solutions are provided, but in other cases only Performance Criteria or Suggested Solutions are provided. Development proposals must be consistent with the specified Element Objective. This will usually be achieved by meeting the Suggested Solutions. Alternatively, Council may be prepared to approve development proposals that are demonstrated to meet both the Element Objectives and the Performance Criteria. This approach enables the development of innovative design that responds to the characteristics of an individual site.

### 1.4 Definitions

Terms not defined in the LEP 2012 Dictionary are defined in this section.

**rural tourist accommodation** means **bed and breakfast accommodation, farm stay accommodation, eco-tourist facilities** or **other tourist accommodation** enabled under Lismore LEP 2012.

**other tourist accommodation** means a form of **rural tourist accommodation** that does not meet the definition of bed and breakfast accommodation, farm stay accommodation or eco-tourist facilities.

Note. **Other tourist accommodation** is a form of **tourist and visitor accommodation** as defined in LEP 2012. **Other tourist accommodation** is permissible with development consent in Zone RU1 Primary Production only.

**tourism development** includes, but is not necessarily limited to, development for the purposes of rural tourist accommodation; camping grounds; caravan parks; artisan food and drink industry; cellar door premises; farm experience premises; farm gate premises; home industries that provide services, or the sale of goods, on site to visitors; information and education facilities; kiosks; or restaurants or cafes.

## 2 General Provisions

### 2.1 Element – Location and Siting

| Objectives   |                      |
|--|----------------------|
| To ensure agricultural production and activities being carried out on the site or nearby land are protected from encroaching land uses.                                |                      |
| To ensure that the siting and design of rural tourist accommodation does not conflict with important ecological and conservation values of the location and surrounds. |                      |
| To minimise the potential for land use conflict.   |                      |
| Performance Criteria   | Acceptable Solutions |

| <p><b>Location</b><br/> <b>P1.1</b> The development is located and operated so that it:</p> <ul style="list-style-type: none"> <li>• does not adversely affect the conduct and productivity of agriculture on the site and adjoining properties;</li> <li>• maximises the use of existing infrastructure;</li> <li>• does not create potential for conflict with adjoining land uses;</li> <li>• does not disrupt environmental enhancement projects on the land;</li> <li>• does not negatively impact on the ecological or environmental values of the land; and</li> <li>• is clustered and in close proximity to the primary dwelling on the lot (where practical).</li> </ul> <p><b>P1.2 Eco-tourist facilities</b> are located in or adjacent to an area with special ecological, environmental or cultural values.</p> | <p><b>Location</b><br/> <b>A1.1</b> Adequate separation distances are incorporated to minimise the potential for land use conflict between the proposed development and existing or potential conflicting land uses on adjacent land.</p> <p>(NOTE: The distances recommended in DCP Chapter 11 (Buffer Areas) for new residential development in rural areas and the DPI's Living and Working in Rural Areas will be used to guide buffers for rural tourism development.)</p> <p>Services and activities related to the development must not be provided to visitors within buffer areas.</p> <p><b>A1.2</b> The location of development should be a minimum distance of 50 metres from a property boundary or waterway.</p> <p><b>A1.3</b> Development adheres to separation requirements in the Local Government (General) Regulation 2021 Part 5 Standards for keeping birds or animals.</p> <p><b>A1.4</b> The development is located to benefit from existing road and physical infrastructure.</p> |
|---|--|
| Performance Criteria  | Acceptable Solutions   |
| <p><b>Scale</b><br/> <b>P2.1</b> Development is to be small scale, low impact and designed and located to be compatible with the surrounding rural environment and of minimal environmental impact.</p>   | <p><b>Scale</b><br/> <b>A2.1</b> The applicant shall demonstrate compliance with the relevant performance criteria.</p>  |
| <p><b>Orientation and views</b><br/> <b>P3.1</b> The development is to be designed and structures sited to take advantage of rural vistas where possible. Visually prominent sites are not appropriate.</p>   | <p><b>Orientation and views</b><br/> <b>A3.1</b> Buildings and structures should not be placed on or near the ridgeline or peak of a hill or other visually prominent areas.</p>   |
| <p><b>Protecting agricultural land</b><br/> <b>P4.1</b> Where a proposal is located on land mapped as being State or regionally significant farmland, the applicant must demonstrate to Council's satisfaction how the proposed facility will not significantly impact upon the future use of the land and surrounding land for agriculture.</p>  | <p><b>Protecting agricultural land</b><br/> <b>A4.1</b> No acceptable solutions. The applicant shall demonstrate compliance with the relevant performance criteria.</p>  |

|  |   |
|--|---|
| <b>Biosecurity</b><br><b>P5.1</b> The development is located and operated so that it does not significantly increase biosecurity risk on the site and/or adjoining properties. | <b>Biosecurity</b><br><b>A5.1</b> The planning and assessment of development proposals is to consider the NSW Department of Primary Industries' <i>Managing biosecurity risks in land use planning and development guide (2020)</i> to ensure biosecurity is appropriately addressed.<br><br><b>A5.2</b> Where a rural tourism development poses a biosecurity risk to an existing agricultural activity, the applicant must prepare a biosecurity management plan. The plan should be prepared in accordance with the NSW DPI's requirements, including the <i>Farm Biosecurity Action Planner</i> . |
|--|---|

## 2.2 Element – Vegetation and landscaping

| Objective   |
|---|
| To avoid the clearing and removal of native flora and fauna, in particular threatened species and threatened ecological communities.      |
| To ensure development complements, enhances and protects existing native vegetation, features and landscapes.                             |
| To minimise the impacts of a development on the environment, including existing vegetation, features, natural resources and biodiversity. |
| To ensure landscaping is visually complementary to the development.   |

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>Landscaping</b><br><b>P6.1</b> Landscaping is to be provided to:  | <b>Landscaping</b><br><b>A6.1</b> A landscape plan is to be submitted with the application in accordance with Council's |
| Performance Criteria   | Acceptable Solutions  |
| <ul style="list-style-type: none"> <li>screen development and enhance the appearance of the site, including any car parking and vehicle circulation areas, from public roads and nearby dwellings;</li> <li>provide privacy between accommodation structures;</li> <li>assist in buffering the development from surrounding rural properties.</li> </ul> | Landscape Guidelines and that demonstrates compliance with the Performance Criterion.                                   |

|  |   |
|--|---|
| <p><b>Ecological features and conservation values</b></p> <p><b>P7.1</b> The siting, design and operation of rural tourism development must not significantly impact biodiversity values of the site or surrounds.</p> <p><b>P7.2</b> Development must respect and contribute to the natural environmental systems and values of its location.</p> | <p><b>Ecological features and conservation values</b></p> <p><b>A7.1</b> The development shall demonstrate compliance with the requirements of the 'rural and high biodiversity value land' section of DCP Chapter 14 (Vegetation Protection).</p> <p><b>A7.2</b> Existing mature trees and vegetation are to be retained.</p> <p><b>A7.3</b> A <u>concept</u> vegetation management plan (VMP) to Council's satisfaction is required, demonstrating how the development will contribute to enhancing environmental conservation values of the site and locality. VMPs shall be prepared by a suitably qualified practitioner, and follow Council's Guidelines for the preparation of Vegetation Management Plans. VMPs must detail where native trees will be planted as environmental repair and enhancement for development. Equivalent ecological restoration may be provided where existing native vegetation occurs on site.</p> <p><u>Note: for small scale tourist developments, having minimal ecological impact it is acceptable for the concept VMP to simply illustrate the location and species of a proportionate number of plantings to achieve an enhancement of the environmental value of the site.</u></p> <p><b>A7.4</b> Development applications for proposals located in or near ecologically sensitive areas, areas of high conservation values and/or important natural features or sites, including waterways, must include an ecological assessment prepared by a suitably qualified practitioner to the satisfaction of Council.</p> |
|--|---|

## 2.3 Element – Sewage, water and waste

| Objective   |                      |
|---|----------------------|
| To manage waste in an environmentally sensitive manner.   |                      |
| To ensure management of effluent waste is not detrimental to the local environment and public health. |                      |
| To ensure adequate arrangements for water supply for visitors and guests.                             |                      |
| To preserve water supply from contaminants generated by visitors and guests.                          |                      |
| Performance Criteria  | Acceptable Solutions |



|  |   |
|--|---|
| <b>On-site sewage management</b><br><b>P8.1</b> Appropriate arrangements are to be provided for the on-site management of sewage and wastewater. | <b>On-site sewage management</b><br><b>A8.1</b> On-site sewage management is to be designed in accordance with Council's On-Site Sewage and Wastewater Management Strategy.   |
| <b>Waste management</b><br><b>P9.1</b> Waste is managed in an environmentally sensitive manner that is not detrimental to the local environment. | <b>Waste management</b><br><b>A9.1</b> A Site Waste Minimisation and Management Plan is submitted that complies with requirements of DCP Chapter 15 Waste Minimisation.   |
| <b>Water supply and management</b><br><b>P10.1</b> Adequate arrangements for water supply are provided for visitors and guests.                  | <b>Water supply and management</b><br><b>A10.1</b> For sites not connected to mains water, a water supply and management plan is to demonstrate adequate potable water supply, both quality and quantity, is available for the proposed use. This water supply is to be in addition to water required for firefighting purposes.<br><br><b>A10.2</b> Development is not to adversely impact existing water supplies for residential and primary production uses on the landholding. |

## 2.4 Element – Traffic, Access and Parking

| Objective  |
|--|
| <p>To ensure that road access is designed to adequate standards to accommodate likely increases in traffic.</p> <p>To ensure the safety of vehicle movements associated with rural tourism development, including entry, egress and movement within a property.</p> <p>To minimise the impact of traffic on local roads associated with rural tourism development.</p> <p>To ensure adequate parking is available on the property for visitors and employees to farm gate premises, farm experience premises or farm stay accommodation and to deter overflow parking on local roads.</p> <p>To ensure suitable pedestrian and disabled access and movement.</p> |

| Performance Criteria | Acceptable Solutions |
|----------------------|----------------------|
|----------------------|----------------------|

|  |   |
|--|---|
| <p><b>Primary Road Access</b><br/> <b>P11.1</b> Appropriate and safe primary road access is provided to the development.</p> | <p><b>Primary Road Access</b><br/> <b>A11.1</b> The minimum public road standard for primary access is a local road of 6m wide seal, <del>and for the development to utilise an existing 'compliant' (ie compliant sight distances and roadside drainage) driveway. The width of the driveway access shall be a minimum of 5.5 m to allow vehicles to pass. Any access point to the property is to demonstrate compliance with the sight distance requirements of AS 2890.1 Off-street car parking.</del><br/> <u>If the primary access road does not meet this standard, then a Traffic Impact Assessment (TIA) prepared by a suitably qualified consultant shall be provided demonstrating that the existing characteristics of the road can safely accommodate the development. The TIA should address:</u><br/> <ul style="list-style-type: none"> <li>- <u>compliance with Austroads Guidelines;</u></li> <li>- <u>Planning for Bushfire Protection 2019;</u></li> <li>- <u>environmental/user road impacts (such as dust, passing opportunities); and</u></li> <li>- <u>existing road constraints (i.e. narrow bridges and poor road alignment).</u></li> </ul> <b>A11.2</b> <u>The development must utilise a 'compliant' vehicular access (i.e. compliant sight distances and roadside drainage), driveway whether this be existing or proposed. The width of the driveway vehicular access, from the existing road pavement to the front boundary, shall be a minimum of 5.5 m to allow vehicles to pass. Any access point to the property is to demonstrate compliance with the sight distance requirements of AS 2890.1 Offstreet car parking. Where Council considers that the proposed rural tourism development is of a scale whereby a</u></p> |
| <p><b>Performance Criteria</b></p>   | <p><b>Acceptable Solutions</b></p>  |

|   |   |
|---|---|
|   | <p><del>6m sealed access road is not required, a Traffic Impact Statement (TIS) is to be submitted and will be assessed on its merit.</del></p> <p><del>The TIS should address compliance with Austroads Guidelines and the Rural Fire Service document <i>Planning for Bushfire Protection</i>. The TIS shall also address environmental/user road impacts (such as dust, passing opportunities, and existing road constraints ie. narrow bridges and poor road alignment).</del></p> <p><b>A11.3</b> Where <u>the Primary Road access to the development</u> is from a State Highway or <u>a classified Arterial Road</u> <u>then</u> a detailed Traffic Impact Assessment (TIA) as per the <u>Roads and Maritime Authority's Transport for NSW's Guide To Traffic Generating Developments (Latest Edition)</u> is to be undertaken. This will be required for either utilisation of an existing access or a proposed new access.</p> <p><b>A11.4</b> All vehicles (including trucks) should be able to enter and exit the property in a forward direction.</p> <p><b>A11.5</b> Only one driveway is permitted on a property unless the property has a frontage of greater 100m and can accommodate an additional access and egress that is demonstrated to improve:</p> <ol style="list-style-type: none"> <li>separation between the farming operations and the rural tourism development,</li> <li>traffic management on the property or on and off the road, and</li> <li>resident, employee and visitor safety.</li> </ol> |
| <p><b>Internal road access</b><br/><b>P12.1</b> Internal access roads are constructed to:</p> <ul style="list-style-type: none"> <li>Minimise erosion and sedimentation;</li> <li>Provide safe access for emergency vehicles;</li> <li>Minimise negative environmental impacts</li> </ul> | <p><b>Internal road access</b><br/><b>A12.1</b> The minimum standard for internal access roads shall be 3m wide gravel pavement with a minimum gravel depth of 150mm on a 4m wide formation with passing bay opportunities at no greater than 200m.</p> <p>Where new or existing internal access is fronting a sealed road, such access connection shall be sealed from the boundary to the existing sealed road.</p> <p><b>A12.2</b> Internal roads are consistent with Rural Fire Service requirements, inclusive of minimum load rated (ie 15t), drainage structures and suitable passing bays.</p> <p><b>Access grades and Sealed Access</b><br/><b>A12.3</b> Unsealed road access grades are limited to 12%. Grades of up to a maximum of 25% may be considered if erosion of the road surface can be prevented (ie sealed / concrete tracks) and</p>  |

| Performance Criteria   | Acceptable Solutions  |
|--|---|
|  | stabilised table drains are provided. Refer to Lismore City Council <i>Vehicular Access Policy</i> .  |
| <b>Impact on local road network</b><br><b>P13.1</b> The development is not to generate vehicle movements that are likely to have a significant detrimental impact on the road surface. | <b>Impact on local road network</b><br><b>A13.1</b> Where the development will generate an additional 30 or more vehicle movements per day on a regular basis, or facilitates events of greater than 100 vehicle movements, the landowners will be required to upgrade the public road in accordance with the appropriate Ausroads standard for the length of road to be upgraded. Alternatively, Council will encourage the use of buses to minimise vehicle noise and the impact on roads.  |
| <b>Parking</b><br><b>P14.1</b> Adequate and appropriate parking is provided on-site.   | <b>Parking</b><br><b>A14.1</b> Parking is to be provided in accordance with the requirements of DCP Chapter 7 (Off Street Carparking). For development types not addressed in Chapter 7, the minimum number of car parking spaces to be provided is: <ul style="list-style-type: none"> <li>a. 1 space per 3 visitors for any farm gate premises, <del>or</del> farm experience premises activity <u>or artisan food and drink</u>, plus</li> <li>b. 1 per 2 employees</li> </ul> <b>A14.2</b> A parking and access plan may demonstrate alternative parking ratios to the above minimum numbers that includes safe separation between visitors and heavy vehicles and farming operations.<br><br><b>A14.3</b> All parking and loading or unloading of vehicles must occur within the property boundary.<br><br><b>A14.4</b> Car parking areas should not form a visually prominent element of the rural landscape or be highly visible from the road frontage and should be located behind the front building line.<br><br><b>A14.5</b> Car parking areas should be finished in a surface that will allow for vehicle movements in all weather conditions. |
| <b>Pedestrian access</b><br><b>P15.1</b> Appropriate pedestrian access is to be provided.  | <b>Pedestrian access</b><br><b>A15.1</b> Provide external pedestrian access between buildings and facilities associated with the development. The access must comprise connecting pathways or access balconies with an all-weather surface and must be integrated with the overall landscape plan for the development. Where feasible, access pathways between buildings and parking areas should be covered or shaded.   |
| <b>Access and mobility</b>   | <b>Access and mobility</b>  |

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>P16.1</b> The development is designed to cater for or is capable of catering for, people with disabilities. | <b>A16.1</b> Development layout, access and structures address access and mobility in accordance with the Building Code of Australia and the relevant Australian Standards. |

## 2.5 Element – Hazards

| Objective  |
|--|
| To ensure development does create a risk to life and/or property |

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <p><b>P17.1</b> Development is located to minimise exposure to natural and environmental hazards, including bushfire and flood.</p> <p><b>P17.2</b> Development that could be affected by natural and environmental hazards, including bush fire and flooding, is adequately protected.</p> <p><b>P17.3</b> The safety of visitors who could be adversely affected by natural and environmental hazards, including bush fire and flooding, is maximised.</p> <p><b>P17.4</b> Safe evacuation assembly points and egress pathways are provided</p> <p><b>P17.5</b> Site contamination is identified and appropriately and effectively remediated before the land is used.</p> | <p><b>A17.1</b> Development is not located in areas of high bushfire, flood or landslip hazard.</p> <p><b>A17.2</b> Development on bush fire prone land must provide:</p> <ol style="list-style-type: none"> <li>a water tank dedicated for firefighting purposes with a minimum volume as required by <i>Planning for Bush Fire Protection</i>, published by the NSW Rural Fire Service, and</li> <li>a bush fire emergency evacuation plan which identifies when the premises will be on alert and will close, evacuation procedures and assembly points, proposed signage, measures to protect human life and property in the event of bush fire, any vegetation hazard clearing needed, contact details for emergency services and any bush fire maintenance measures required.</li> </ol> <p><b>A17.3</b> For development within the flood planning area, development must comply with Council's Flood Prone Lands DCP. A flood evacuation plan is to identify when the facility will be on alert and will close, evacuation procedures and assembly points, proposed signage, measures to protect human life and property in the event of flooding, contact details for emergency services and any maintenance measures required.</p> <p><b>A17.4</b> Evacuation routes from the location of a development to a main road or alternate point of refuge are to avoid flood liable land and bush fire prone land where practicable.</p> <p><b>A17.5</b> Development complies with requirements in Lismore City Council's regional policy for the management of contaminated land.</p> |

## 2.6 Element – Operations

| Objective   |
|---|
| To provide for the ongoing management of rural tourism development                        |
| To ensure development minimises the impacts on the natural environment and visitor safety |

| Performance Criteria  | Acceptable Solutions  |
|---|---|
| <p><b>Operations</b></p> <p><b>P18.1</b> Development applications must provide sufficient detail to Council on the expected scale and operations of rural tourism development.</p> <p><b>P18.2</b> Public swimming pools or spas as defined by the <i>Public Health Act 2010</i> must meet the requirements of the <i>Act</i> and <i>Regulations</i>.</p>   | <p><b>Operations</b></p> <p><b>A18.1</b> A management plan is provided that details:</p> <ol style="list-style-type: none"> <li>a description of the development to be carried out on the property</li> <li>a map of where the development will be on the property, relevant dimensions and key features on the land</li> <li>the proposed months, days and hours of operation</li> <li>the maximum number of guests at one time, and how this will be monitored</li> <li>how visitors and guests will be advised to: <ol style="list-style-type: none"> <li>limit impacts to the operational farm,</li> <li>preserve and protect existing native flora, fauna and waterways, heritage items and Aboriginal heritage located on the property,</li> <li>minimise any biosecurity risk through dispersal of weeds, seeds, insects and contaminants,</li> <li>manage their waste, and</li> <li>be alerted as to risks that may be present on the property such as natural hazards or changing weather</li> </ol> </li> <li>measures to mitigate adverse environmental and amenity impacts</li> <li>the way vehicles will access the landholdings and the premises, including consideration of wildlife strike</li> <li>any safety hazards on the property and how they will be managed to ensure the safety of visitors and guests.</li> </ol> |
| <p><b>Lighting and noise</b></p> <p><b>P19.1</b> The development is designed and constructed to minimise noise, light (including noise and light from vehicles) and vibration impacts on occupants of adjoining or nearby dwellings or buildings, and nocturnal fauna.</p> <p><b>P19.2</b> All external lighting is limited to protect the dark night sky and the rural atmosphere of the locality (e.g. lighting located around pool areas).</p> | <p><b>Lighting and noise</b></p> <p><b>A19.1</b> No acceptable solution is prescribed. The applicant shall demonstrate compliance with relevant performance criteria.</p>   |



### 3 Additional Development Controls for Rural Tourist Accommodation

#### 3.1 Element – Location and siting

| Objective  |   |           |                        |          |   |         |   |           |    |
|--|---|-----------|------------------------|----------|---|---------|---|-----------|----|
| <p>To diversify the uses of agricultural land for rural tourist accommodation without adversely impacting the principal use of the land for primary production.</p> <p>To ensure rural tourist accommodation does not detract from existing environmental values, scenic landscape values, infrastructure and adjoining land uses.</p> <p>To protect the amenity and privacy of adjoining properties, including visual and acoustic privacy, from rural tourist accommodation.</p> <p>To provide accessible rural tourist accommodation suitable for people with disability or limited mobility.</p>   |   |           |                        |          |   |         |   |           |    |
| Performance Criteria   | Acceptable Solutions  |           |                        |          |   |         |   |           |    |
| <p><b>Location</b></p> <p><b>P20.1</b> The development is located and operated so that it:</p> <ul style="list-style-type: none"> <li>• does not adversely affect the conduct and productivity of agriculture on the site and adjoining properties;</li> <li>• maximises the use of existing infrastructure;</li> <li>• does not create conflict with adjoining land uses;</li> <li>• does not significantly increase biosecurity risk on the site and/or adjoining properties</li> <li>• does not disrupt environmental enhancement projects on the land;</li> <li>• does not negatively impact on the ecological or environmental values of the land; and</li> <li>• is clustered and in close proximity to the primary dwelling on the lot (where practical).</li> </ul> <p><b>P20.2 <i>Eco-tourist facilities</i></b> are located in or adjacent to an area with special ecological, environmental or cultural values.</p> | <p><b>Location</b></p> <p><b>A20.1</b> Accommodation is to be arranged in a 'cluster' pattern and located on average no further than 40 metres apart with adequate vegetation/privacy screening.</p> <p><b>A20.2</b> Accommodation is not located within 6m of another building on the landholding.</p> <p><b>A20.3 <i>Eco-tourist facilities</i></b> are located no greater than 4km from ecological, environmental or cultural values of the site or area</p> <p><b>A20.4</b> Site restoration works should be incorporated into development for the purposes of <b>eco-tourist facilities</b> so as to enhance the site's special ecological or cultural features.</p> |           |                        |          |   |         |   |           |    |
| <p><b>Scale</b></p> <p><b>P21.1</b> Development is to be small scale, low impact and designed and located to be compatible with the surrounding rural environment and of minimal environmental impact.</p>   | <p><b>Scale</b></p> <p><b>A21.1</b> The density of <b>eco-tourist facilities and other tourist accommodation</b> to be provided is as follows:</p> <table border="1"> <thead> <tr> <th>Land Size</th><th>Max number of bedrooms</th></tr> </thead> <tbody> <tr> <td>0 – 10ha</td><td>4</td></tr> <tr> <td>10-20ha</td><td>8</td></tr> <tr> <td>Over 20ha</td><td>12</td></tr> </tbody> </table> <p><b>A21.2</b> The density of <b>farm stay accommodation</b> is no more than 12 bedrooms in accordance with LEP 2012 Clause 5.4 (5),</p>   | Land Size | Max number of bedrooms | 0 – 10ha | 4 | 10-20ha | 8 | Over 20ha | 12 |
| Land Size  | Max number of bedrooms  |           |                        |          |   |         |   |           |    |
| 0 – 10ha   | 4   |           |                        |          |   |         |   |           |    |
| 10-20ha  | 8   |           |                        |          |   |         |   |           |    |
| Over 20ha  | 12  |           |                        |          |   |         |   |           |    |

| Performance Criteria  | Acceptable Solutions  |
|---|---|
|   | <p>and no more than one structure per 5ha, up to a maximum of six structures.</p> <p><b>A21.3</b> Each <i>rural tourist accommodation</i> structure is to have a gross floor area of not more than 60m<sup>2</sup> comprising a maximum of two (2) bedrooms. Each structure can include a kitchenette and bathroom facilities.</p> <p><b>A21.4</b> The external floor area (i.e. a balcony and/or veranda) for each <i>rural tourist accommodation</i> structure is limited to a maximum of 15m<sup>2</sup>.</p> <p><b>A21.5</b> Building height is to be no more than 4.5m.</p> <p><b>A21.6</b> <i>Bed and breakfast accommodation</i> must accommodate no more than 10 guests.</p> <p><b>A21.7</b> One toilet per 10 staying guests in rural tourist accommodation on the landholding is to be available in an accessible location. At least one toilet must be a unisex accessible toilet.</p> |
| <p><b>Orientation and views</b><br/><b>P22.1</b> The development is to be designed and structures sited to:</p> <ul style="list-style-type: none"> <li>• maximise solar access and summer shade;</li> <li>• take advantage of rural vistas where possible. Visually prominent sites are not appropriate.</li> </ul> | <p><b>Orientation and views</b><br/><b>A22.1</b> The development is to open up onto outdoor recreation areas with access to winter sun and summer shade, and where possible orientated to take advantage of views of the surrounding hinterland, rural landscapes, or other natural features.</p> <p><b>A22.2</b> Buildings used as accommodation are to either have a north, northwest or northeast aspect to maximise solar access.</p>   |
| <p><b>Ecological features and conservation values</b><br/><b>P23.1</b> Development must respect and contribute to the natural environmental systems and values of its location.</p>   | <p><b>Ecological features and conservation values</b><br/><b>A23.1</b> Site restoration works are incorporated into the development for the purposes of eco-tourist facilities so as to enhance ecological or cultural features.</p>  |

### 3.2 Element – Limits on operation

| Objective  |   |
|--|---|
| To ensure the amenity of surrounding properties is adequately protected.   |   |
| To minimise the potential for land use conflict.   |   |
| <p><b>Length of stay</b><br/><b>P24.1</b> Rural tourist accommodation is used for short term tourist accommodation purposes only and is not used for long-term residential purposes.</p> | <p><b>Length of stay</b><br/><b>A24.1</b> The maximum length of stay for any guest/guests is limited to no more than 90 days in total in any 12-month period.</p> |

## 4 Additional Development Controls for Camping Grounds and Caravan Parks

### 4.1 Element – Location and siting

| Objective  |   |
|--|---|
| To ensure the amenity of surrounding properties is adequately protected.   |   |
| To ensure agricultural production and activities being carried out on the site or nearby land are protected from encroaching land uses.  |   |
| To minimise the potential for land use conflict.   |   |
| To ensure design and operation of caravan parks and camping grounds meet the needs of users.   |   |
| Performance Criteria   | Acceptable Solutions  |
| <p><b>P25.1 Caravan parks and camping grounds</b> must be designed to be compatible with the streetscape and character of the area in which they are located.</p> <p><b>P25.2</b> Sites must be suitable for the purpose of a <b>caravan park</b> or <b>camping ground</b>, in that:</p> <ul style="list-style-type: none"> <li>a) steep slopes are to be avoided due to drainage, slip and bushfire risk</li> <li>b) existing vegetation and areas with ecological and conservation values must be protected</li> <li>c) sites are able to be integrated into the visual environment</li> <li>d) site layout and landscaping can break up or conceal repetitive visuals of caravans and moveable dwellings</li> <li>e) visually exposed sites on ridges are not permitted</li> </ul> <p><b>P25.3</b> A minimum of 10% of the total area of the caravan park or camping ground must be developed for recreation and communal activities. The recreation and communal activities area must not include any caravan site, campsite, roadway or land designated for any other purpose, but may be grassed and landscaped with trees and/ or other plants. A maximum 10% of the recreation area may be used as the site of a building devoted to recreation or communal activities that are appropriate to the proposed mix of occupants and users of the caravan park. Any such building must be integrated with the landscape and aesthetic characteristics of the site and the recreation area.</p> | <p>The applicant shall demonstrate compliance with the relevant performance criteria.</p> |

## 5 Additional Development Controls for other Tourism Development

### 5.1 Element – Location and siting

| Objective   |  |
|---|--|
| <p>To allow for tourism and related commercial uses at a scale that does not adversely affect the principal use of land for primary production.</p> <p>To ensure farm gate premises and farm experience premises do not detract from existing environmental values, scenic values, infrastructure and adjoining land uses.</p> <p>To ensure the amenity of surrounding properties is adequately protected.</p> <p>To manage the number of visitors to a landholding to address cumulative effects of traffic on roads.</p>  |  |
| Performance Criteria  | Acceptable Solutions   |
| <p><b>Location</b></p> <p><b>P26.1</b> The development is located and operated so that it:</p> <ul style="list-style-type: none"> <li>• does not adversely affect the conduct and productivity of agriculture on the site and adjoining properties;</li> <li>• maximises the use of existing infrastructure;</li> <li>• does not create conflict with adjoining land uses;</li> <li>• does not significantly increase biosecurity risk on the site and/or adjoining properties</li> <li>• does not disrupt environmental enhancement projects on the land;</li> <li>• does not negatively impact on the ecological or environmental values of the land; and</li> <li>• is clustered and in close proximity to the primary dwelling on the lot (where practical).</li> </ul> | <p><b>Location</b></p> <p><b>A26.1</b> Where a proposal includes a Farm Experience Premises with associated accommodation facilities, all buildings shall be wholly located within a circumference of 100m.</p>  |
| <p><b>Scale</b></p> <p><b>P27.1</b> Development is to be small scale, low impact and designed and located to be compatible with the surrounding rural environment and of minimal environmental impact.</p>  | <p><b>Scale</b></p> <p><b>A27.1</b> A <i>farm experience premises, farm gate premises or restaurant or café</i> is to have a maximum capacity of 100 patrons and will be limited to an internal floor area of not more than 300m<sup>2</sup>.</p> <p><b>A27.4</b> Adequate toilet facilities are to be provided. At least one toilet must be a unisex accessible toilet.</p> |

### 5.2 Element – Limits on operation

| Objective   |   |
|---|---|
| To protect the amenity and privacy of adjoining properties, including visual and acoustic privacy, from farm gate premises and farm experience premises.  |   |
| Performance Criteria  | Acceptable Solutions  |
| <p><b>Operation</b></p> <p><b>P28.1</b> The scale of operations of a <b>farm experience premises, farm gate premises, <u>artisan food and drink</u> or restaurant or café</b> are not to unreasonably impact upon residents and other lawful land uses.</p> <p><b>P28.2</b> Development satisfies food safety and public health requirements.</p> | <p><b>Operation</b></p> <p><b>A28.1</b> The use of a facility as a <b>farm experience premises</b> for weddings and similar events that use amplified noise is to be limited to a maximum of 35 events per year.</p> <p><b>A28.2</b> The use of a facility as a <b>restaurant or café</b> must not be open to visitors outside the following hours—</p> <ul style="list-style-type: none"> <li>(i) on Sundays and public holidays—8am to 8pm,</li> <li>(ii) on Mondays to Saturdays—7am to 10pm,</li> </ul> <p><b>A28.3</b> The use of a facility as a <b>farm gate premises</b> must not be open to visitors outside the following hours—</p> <ul style="list-style-type: none"> <li>(i) on Sundays and public holidays—8am to 6pm,</li> <li>(ii) on Mondays to Saturdays—7am to 6pm,</li> </ul> <p><b>A28.4</b> The use of a facility as a <b>farm experience premises <u>or artisan food and drink industry</u></b> must not be open to visitors outside the following hours—</p> <ul style="list-style-type: none"> <li>(i) on Sundays, Mondays, Tuesdays, Wednesdays, Thursdays or public holidays—8am to 6pm,</li> <li>(ii) on Fridays or Saturdays—8am to 11pm</li> </ul> <p><b>A28.5</b> Guests at a <b>farm experience premises</b> (other than those staying on-site) must be off-site by no later than 11pm.</p> |
| <p><b>Amplified music and other noise</b></p> <p><b>P29.1</b> Noise generated will not unreasonably impact upon neighbours' amenity.</p>  | <p><b>Amplified music and other noise</b></p> <p><b>A29.1</b> Amplified music is to be limited to no later than 10pm for <b>farm experience premises <u>and artisan food and drink industry</u></b>.</p> <p><b>A29.2</b> A site-specific noise management plan is to be prepared by an appropriately qualified person in accordance with the NSW EPA 'Noise Policy for Industry' and submitted with any development application. The plan must include an acoustic assessment that quantifies existing background noise levels and outlines all expected noise generating activities including traffic movements. The noise management plan should determine appropriate noise trigger levels and where an activity is predicted to</p>   |

|   |   |
|---|---|
|   | exceed that level, it should identify all feasible  |
| <b>Performance Criteria</b>   | <b>Acceptable Solutions</b>   |
|   | and reasonable mitigation measures. The intent is to ensure any noise generated must have minimal impact upon adjoining properties and will not result in the generation of 'offensive noise', as defined in the <i>Protection of the Environment Operations Act 1997</i> . |
|   | <b>A29.3</b> The use of fireworks, helicopters and/or other comparable activities known to cause disturbance to livestock and/or farming activities is not permitted.   |
| <b>Service access and parking</b><br><b>P30.1</b> Appropriate vehicle access and parking areas are available for vehicles supplying catering, equipment hire, entertainment and other services. | <b>Service access and parking</b><br><b>A30.1</b> No acceptable solutions. The applicant shall demonstrate compliance with the relevant performance criteria.   |



## Chapter 5A

# URBAN RESIDENTIAL SUBDIVISION



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# 1 INTRODUCTION

## 1.1 Purpose of the Chapter

The purpose of this chapter is to identify Council's requirements for the subdivision of urban residential land.

## 1.2 Subdivision Development Principles

The following subdivision development principles are the intended overarching outcomes of the application of the controls of this DCP chapter. The relevant principles precede the controls for each Element in this chapter.

### Principle 1 Sustainable

The subdivision design will support healthy lifestyles, protect the natural features of the area and minimise the use of natural resources.

### Principle 2 Diverse

Residential development will include a diversity of lot sizes to cater for all sectors of the community. Higher density residential development will be encouraged in locations close to parks, local centres, public transport and community facilities.

### Principle 3 Vibrant

The development will provide public open space and a street network that promotes vibrant living spaces that will be inviting to walk, play and cycle in safety.

### Principle 4 Connected

The development will provide interconnected open spaces with appropriate and accessible park infrastructure to support a range of active and passive recreational pursuits suited to the needs of the community.

### Principle 5 Deliverable

Infrastructure and essential services will be delivered in a timely manner to support the projected future population and meet community needs, with minimal impact on the environment.

### Principle 6 Environmental Protection

The development will protect and enhance the natural and cultural values of the area. Significant native vegetation should be retained to conserve biodiversity, enhance visual amenity and assist with stormwater management.

### Principle 7 Landscape

The development will conserve and protect landscape features that contribute towards desired local character and visual amenity such as significant views, existing trees and built or natural elements of cultural or visual significance.

### Principle 8 Water Sensitive Design

The development will incorporate water sensitive urban design principles to protect the natural water cycle, support healthy ecosystems and maintain water quality.

### Principle 9 Comfortable

Place making elements are incorporated in the design of public spaces that will contribute to a sense of local character and identity for the subdivision.

### Principle 10 Safe

Development includes design measures for the protection of people, property and the environment.



### 1.3 Application of this Chapter

This chapter applies to the various forms of subdivision, including Torrens, Strata and Community Title located within urban residential zones. This chapter supplements the subdivision provisions of Lismore LEP 2012 and should be read in conjunction with other DCP chapters and State Environmental Planning Policies.

Further guidance for subdivision design is also provided in the NSW Rural Fire Service Planning for Bush Fire Protection; the Northern Rivers Development Design and Construction Manual; Lismore City Council Design and Construction Specification – Vehicular Access; and relevant Australian Standards.

### 1.4 How does this Chapter work?

Specific requirements for aspects of subdivision development addressed by this chapter are divided into the primary *Elements* of the particular type of development. *Elements* comprise specified *Subdivision Development Principles*, *Performance Criteria* and *Acceptable Solutions*. In some cases both *Performance Criteria* and *Acceptable Solutions* are specified, but in other cases only *Performance Criteria* are specified. The *Performance Criteria* and *Acceptable Solutions* are numbered consecutively for ease of reference.

Development proposals must be consistent with the specified *Subdivision Development Principles*. This will usually be achieved by meeting the *Acceptable Solutions*. Alternatively, Council may be prepared to approve development proposals that are demonstrated to meet both the specified *Subdivision Development Principles* and the *Performance Criteria*. This approach enables the development of innovative schemes that meet the particular characteristics of an individual site. Refer to Figure 1.

### 1.5 Site Specific Structure Plans

A structure plan provides a framework for the coordinated provision and arrangement of future subdivision and development in new urban areas (greenfield sites) and in existing developed/redevelopment areas (brownfield sites). The plan can assist in the coordination of the road and footpath/cycleway networks, public open space, revegetation areas, infrastructure and staging programs. The plan can be customised to accommodate site specific attributes.

A structure plan is a particularly useful land use planning tool for land held in fragmented or multiple ownership. A structure plan is not a plan of subdivision and does not include a preliminary lot layout.

#### 1.5.1 Pineapple Road Precinct Structure Plan

The Pineapple Road Precinct Structure Plan is located at Appendix A. The plan is to be used to guide subdivision of the site and includes a cultural heritage monitoring area, revegetation areas, some indicative locations for infrastructure and public open space.

#### 1.5.287 Pineapple Road Structure Plan

87 Pineapple Road (Lot 5 DP 253464) Structure Plan is located at Appendix C. The plan is used to guide subdivision and includes the location of Hairy Joint Grass habitat and associated controls; and indicative road access locations.

#### 1.5.3 1A & 1B Northcott Drive Structure Plan

The 1A & 1B Northcott Drive Structure Plan is located at Appendix D. The plan is to be used to guide subdivision of the site and includes areas to be dedicated to asset protection from bushfire risk and revegetation areas to provide koala habitat and movement corridors.

## 2 DEFINITIONS

A word or expression used in this chapter has the same meaning as it has in LEP 2012. Other words or expressions not defined in the LEP Dictionary are included in this section.

**access place** means a two-way street with a lane and staggered parking on one side of the street while providing an adequate through vehicular passage way. Refer to Figure 98.

**buffer** means an area of prescribed width between adjoining land developments, that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted.

**collector street** means a street linking neighbourhood destinations including shops, parks and community facilities. Refer to Figure 110.

**distributor road** means a road that connects traffic from the arterial network to the collector network. Refer to Figure 1210.

**Note.** An arterial road has not been included because it is a road of State significance that needs to meet State requirements.

**habitat** has the same meaning as in the *Threatened Species Conservation Act 1995*.

**legible** means a street layout that is readily interpreted by people and enables them to find their way with minimum levels of confusion.

**lane** means a two-way shared street. A lane provides rear or secondary access to residences that have an alternative street frontage but find the alternative access difficult. Lanes do not offer on-street parking. Refer to Figure 810.

**local street** means a two-way street providing residential access in a low density area with one parking lane which may alternate between either side of the street and a minimum of one traffic lane with passing opportunities. Refer to Figure 10.

**medium density** means *attached dwellings, multi dwelling housing, residential flat buildings and semi-detached dwellings*.

**permeable** means maximising connections within the road network providing logical routes to various destinations.

**road** means a public road or private road within the meaning of the *Roads Act 1993*, and includes a classified road.

**small lot** means an allotment of land which has an area of 400m<sup>2</sup> or less.

**subdivision of land** has the same meaning as in the *Environmental Planning and Assessment Act 1979*.

Figure 1: How does this chapter work?

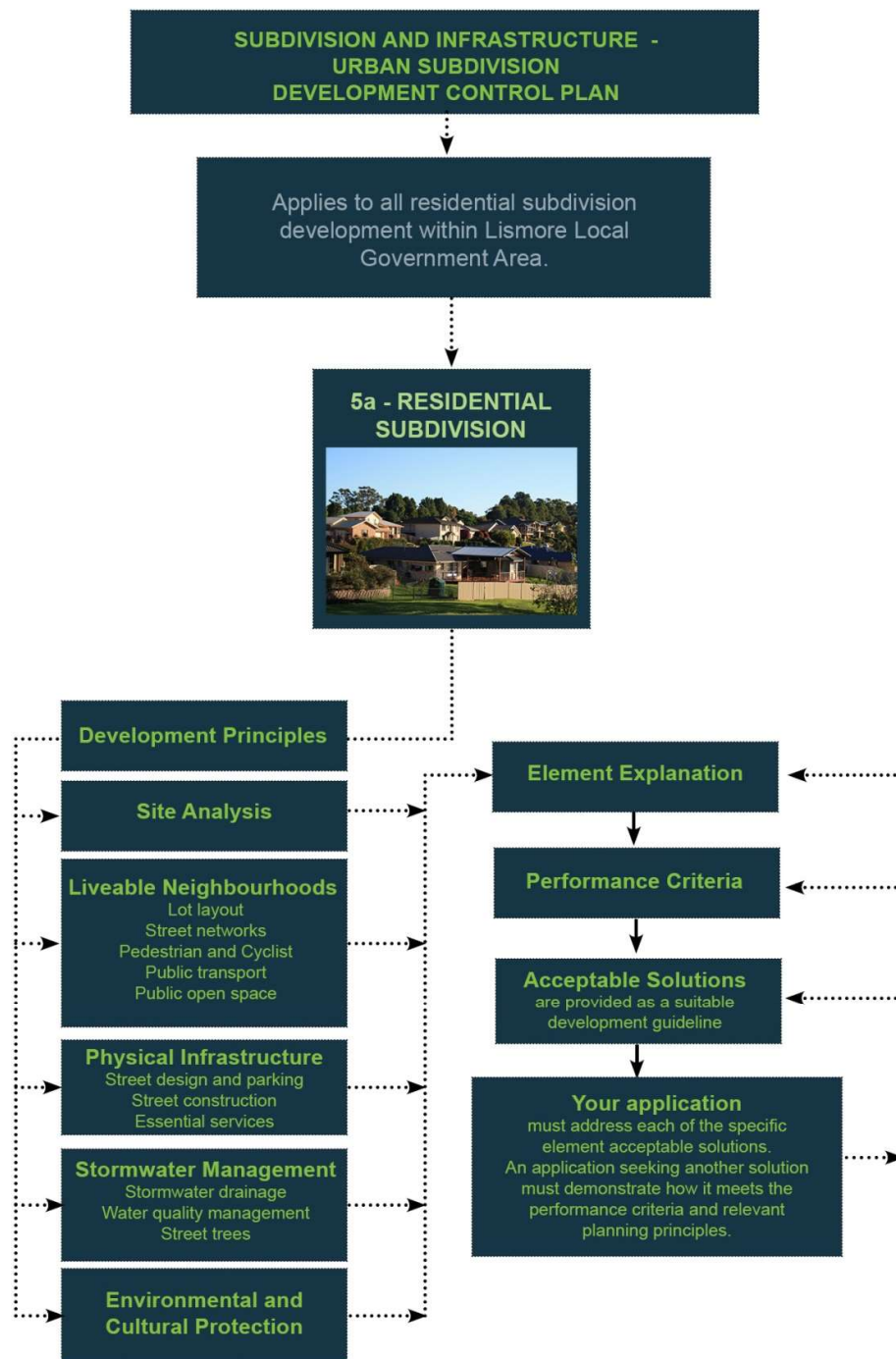
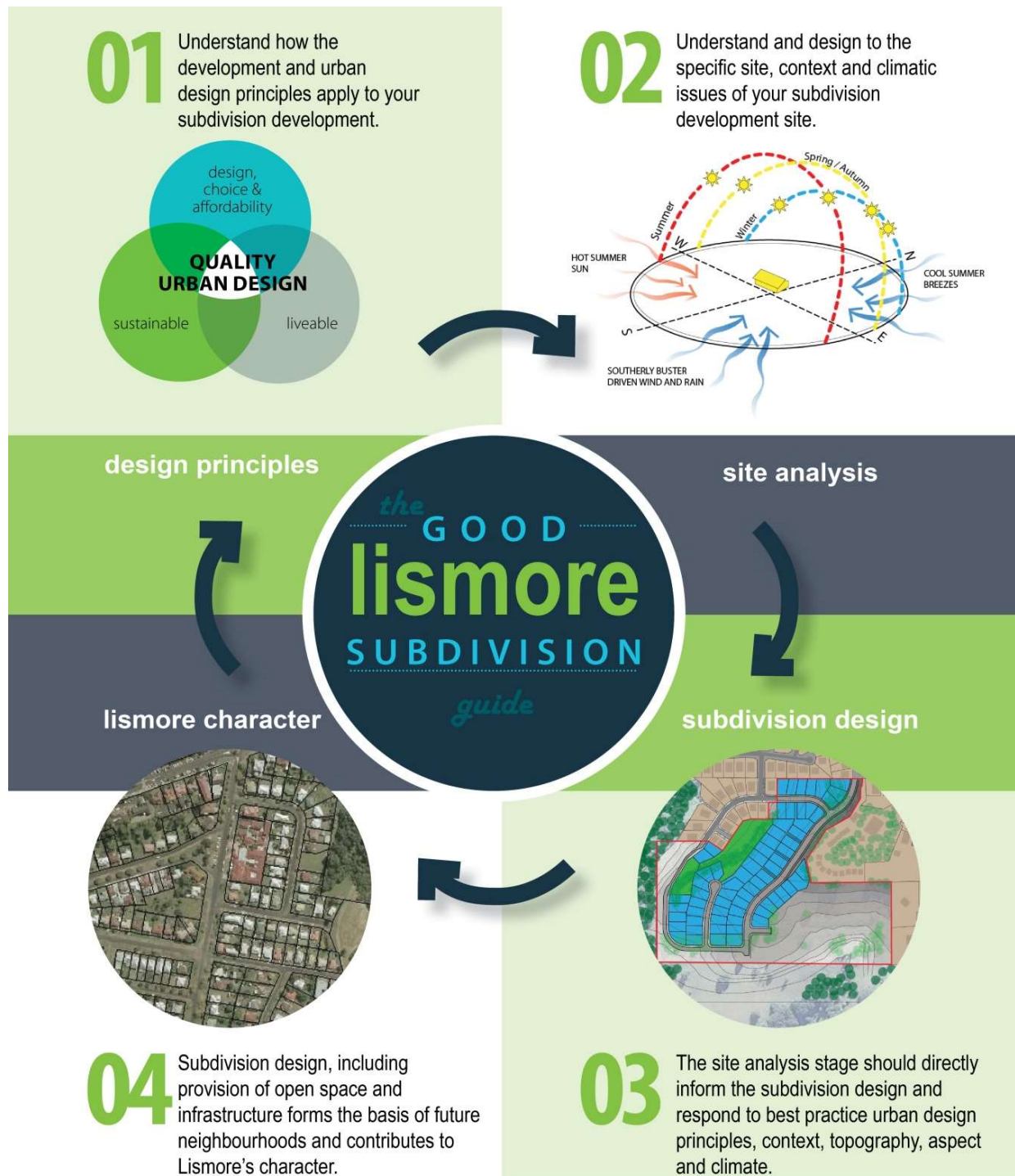


Figure 2: Subdivision guide



**Integrated Design Approach** - The Subdivision and Infrastructure - Urban subdivision Chapter of Council's Development Control Plan (DCP) encourages site responsive design where the resultant urban structure including road layout, lot size and configuration is based on a site analysis process to determine the layers of constraints and developable footprint. In the residential context it is also important that subdivision design promotes housing diversity and residential densities appropriate to the context, climate and character for the Lismore LGA. Good subdivision design results in the development of liveable neighbourhoods. Good design is linked to the site and locality, existing built form, climate and the community's aspirations and needs. In Lismore, subdivision development needs to take into account the sub-tropical climate, outdoor living, topography and relationship to adjoining properties.



### 3 SITE ANALYSIS

A detailed site analysis forms the basis for good design. It establishes the development in the context of the site, identifies and explains key influences on the design and how the proposed subdivision responds to the site conditions and relates to the surroundings.

The site analysis should identify opportunities and constraints affecting the proposed development and measures to address these issues in the final design. The site survey and analysis has many important uses, including clarifying what is realistically achievable, providing clear design guidelines, speeding up the entire development process, and also providing a negotiating tool that can reduce the possibility of conflict.

A site survey and analysis is carried out at the project feasibility stage, with the final subdivision design taking into consideration the survey and analysis.

The site analysis starts with consideration of the opportunities and constraints including:

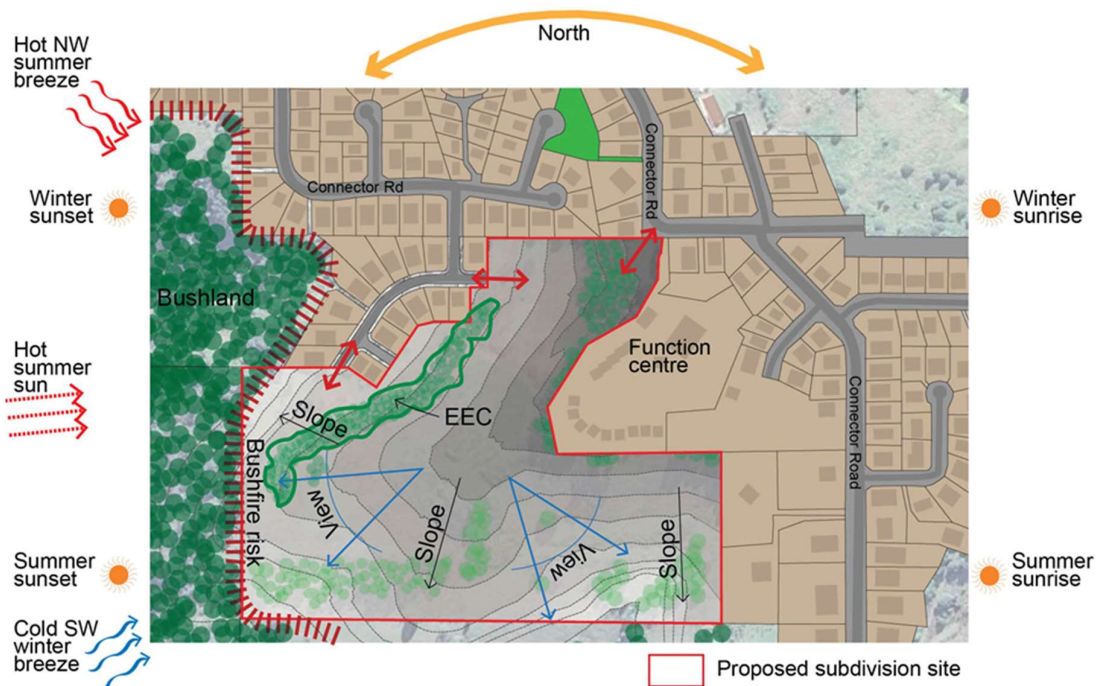
- steep land, unstable land, previously filled areas and contaminated soil
- buildings (including any to be retained)
- surrounding land use
- views to and from the site
- existing and proposed roads and access points
- watercourses
- flood planning area
- existing on site or adjoining services
- provision of new services such as water, electricity, gas and telecommunications
- orientation, microclimate, prevailing wind direction and noise sources
- fences, boundaries and easements
- natural resources, including significant vegetation, habitat corridors and wetlands
- bush fire prone land
- archaeologically sensitive areas.

The site analysis also identifies how the site relates to its surrounds with the inclusion of the following information on any site analysis plan:

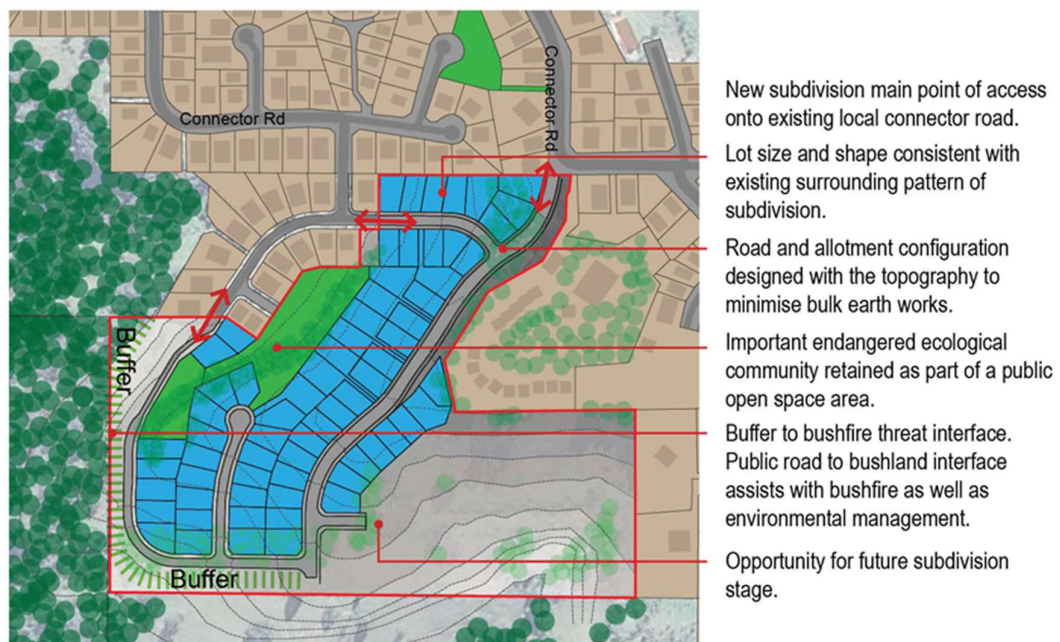
- adjacent buildings
- existing on site and surrounding land uses
- existing adjacent movement patterns of pedestrians, cyclists, public transport, emergency vehicles and motor vehicles
- existing infrastructure
- environmental and wildlife corridors
- adjacent open space
- significant vegetation adjoining the site
- direction and distances to services and infrastructure
- views
- regional context and growth.

A Site Analysis Plan needs to be prepared for the greenfield subdivisions.

The site analysis provides an overview of the opportunities and constraints (Figure 3). The Plan (Figure 4) shall be drawn to scale, depicting property details; site characteristics (landform & vegetation); existing improvements and how the site relates to surrounding land.

**Figure 3: Site analysis – opportunities and constraints**

**Site Analysis Constraints and Opportunities Overlays** - Provide a summary of constraints, which by a process of land area subtraction based on constraints identifies the potential developable footprint. Constraints will vary from site to site but as a minimum should include surrounding context, key topographic features, environmental wildlife and natural features, flooding and drainage constraints, bushfire constraints and climatic influences.

**Figure 4: Site analysis structure plan**

**Site Analysis Structure Plan** - should be directly informed from the site analysis opportunities and constraints overlays where a range of designed options can be tested against movement patterns, open space networks, density yields, lot configuration and solar orientation criteria. The preferred scheme should only then progress to a more formalised subdivision plan.



## 4 GENERAL PROVISIONS

### 4.1 Element - Lot Layout

The Lismore Housing Strategy 2012 identified the need for an increase in the diversity of housing types. This Element provides controls to guide the delivery of a range of lot sizes, in particular small lot development. A range of other lot layout controls are provided to assist with the provision of liveable neighbourhoods.

Relevant Subdivision Development Principles: 1, 2, 3, 4, 5, 10

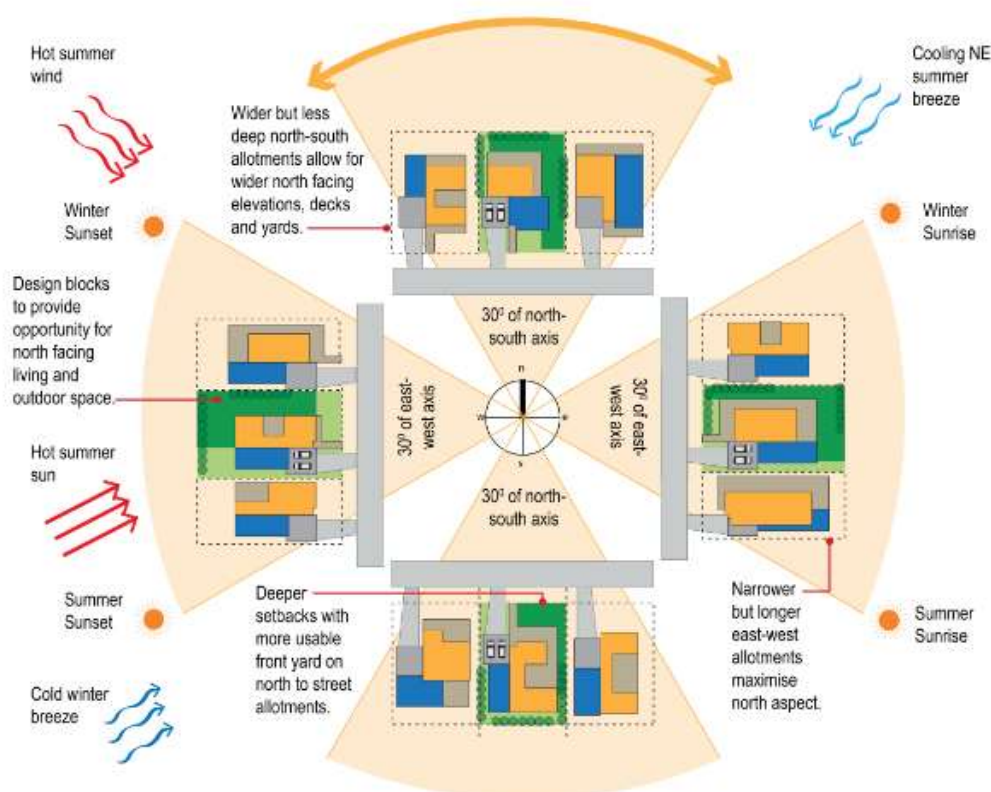
| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>Lot size</b><br><b>P1</b> Lot size, shape and dimensions: <ul style="list-style-type: none"> <li>take into account the constraints of the site and existing surrounding development;</li> <li>are appropriate for the siting and construction of a dwelling and ancillary outbuildings, the provision of private outdoor space, convenient vehicle access and parking.</li> </ul> | <b>Lot size</b><br><b>A1.1</b> Minimum lot size is specified by Local Environment Plan 2012 lot size map.<br><br><b>A1.2</b> Lots with an area of 400m <sup>2</sup> and greater are capable of accommodating an unconstrained building envelope with minimum dimensions of 12m x 15m.<br><br><b>A1.3</b> Lots should be at least 600m <sup>2</sup> where slopes are over 20%.<br><br><b>A1.4</b> Lots with an area between 300m <sup>2</sup> and 400m <sup>2</sup> are capable of accommodating an unconstrained building envelope with minimum dimensions of 10m x 15m.  |
| <b>Small lot development</b><br><b>P2</b> Subdivisions for small lot housing and medium density developments are well designed and will result in attractive and functional living environments.   | <b>Small lot development</b><br><b>A2.1</b> Small lots are: <ul style="list-style-type: none"> <li>located to minimise the need for earthworks;</li> <li>square or rectangular in shape;</li> <li>limited to locations with a slope of less than 10%.</li> </ul> <b>A2.2</b> Small lots are provided with rear lanes for vehicular access, in order to avoid the primary street frontage being dominated by numerous garages and driveway crossovers.<br><br><b>A2.3</b> Where subdivision of land will result in one or more small lots the concurrent submission of a Plan of Development is required.<br><br>A Plan of Development shows indicative building envelopes, floor plans, length and height of built to boundary walls and identification of all shared walls.<br><br>The plan must demonstrate how dwelling designs will: <ul style="list-style-type: none"> <li>relate to dwellings on adjoining lots;</li> </ul> |

| Performance Criteria   | Acceptable Solutions  |
|--|---|
|  | <ul style="list-style-type: none"> <li>provide private outdoor living space and good solar access to the subject dwelling;</li> <li>avoid/mitigate overlooking and overshadowing of neighbouring dwellings and their private open space.</li> </ul>   |
| <b>Diversity</b><br><b>P3</b> Lot sizes meet the requirements of people with different housing needs, and provide for housing diversity and choice.<br><br>Refer to Figure 5 for an example of how lot diversity can be achieved.  | No acceptable solution.   |
| <b>Access</b><br><b>P4</b> Lot access is safe for pedestrians, cyclists and vehicles using the access.<br><br><b>P4.1</b> Battle-axe handles must cater for safe pedestrian and vehicular access, include satisfactory sight line distances and allow for vehicles to enter and exit in a forward direction.   | <b>Access</b><br><b>A4.1</b> Lot design precludes the need to reverse onto a Distributor Road.<br><br><b>A4.2</b> New lots shall front onto a designated public street. No new lots shall be created with sole access via Right of Carriageway.<br><br><b>A4.3</b> Access handle width for battle-axe subdivisions is 4 metres Wider access handles should be considered where dual occupancies are proposed.<br><br><b>A4.4</b> A maximum of two (2) adjacent battle-axe allotments are permissible. |
| <b>Truncated corner lots</b><br><b>P5</b> Corner lots are to be truncated in such a manner as to maintain the minimum verge widths with the kerb returns.  | No acceptable solution.   |
| <b>Fencing</b><br><b>P6</b> Highly visible fencing along main roads and public places must be uniform in terms of design, height, materials and colours so that it presents attractively and consistently in the streetscape. Preference is given to transparent fencing, particularly where there are significant views. Such fencing must be erected as part of the subdivision development of the land. | No acceptable solution.   |
| <b>Solar access</b><br><b>P7</b> Lots are orientated to facilitate the siting of dwellings to take advantage of microclimatic benefits, and have dimensions to allow adequate on-site solar access, taking into account likely dwelling size and the relationship of each lot to the street.   | <b>Solar access</b><br><b>A7</b> Lot design ensures that: <ul style="list-style-type: none"> <li>each lot will not be overshadowed by neighbouring houses to the north;</li> <li>each lot can have a sufficiently long north dimension to receive winter sun;</li> <li>streets are aligned in a north south or east west direction where practicable (refer to Figure 6).</li> </ul>  |

**Figure 5: Mix of lot sizes**

**Mix of allotment sizes** - Good neighbourhood design supports residential and streetscape diversity through a variety of block sizes, lot design and housing mix. A diversity of block types and housing typologies appeals to the broader demographic housing needs from standard suburban blocks and small lot allotments to large allotments facilitating the development of integrated and multi-unit housing. Include pedestrian connectivity (mid block) and link open space areas.

**Figure 6: Lot orientation and solar access**



## 4.2 Element - Street Networks

Each street type has a particular function, providing for specific levels of access for a range of transport modes including buses, motor vehicles, pedestrians and cyclists. The street network provides connectivity, linear pathways for essential services and an extension of public open space.

Each street type needs to be designed to safely accommodate a range of traffic volumes at an appropriate speed while incorporating measures to accommodate site constraints and attributes.

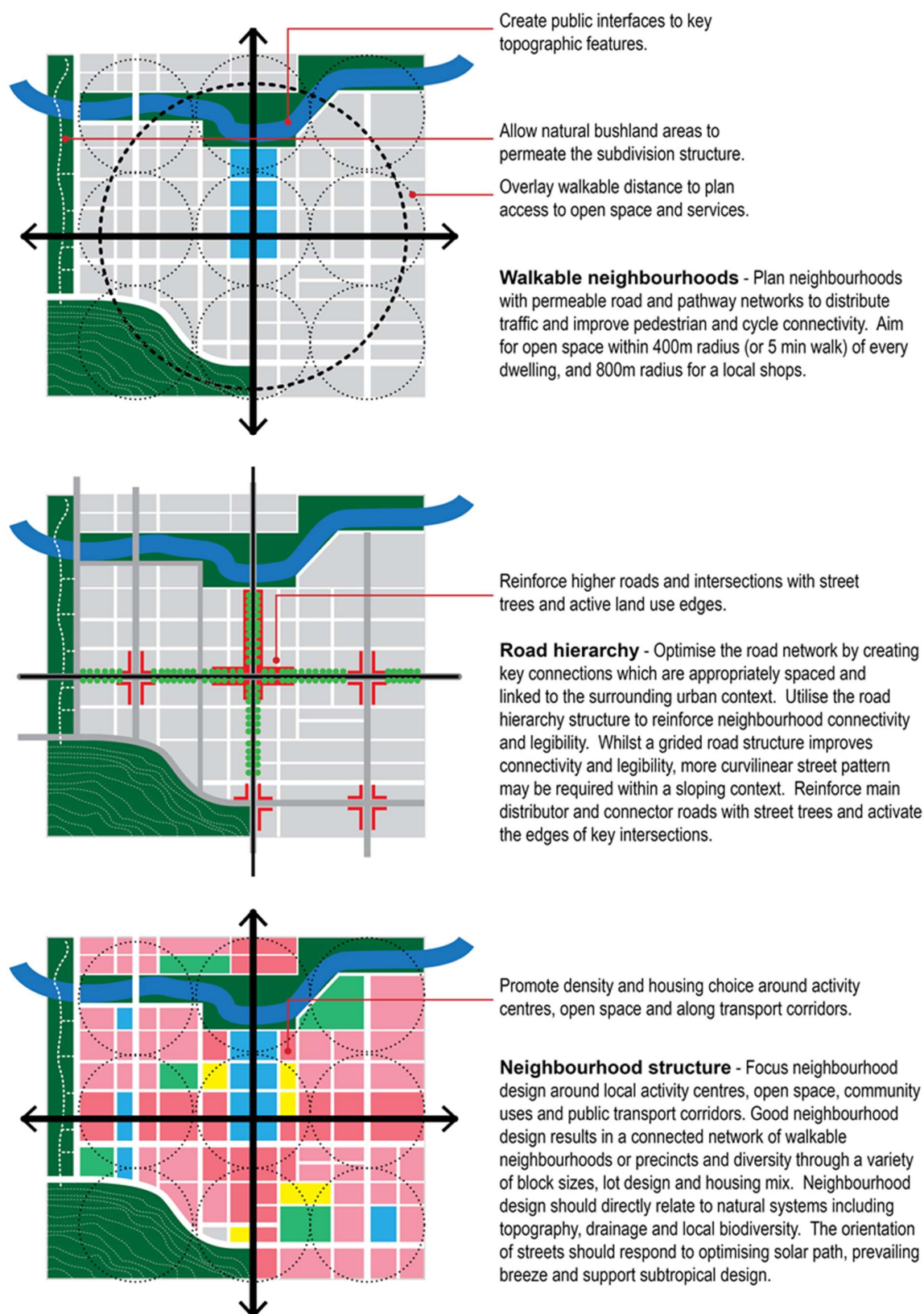
Relevant Subdivision Development Principles: 1, 2, 3, 4, 6, 7, 8, 10

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>Function</b><br><b>P8</b> The street network: <ul style="list-style-type: none"> <li>provides a clear structure and component streets conform to their function in the network (refer to Figure 7);</li> <li>has sufficient capacity to provide safe vehicular access for each lot;</li> <li>shows clear physical distinctions between each type of street based on function, legibility, convenience, traffic volumes, vehicle speeds, safety and amenity;</li> <li>incorporates space for the provision of public utility services;</li> <li>facilitates walking and cycling within the neighbourhood and to local activity centres.</li> </ul> | <b>Function</b><br><b>A8.1</b> Streets link to other streets that are no more than two levels higher or lower in the hierarchy.<br><b>A8.2</b> Levels of connectivity for each street type is consistent with the requirements of Table 1.<br><b>A8.3</b> The street network caters for the provision of public utility services including water, sewerage, electricity and telecommunications.<br><b>A8.4</b> Footpaths and cycleways are provided in accordance with the requirements of Table 1. |

| Performance Criteria  | Acceptable Solutions   |
|---|--|
| <b>Design</b><br><b>P9</b> The street network responds to: <ul style="list-style-type: none"> <li>existing and future streetscapes;</li> <li>topography;</li> <li>significant vegetation;</li> <li>natural drainage;</li> <li>site attributes;</li> <li>solar access.</li> </ul> <p>Refer to Figure 7 for an example.</p>   | No acceptable solutions.   |
| <b>Safety and access</b><br><b>P10</b> Intersections along residential streets are spaced to create safe and convenient movements for motorists, cyclists and pedestrians.  | <b>Safety and access</b><br><b>A10</b> Intersections are spaced in accordance with the requirements of Table 1.  |
| <b>Mode choice</b><br><b>P11</b> Bus routes are: <ul style="list-style-type: none"> <li>provided that are direct and safely accessible by foot from all dwellings and activity centres;</li> <li>aligned for ease of movement between developments and activity centres without complicated turning manoeuvres.</li> </ul>  | <b>Mode choice</b><br><b>A11</b> Public transport routes and stops are to be provided as set out in <i>Element – Public Transport</i> .  |
| <b>Environmental protection</b><br><b>P12.1</b> Traffic generated by a development is within the acceptable capacity of the roads.<br><br><b>P12.2</b> The street network is designed to reduce traffic speeds and volumes to acceptable levels, with most dwellings fronting streets with low volumes.<br><br><b>P12.3</b> Streets and lots are located so that dwellings are not subject to unacceptable levels of traffic noise. | <b>Environmental protection</b><br><b>A12.1</b> Traffic speeds and volumes are in accordance with Table 1. The following measures assist with the reduction of speed and volume: <ul style="list-style-type: none"> <li>designing curvilinear streets;</li> <li>limiting street lengths;</li> <li>varying street widths;</li> <li>installing median islands;</li> <li>constructing mid-block pedestrian crossings.</li> </ul><br><b>A12.2</b> The street network is designed so that future residential development is capable of compliance with the Department of Planning and Environment's <i>Development Near Rail Corridors and Busy Roads – Interim Guideline, 2008</i> . |



Figure: 7 Street network and neighbourhood design





### 4.3 Element – Steet Design, Construction and On-Street Parking

Street design depends on street function, traffic volume, desired traffic speed, on-street parking and street alignment.

Relevant Subdivision Development Principles: 1, 3, 4, 8, 9, 10

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>Function and width</b><br><b>P13</b> The width of the street reserve is sufficient to cater for all street functions, including: <ul style="list-style-type: none"> <li>• safe and efficient movement of all users;</li> <li>• vehicle parking;</li> <li>• landscaping;</li> <li>• public utilities;</li> <li>• future carriage way widening;</li> <li>• retaining walls;</li> <li>• cycle paths or overland drainage flow paths.</li> </ul>    | <b>Function and width</b><br><b>A13</b> The following street components are to be consistent with the requirements of Table 1: <ul style="list-style-type: none"> <li>• street reserve widths;</li> <li>• carriageway widths;</li> <li>• verge widths;</li> <li>• parking within street reserve;</li> <li>• kerb type;</li> <li>• pedestrian and cyclist facilities;</li> <li>• number of desired lots the road is to service.</li> </ul> |
| <b>Designing for safety</b><br><b>P14</b> The street design: <ul style="list-style-type: none"> <li>• provides for safe pedestrian use for people of all ages and levels of mobility;</li> <li>• includes speed reduction techniques to achieve desire speeds;</li> <li>• achieves safe sight distances based on vehicle speed, exits from property access points, pedestrian and cyclist crossings and at junctions and intersections.</li> </ul> | <b>Designing for safety</b><br><b>A14.1</b> Traffic speeds and projected traffic volumes are in accordance with the requirements of Table 1.<br><br><b>A14.2</b> Street lengths and intersection spacing are in accordance with the requirements of Table 1.<br><br>Figure <del>14-9</del> provides examples of speed reduction design features.  |
| <b>Driveway access</b><br><b>P15.1</b> Carriageway and verge width allows unobstructed access to individual lots, even when a car is parked on the opposite side of the street.<br><br><b>P15.2</b> Street and lot design ensures safe vehicle access to all lots (refer to Figure <del>15-10</del> for examples).   | <b>Driveway access</b><br><b>A15</b> Driveways are provided in accordance with the requirements of the Northern Rivers Design and Construction Manual.  |

| Performance Criteria  | Acceptable Solutions  |
|---|---|
| <b>Geometric design</b><br><b>P16.1</b> Bus routes have a carriageway width that: <ul style="list-style-type: none"> <li>allows for the movement of buses unimpeded by parked cars;</li> <li>safely accommodates cyclists;</li> <li>avoids cars overtaking parked buses.</li> </ul> <b>P16.2</b> The alignment and geometry of streets that form the bus route is designed to allow for the efficient and unimpeded movement of buses. <b>P16.3</b> The horizontal and vertical alignments satisfy safety criteria and reflect physical land characteristics and major drainage functions. <b>P16.4</b> Geometric design for intersections, roundabouts and slow points is consistent with the vehicle speed intended for each street. <b>P16.5</b> Kerb radii at intersections and junctions are kept to a minimum. <b>P16.6</b> Street and parking design enables adequate servicing of waste collection vehicles for all lots. | <b>Geometric design</b><br><b>A16.1</b> Bus routes have carriageway widths, gradients, stopping sight distances and parking requirements in accordance with the Northern Rivers Design and Construction Manual. <b>A16.2</b> The following street design features are to be in accordance with the requirements of the Northern Rivers Design and Construction Manual: <ul style="list-style-type: none"> <li>horizontal and vertical alignments;</li> <li>intersections, roundabouts and slow points;</li> <li>kerb radii;</li> <li>turning path radii.</li> </ul> |
| <b>Street construction</b><br><b>P17.1</b> The pavement edging and landscaping supports the function and amenity of the street. <b>P17.2</b> The pavement edge: <ul style="list-style-type: none"> <li>controls vehicle movements by delineating the carriageway for all users;</li> <li>assists in controlling stormwater runoff;</li> <li>at pedestrian crossings is constructed to cater for mobility assistance devices and visually impaired pedestrians.</li> </ul> <b>P17.3</b> Street pavement surfaces: <ul style="list-style-type: none"> <li>have durability suited for travelling and parked vehicles;</li> <li>ensure the safe passage of vehicles, pedestrians and cyclists;</li> <li>cater for the discharge of rainfall and the preservation of all-weather access;</li> <li>allow for reasonable travel comfort.</li> </ul> Refer to Figure <del>46</del> <u>11</u> for examples of pavement treatment.          | <b>Street construction</b><br><b>A17.1</b> Pavement edges at pedestrian crossings are constructed to accommodate mobility assistance devices and visually impaired pedestrians in accordance with the Northern Rivers Design and Construction Manual. <b>A17.2</b> Street pavement surfaces are constructed in accordance with the Northern Rivers Design and Construction Manual.  |

| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <b>On-street parking</b><br><b>P18</b> Overflow on-street car parking is designed to consider: <ul style="list-style-type: none"> <li>the anticipated residential density;</li> <li>availability of public transport;</li> <li>likely future on-site parking provisions;</li> <li>locations of non-residential uses;</li> <li>safety for all users including pedestrians, cyclists and vehicles;</li> <li>efficiency, access and manoeuvrability;</li> <li>compatibility with the street function;</li> <li>cost effectiveness;</li> <li>streetscape and residential amenity.</li> </ul> | <b>On-street parking</b><br><b>A18.1</b> On street parking is provided in accordance with Table 1.<br><br><b>A18.2</b> One (1) overflow on-street parking space is provided per lot or where this is not possible, provide cluster parking up to 60 metres away from the lots being serviced.<br><br><b>A18.3</b> Verge parking in lieu of on-street parking is provided where the road reserve has been widened.<br><br><b>A18.4</b> On verge parking bays are located within 20 metres of each lot (refer to Figure 438).<br><br><b>A18.5</b> The design and layout of on street car parking is in accordance with the Northern Rivers Design and Construction Manual. |

Table 1 – Street network characteristics

| Street Type   | Local Access                               | Local Collector  | Primary Collector  | Arterial   |
|---|--|--|--|--|
| <b>Northern Rivers Local Government (NRLG) Equivalent</b> | Local Street Access Street                 | Local Street   | Local Collector Collector Street   | Collector Distributor Road   |
| <b>Function</b>   | Provide direct residential property access | Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity | Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity | Connects neighbourhoods and key activities. Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity |
| <b>Lots Served</b>  | <30  | <300   | <450   | <450   |
| <b>Notional Traffic Volume<sup>1</sup></b>                | <200 vpd                                   | <2,000 vpd   | <3,000 vpd   | >3,000 vpd   |
| <b>Reserve Width<sup>2</sup></b>                          | 14m  | 15-17m   | 19m +  | 21m +  |
| <b>Verge Width (Minimum)</b>                              | 4m   | 4m   | 4m or 5m (when a 2.5m pathway is required)   | 4m or 5m (when a 2.5m pathway is required)   |
| <b>Carriageway Width<sup>2</sup></b>                      | 6m   | 7-9m   | 11m  | 13m  |

| Street Type  | Local Access                    | Local Collector                 | Primary Collector               | Arterial        |
|--|---------------------------------|---------------------------------|---------------------------------|-----------------|
| Longitudinal Grade <sup>3</sup>                          | 16%                             | 16%                             | 16%                             | 12%             |
| One-Way Cross Fall                                       | Optional                        | No                              | No                              | No              |
| Concrete Pathway Width/ Number Street Sides <sup>4</sup> | 1.5m/ One Side                  | 2.0m/ One Side                  | 2.5m/ One Side                  | 2.5m/ One sides |
| Street Trees   | Yes                             | Yes                             | Yes                             | Yes             |
| Bus Route  | No                              | Yes                             | Yes                             | Yes             |
| Kerb Type  | Mountable with Upright optional | Mountable with Upright optional | Mountable with Upright optional | Upright         |

**Note.**

1. Notional 6.5 vehicle trips per day are generated per standard residential lot.
2. All works to be designed and constructed in accordance with the Northern Rivers Development and Design Manual and Construction Manual.
3. Refer to Austroads Guide to Road Design Part 3 "Geometric Design" for steep grade criteria.
4. No need for a footpath for less than 50 lots.

**Figure 8: Verge and on-street parking**

Figure 9: Measures to slow vehicle speed

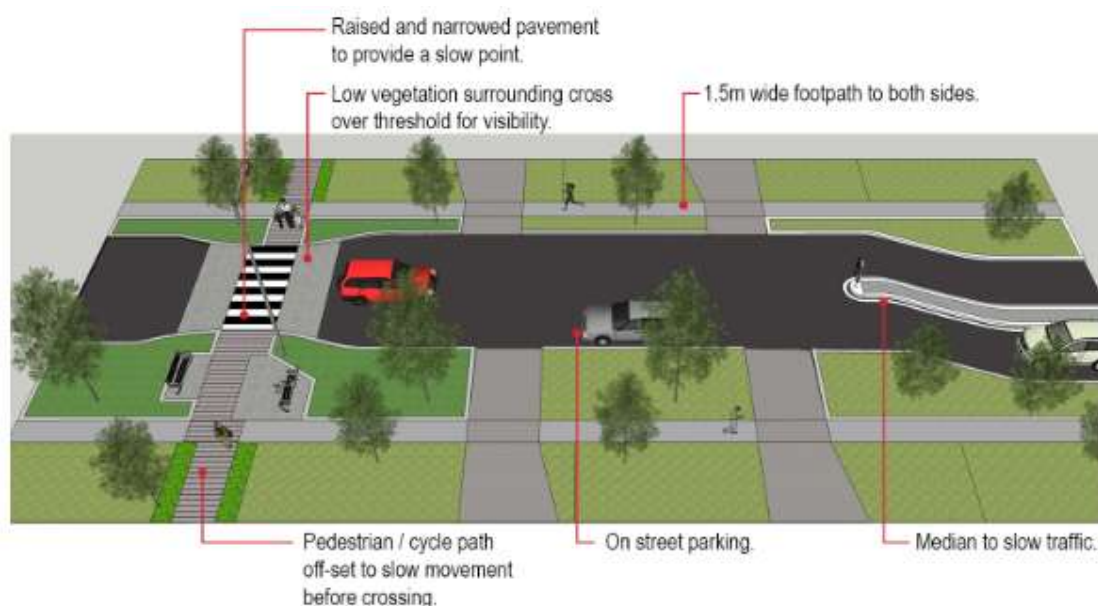
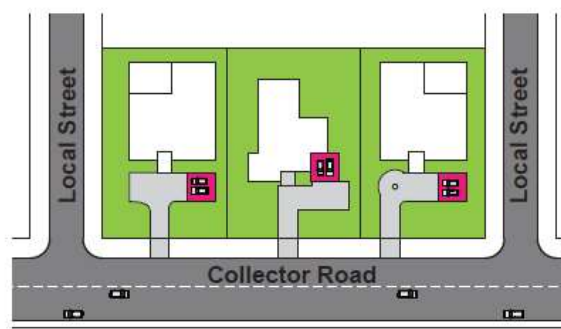


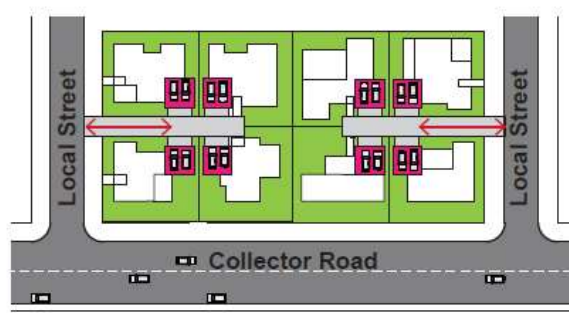
Figure 10: Options to control access to collector streets



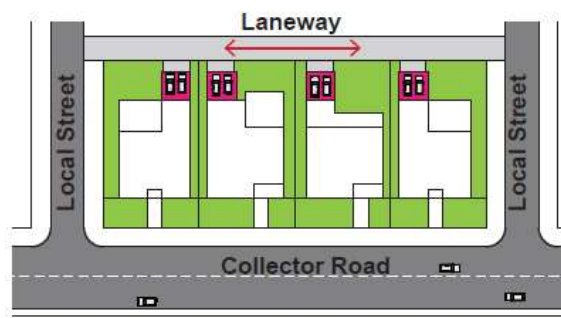
**Local Street Access** - Vehicular access from lower traffic movement access street with pedestrian and front building street address to major street.



**Wider allotments** - Wider lots allow for large driveways so vehicles can enter and exit forwards.



**Shared Access** - Common driveways servicing multiple allotments reduce the number of entry points and allow vehicles to enter and exit forwards.



**Rear Lane** - Adding a rear lane provides vehicle (including service vehicles and garbage trucks) access for houses fronting a major street.



Figure 11: Pavement treatment



**Change in surface material** - A change in pavement surface material can distinguish different street functions. In this example above, a change in surface material demarcates an important intersection within a local centre which is generally more pedestrian orientated with lower traffic speeds. Materials should be chosen for robustness and longevity as well as achieving attractive urban design outcomes.



**Pavement Threshold** - Whilst not a formal pedestrian crossing, the change in surface material from bitumen to an interlocking concrete block more clearly demarcates and alerts the driver to the presence of pedestrian activity.



**Pedestrian refuge** - A pedestrian refuge provides a safe area in the middle of the road enabling the pedestrian to wait before finishing crossing a road. Pedestrian refuges are typically used when there is a wide road reserve or along a busy road.



**Public domain areas** - Smaller break out spaces are an important feature within a streetscape and should be demarcated with a higher level of pavement surface finish, landscaping and street furniture.



**Universal design and accessibility** - Demarcate thresholds, crossings and intersections with tactile indicators.



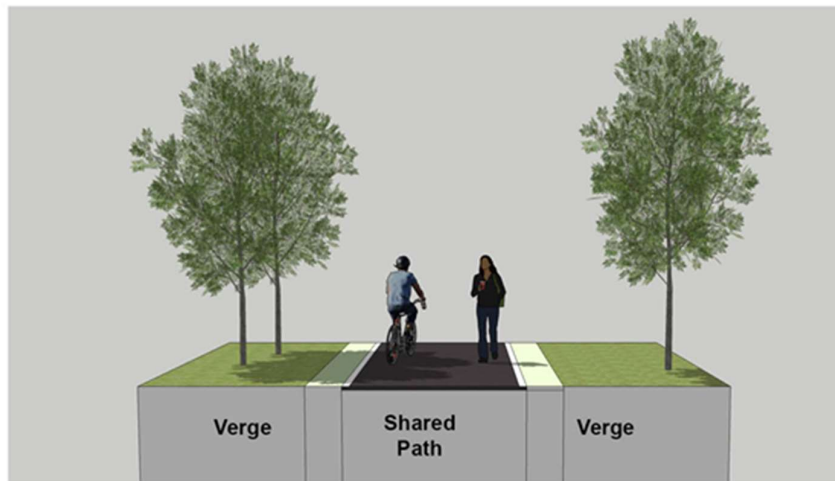
#### 4.4 Element - Pedestrian and Cyclist Facilities

Within any community there is a need for an accessible, equitable, safe and efficient transport system. Walking and cycling provides an alternate method of transport, and an effective means for exercise and recreation.

Relevant Subdivision Development Principles: 1, 3, 4, 7, 8, 9, 10

| Performance Criteria  | Acceptable Solutions  |
|---|---|
| <b>Planning and design</b><br><b>P19.1</b> A network of footpaths and cycle routes is provided that: <ul style="list-style-type: none"> <li>connects to adjoining streets, open spaces and activity centres;</li> <li>encourages walking and cycling;</li> <li>caters for all users;</li> <li>provides opportunities to link open space networks and community facilities, transport, local activity centres and schools;</li> <li>takes account of the topography.</li> </ul><br><b>P19.2</b> The design of the pedestrian and cycleway: <ul style="list-style-type: none"> <li>provides for casual surveillance and is illuminated;</li> <li>includes appropriate landscaping;</li> <li>is of appropriate dimensions;</li> <li>preserves trees and other significant features;</li> <li>provides safe street crossings, with adequate sight distances, pavement markings, warning signs and safety rails;</li> <li>is stable and easy to maintain.</li> </ul> | <b>Planning and design</b><br><b>A19</b> The pathway network is consistent with the requirements of: <ul style="list-style-type: none"> <li><i>Austroads 'Guide to Road Design Part 6A - Pedestrian and Cyclist Paths'</i> standards;</li> <li><del>the Lismore Sport and Recreation Plan 2011-2021</del> <u>Walking, Cycling and Micromobility Strategy 2024-2034</u>;</li> <li><u>Transport for NSW Cycleway Design Toolbox: Designing for cycling and Micromobility</u>;</li> <li><i>the Northern Rivers Local Government Development Design and Construction Manual</i>.</li> </ul> |
| <b>Location</b><br><b>P20</b> Footpaths and cycleways are located in street reservations where: <ul style="list-style-type: none"> <li>vehicle speeds and volumes are low;</li> <li>the use of street pavements by cyclists does not affect the safety of pedestrians;</li> <li>pedestrians and cyclists are protected from parked vehicles and vehicles moving along the street and on driveways.</li> </ul>   | <b>Location</b><br><b>A20</b> Footpaths and cycleways are located in accordance with Table 1 and Figures <del>47-12</del> and <del>48</del> <u>13</u> .   |

Figure 12: Protection for cyclists and pedestrians



Shared path

Figure 13: Designing for cyclists



Separate Bicycle lane  
with painted safety strip

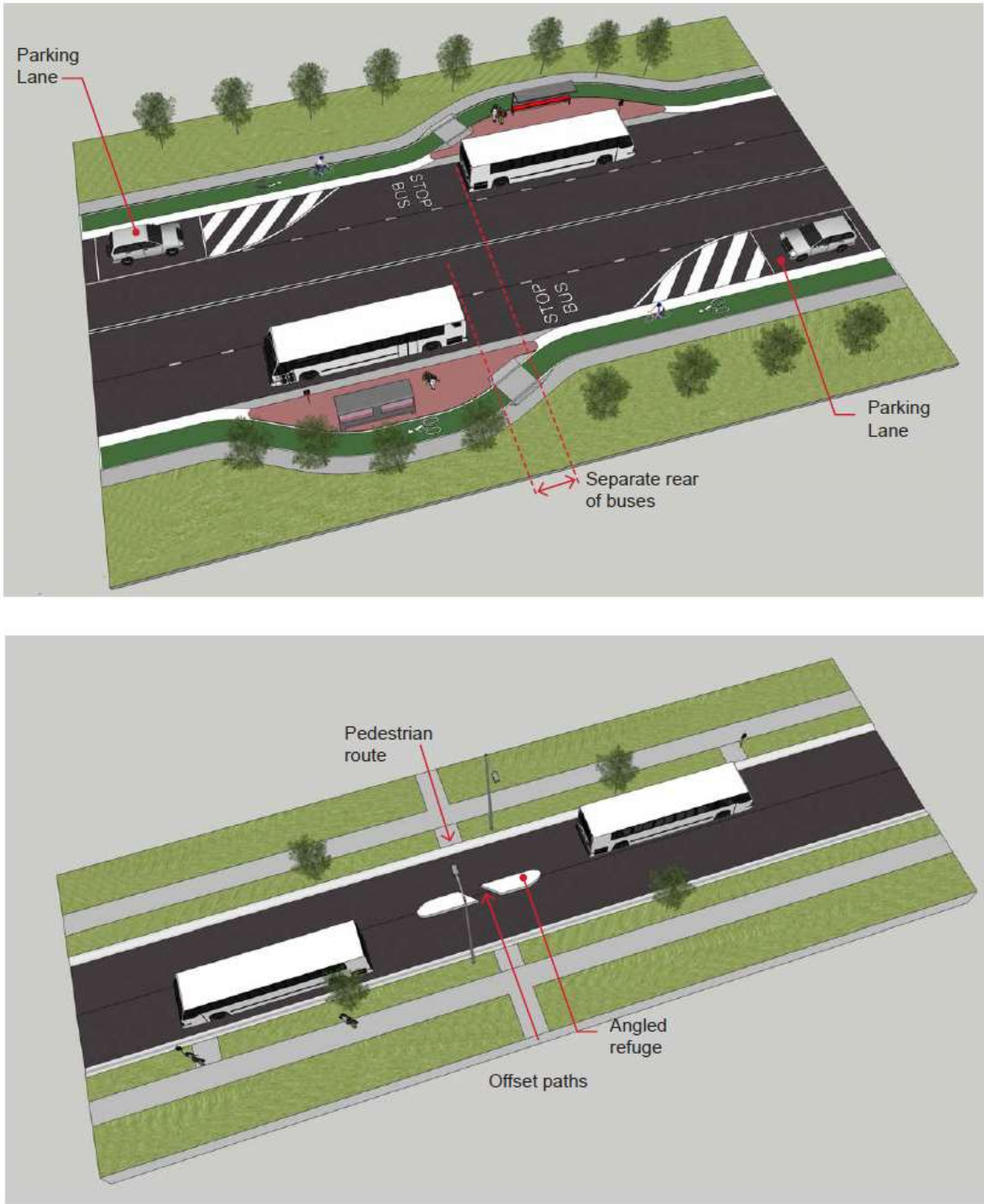
#### 4.5 Element - Public Transport

Public transport within the Lismore Local Government Area and the wider Northern Rivers District is limited to buses. There is a need for accessible, equitable and safe bus networks providing a service between residential developments and activity centres such as schools, commercial premises, recreation facilities and the like.

Relevant Subdivision Development Principles: 1, 2, 3, 4, 10

| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <b>Planning</b><br><b>P21</b> Residential densities are provided that support walking to public transport stops and at levels that support the economic operation of the bus service.  | <b>Planning</b><br><b>A21</b> At least 85% of lots are within a safe five minute walking time from an existing or proposed bus route.  |
| <b>Route location and design</b><br><b>P22</b> Convenient connections are provided to adjoining areas and other public transport routes, for ease of movement of buses between developments and to link activity centres within and external to the development.   | <b>Route location and design</b><br><b>A22</b> Bus routes are designed in accordance with Austroads Standards.   |
| <b>Bus stop location and design</b><br><b>P23</b> Bus stops are designed and located to: <ul style="list-style-type: none"> <li>• provide for pedestrian safety, security, comfort and convenience;</li> <li>• allow vehicles to safely overtake a stationary bus;</li> <li>• provide shelter, seats, adequate lighting and timetable information;</li> <li>• be overlooked from nearby buildings;</li> <li>• minimise adverse impact on the amenity of nearby dwellings.</li> </ul> | <b>Bus stop location and design</b><br><b>A23.1</b> Bus stops are located 400 metres apart where the route serves residential development.<br><br><b>A23.2</b> Traffic control measures for buses are in accordance with Figure 4914, which illustrates where to locate bus stops to safely allow vehicles to overtake stationary buses, and to allow for safe pedestrian movements.<br><br><b>A23.3</b> Bus shelters are designed in accordance with the relevant Australian Standards. |

Figure 14: Traffic control for buses



#### 4.6 Element - Public Open Space

Public open space provides opportunities for active and passive recreation and can contribute to the healthy lifestyles of residents. Public open space can also serve to protect natural and cultural features, improve amenity and provide a location for public utilities.

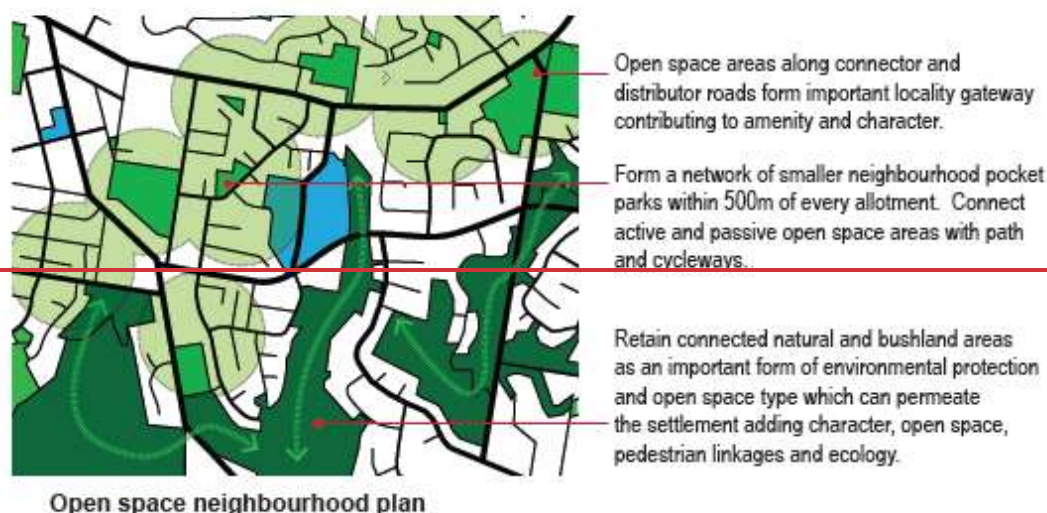
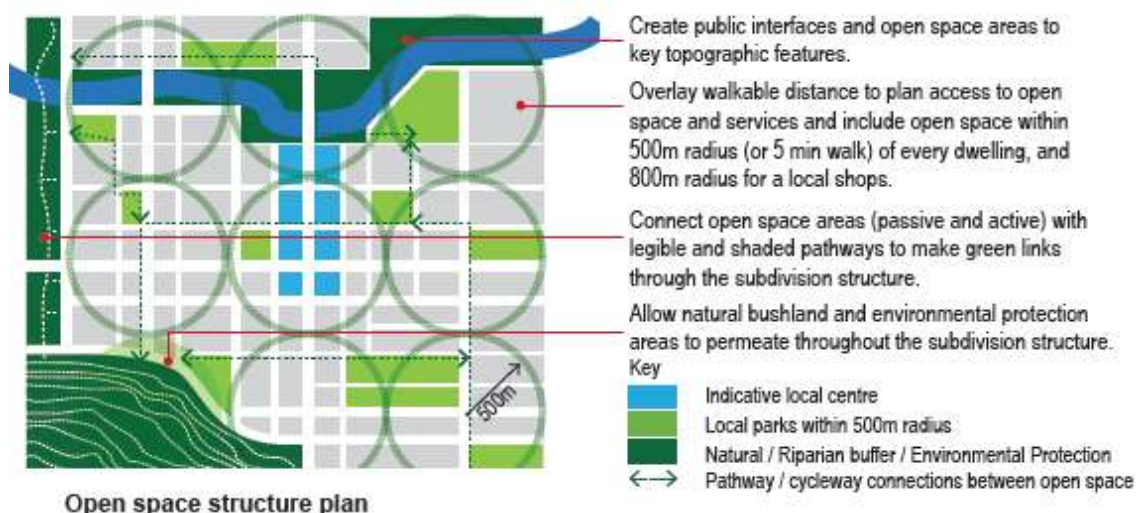
Relevant Subdivision Development Principles: 1, 2, 3, 4, 6, 7, 8, 9, 10

| Performance Criteria  | Acceptable Solutions  |
|---|---|
| <p><del>Local parks</del><u>Public open space</u> - location and site description</p> <p><b>P24</b> Local parks are located to:</p> <ul style="list-style-type: none"> <li>• create a focal point for adjoining residents;</li> <li>• be accessible to users;</li> <li>• provide opportunities to incorporate existing natural and cultural features;</li> <li>• be free from constraints;</li> <li>• provide an appropriate area for the intended use;</li> <li>• provide high levels of visibility for crime prevention with adequate road frontage.</li> </ul> | <p><del>Local parks</del><u>Public open space</u> - location and site description</p> <p><b>A24.1</b> <u>Public open space(s) shall be provided in accordance with any approved structure plan or masterplan for the site.</u></p> <p><b>A24.2</b> <u>Where there is no approved structure plan or masterplan for the site, then public open space shall be provided in accordance with the desired standards of service for a Social and Family Recreation (SFR) space set out in the adopted Lismore Open Space Strategy.</u></p> <p><b>A24.3</b> <u>For small subdivisions (&lt;20 lots) that do not propose a new public open space allotment, embellishment of a nearby public open space and / or a shared path connecting the subdivision to a nearby area of public open space is to be provided.</u></p> <p><del>Local parks are provided in accordance with the following criteria as listed in Appendix 2 of the Lismore Sport and Recreation Plan 2011 – 2021:</del></p> <p><del>minimum area of 0.3 hectare;</del></p> <p><del>located so that households are within a 500 metre access radius;</del></p> <p><del>have a street frontage of at least 50%;</del></p> <p><del>have a usable area of 0.25 hectare;</del></p> <p><del>have a maximum slope of 1:20 for the main area;</del></p> <p><del>the main use area is free of regular flooding (i.e. above 1 in 10 year ARI) with at least 10% of total area above 1 in 50 year ARI;</del></p> <p><del>have safe walking access and pathway links with good visibility from surrounding residences.</del></p> <p><u>Refer to Figure 20.</u></p> |

| Performance Criteria  | Acceptable Solutions   |
|---|--|
| <p><del>Local park</del><b>Public open space</b> embellishments</p> <p><b>P25</b> Public open space:</p> <ul style="list-style-type: none"> <li>• provides a range of accessible active and passive recreational facilities that meet the needs of all users;</li> <li>• provides attractive corridors for community paths and attractive urban environment settings;</li> <li>• incorporates existing trees, rocks, streams and other sites of natural or cultural value, and link to habitats and wildlife corridors;</li> <li>• provides linkages to a legible open space network;</li> <li>• provides high levels of amenity for adjoining residents;</li> <li>• contains appropriate fencing and landscaping.</li> </ul> | <p><del>Local park</del><b>Public open space</b> embellishments</p> <p><b>A25</b> <u>Public open space areas, whether new or an upgrade, should be embellished in accordance with elements as set out in the Play Hierarchy on P9-10 and the desired standards of service for a Social and Family Recreation (SFR) classification on P18 in the adopted Lismore Open Space Strategy.</u></p> <p><del>Park embellishments in accordance with the requirements of Appendix 2 of the Lismore Sport and Recreation Plan 2011–2021.</del></p> |
| <p><b>Purpose of public open space</b></p> <p><b>P26</b> The intended use of the public open space is clearly indicated.</p>  | <p><b>Purpose of public open space</b></p> <p><b>A26</b> Subdivision plans are to clearly indicate the intent of the space e.g. urban bushland, stormwater management, infrastructure or local park.</p>   |

**Figure 15: Designing for open space**





#### 4.7 Element - Essential Services

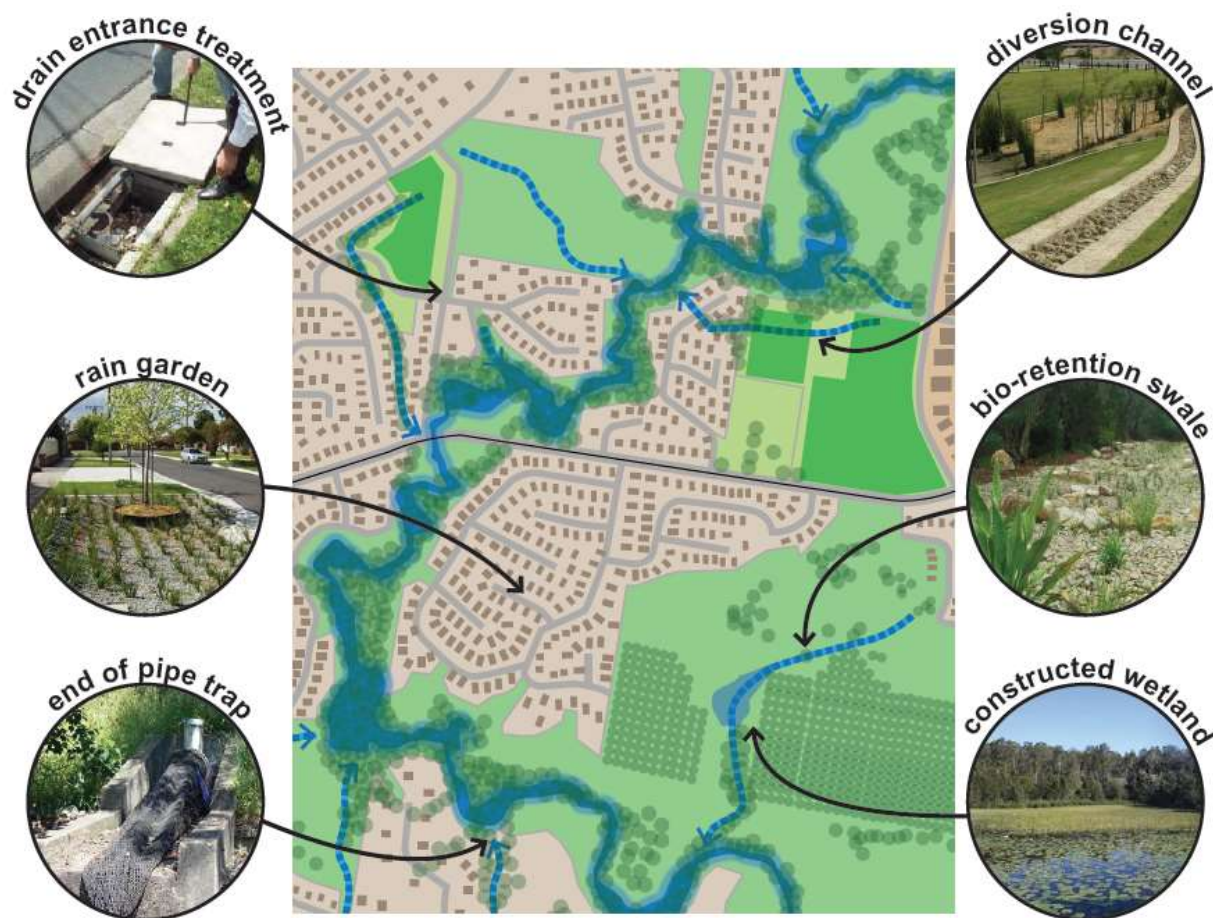
Residential subdivisions require, among other things, the provision of essential services in accordance with LEP 2012 clause 6.9 *Essential Services*. Each residential lot needs to have adequate arrangements for services, including sewerage, supply of water, stormwater management, electricity and telecommunications.

Relevant Subdivision Development Principles: 1, 3, 5, 6, 7, 8

| Performance Criteria  | Acceptable Solutions   |
|---|--|
| <b>Water and sewerage</b><br><b>P27.1</b> Adequate arrangements are to be made for the supply of water and the disposal and management of sewage.<br><br><b>P27.2</b> The provision of water supply and sewerage is to: <ul style="list-style-type: none"> <li>• be cost effective;</li> <li>• minimise the land required;</li> <li>• minimise environmental impacts;</li> <li>• be accessible and easy to maintain.</li> </ul> <b>P27.3</b> There is adequate water supply for fire fighting purposes. | <b>Water and sewerage</b><br><b>A27.1</b> The provision of water and sewerage are in accordance with the requirements of the Northern Rivers Development and Design Manual, Construction Manual and relevant Council policy documents.<br><br><b>A27.2</b> Locate compatible services in common underground trenching.<br><br><b>A27.3</b> The installation of water supply for fire fighting is in accordance with the relevant Australian Standards and the requirements of the Rural Fire Service <i>Planning for Bush Fire Protection 2006</i> . |
| <b>Stormwater management</b><br><b>P28</b> Provision of stormwater management measures will: <ul style="list-style-type: none"> <li>• slow water flows;</li> <li>• provide for on-site treatment;</li> <li>• deliver high standards of water quality to receiving waters;</li> <li>• integrate into the subdivision design;</li> <li>• protect natural watercourses;</li> <li>• enhance public amenity;</li> <li>• retain riparian vegetation.</li> </ul>   | <b>Stormwater management</b><br><b>A28</b> Subdivision design and construction complies with DCP Chapter 22 <i>Water Sensitive Design</i> .<br><br>Figures <a href="#">2415</a> and <a href="#">2216</a> provide examples of Water Sensitive Urban Design.   |
| <b>Electricity and telecommunications</b><br><b>P29</b> Adequate arrangements are made for the provision of electricity and telecommunications.   | <b>Electricity and telecommunications</b><br><b>A29</b> Electricity and telecommunications are to be located underground in accordance with the relevant Council policies.   |
| <b>Public lighting</b><br><b>P30</b> Adequate arrangements are made for the provision of public lighting.   | <b>Public lighting</b><br><b>A30.1</b> The design of public lighting is in accordance with: <ul style="list-style-type: none"> <li>• relevant Australian Standards;</li> <li>• NSW Public Lighting Code.</li> </ul> <b>A30.2</b> New street lighting must incorporate energy efficient technology to reduce power consumption and carbon footprint.  |

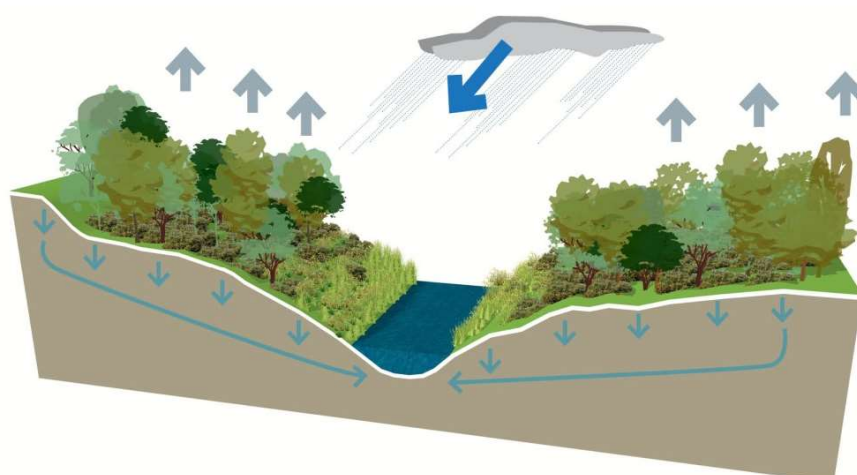


Figure 4615: Stormwater drainage

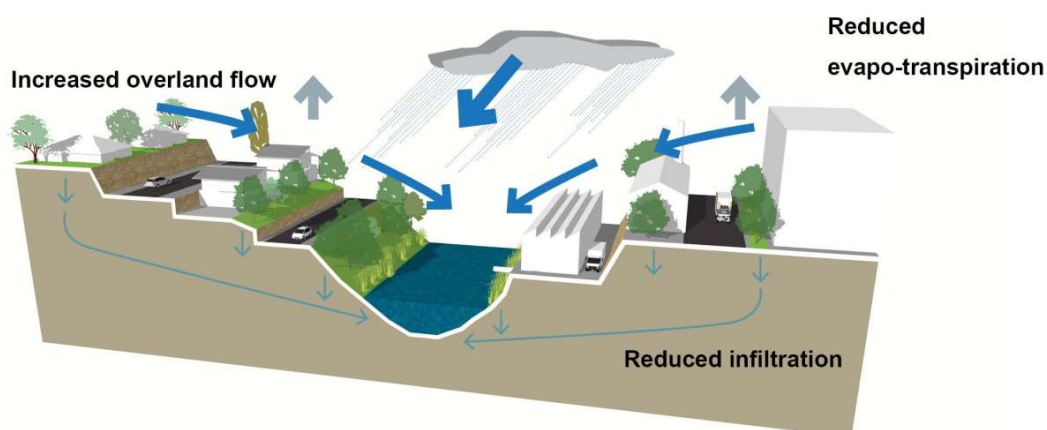


**Integrated Stormwater System** - An integrated stormwater system must have the capacity to safely convey major storm event flows as well as providing opportunity for adequate infiltration and stormwater treatment outside of major storm events. Design of stormwater systems should achieve community benefit through the retention of natural streams and vegetation where ever practical and safe. Incorporate sports grounds and less sensitive landuses into the drainage corridor and place detention basins and gross pollutant traps where necessary to control stormwater water quality.

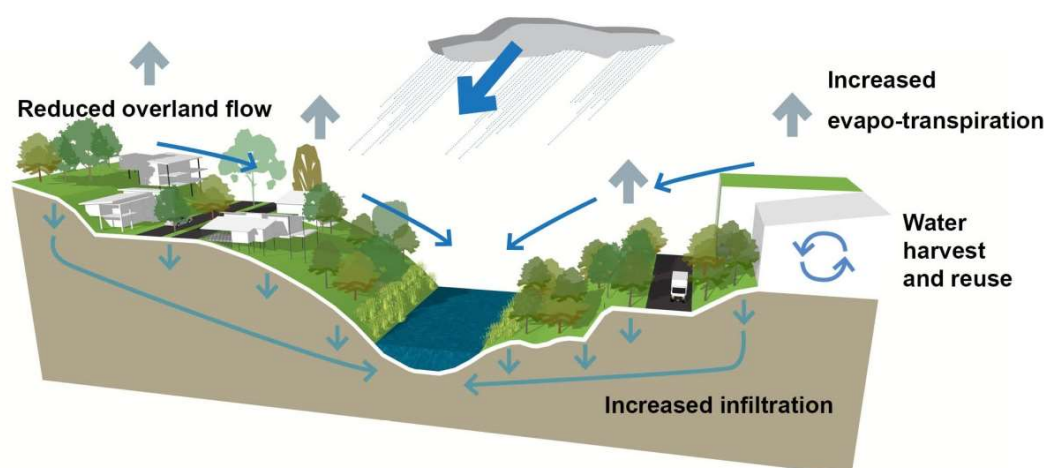
**Figure 4716: Stormwater run-off**



**Natural System:** The water cycle interacts with plant and soil systems that captures, infiltrates and transpires rainwater and stormwater runoff.



**Developed catchment:** A developed catchment with increased overland flow and reticulation flows directed rapidly to receiving environment and bypassing natural systems and processes.



**Water Sensitive Urban Design:** A WSUD approach protects natural systems and directs stormwater runoff to landscape areas that have been enhanced for natural processes.

#### 4.8 Element - Water Quality Management

The Lismore LEP 2012 Drinking Water Catchment Map delineates the areas within various drinking water catchments in the Lismore Local Government Area. Much of the Lismore urban area and adjacent northern and western rural land is located in the Wilsons River Drinking Water Catchment. Water is pumped from the 'Wilsons River Source' approximately 300m downstream of the confluence of Lagoon Creek and the Wilsons River. Water from the river at this point is pumped via a 20km long rising main to the Nightcap water treatment plant.

Prior to determining a development application for subdivision located within the Drinking Water Catchment Map, Council is required to consider compliance with LEP clause 6.4 Drinking Water Catchments. The objective of the clause is to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages. The following provisions compliment the requirements of LEP clause 6.4.

Relevant Subdivision Development Principles: 1, 5, 6, 7, 8

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>P31</b> The management of water quality incorporates measures to: <ul style="list-style-type: none"> <li>• reduce water borne pollutants;</li> <li>• reduce urban runoff;</li> <li>• identify and treat point sources of pollutants in the development area so as to enhance water quality;</li> <li>• deliver appropriate water quality standards for urban runoff to receiving waters within Drinking Water Catchment areas;</li> <li>• protect watercourses and riparian areas.</li> </ul> | <b>A31</b> Stormwater quality solutions are consistent with DCP Chapter 22 <i>Water Sensitive Design</i> and LEP clause 6.4<br><br>Refer to Figure <a href="#">2216</a> . |

#### 4.9 Element - Street Trees

Street trees contribute to the identity of the locality through the provision of pleasant streetscapes and enhancement of residential amenity. The selection of street trees in residential areas can reinforce the functions of the street and provide a theme for the area. Street trees also play a role in enhancement of biological diversity.

Relevant Subdivision Development Principles: 1, 3, 4, 6, 7, 8, 9, 10

| Performance Criteria  | Acceptable Solutions  |
|---|---|
| <b>P32</b> Street tree selection should: <ul style="list-style-type: none"> <li>• enhance the streetscape and residential amenity;</li> <li>• not affect the safety of pedestrians, cyclists and motorists;</li> <li>• provide shade in the summer months;</li> <li>• minimise detrimental potential impacts on public and private infrastructure;</li> <li>• be native species, preferably locally indigenous;</li> <li>• maximise stormwater infiltration;</li> <li>• be at an appropriate scale relative to the width of the street and existing or future development;</li> <li>• incorporates existing vegetation where possible.</li> </ul> | <b>A32.1</b> Street tree selection is consistent with the Lismore City Council Landscape Guidelines and the Northern Rivers Local Government Development Design and Construction Manual.<br><br><b>A32.2</b> Advanced trees in a 45 litre pot shall be used.<br><br><b>A32.3</b> Street trees are: <ul style="list-style-type: none"> <li>• to be planted at a density of 1 tree per 18 metres of street frontage;</li> <li>• not planted over services or under overhead power lines.</li> </ul> <b>A32.4</b> Street trees should be chosen for their: <ul style="list-style-type: none"> <li>• non-invasive root system;</li> </ul> |



| Performance Criteria | Acceptable Solutions  |
|----------------------|---|
|                      | <ul style="list-style-type: none"> <li>• good canopy spread and shade provision;</li> <li>• mature height under 8 metres;</li> <li>• colour and appeal;</li> <li>• low maintenance requirements.</li> </ul> |

#### 4.10 Element - Biodiversity Conservation

Biodiversity, or biological diversity, is a term used to describe the variety of all life forms including plants, animals, fungi, their genetic composition and the ecosystems in which they live. All species depend on other species for survival, so the conservation of endemic biodiversity provides many tangible benefits for various life forms including humans.

The Northern Rivers region, including the Lismore Local Government Area, is recognised as an extremely biologically diverse part of Australia due to a combination of climatic and geographic conditions. The region supports a disproportionately large percentage of threatened species and ecological communities.

It is important to conserve biological diversity, and to incorporate measures that protect threatened species, populations and ecological communities. Subdivisions must take into account endemic vegetation, and where appropriate include environmental buffers to minimise potential conflicts with new housing.

The following provisions apply to urban greenfield subdivisions that are on or adjacent to sites that support or contain remnant native vegetation<sup>1</sup> (including scattered remnant trees); threatened native flora and/or fauna species, endangered ecological communities or their habitats<sup>2</sup>; or watercourses<sup>3</sup>.

<sup>1</sup> As defined in the *Native Vegetation Act 2003*

<sup>2</sup> As listed in the schedules of the *Threatened Species Conservation Act 1995* and/or the *Environmental Protection and Biodiversity Conservation Act 1999*

<sup>3</sup> As defined in the *Water Management Act 2000*

Relevant Subdivision Development Principles: 3, 6, 7 & 8

| Performance Criteria  | Acceptable Solutions  |
|---|---|
| <p><b>P33</b> The subdivision design:</p> <ul style="list-style-type: none"> <li>• retains and enhances areas of significant ecological value;</li> <li>• provides for rehabilitation areas to offset vegetation removal;</li> <li>• provides appropriately sized riparian vegetation zones if the land contains watercourses;</li> <li>• includes revegetation buffer areas around ecologically sensitive vegetation;</li> <li>• accommodates corridor connectivity for areas of ecologically significant vegetation.</li> </ul> | <p><b>A33.1</b> A Vegetation Management Plan (VMP) is to accompany the development application and is prepared in accordance with the requirements of Lismore City Council's Guidelines for the Preparation of Vegetation Management Plans 2010 and DCP Chapter 14 (Vegetation Protection).</p> <p><b>A33.2</b> Management zones nominated in the VMP for revegetation or retention of existing native vegetation are to be located outside of the following areas:</p> <ul style="list-style-type: none"> <li>• asset protection zones as required by NSW Rural Fire Service's Planning for Bush Fire Protection 2006 or standards applicable at the date of lodgement of the DA;</li> <li>• areas that can be cleared under the NSW Rural Fire Service's 10/50 Vegetation Clearing Code of Practice.</li> </ul> |



| Performance Criteria | Acceptable Solutions  |
|----------------------|---|
|                      | <p><b>Note:</b> Figure 2317 illustrates how subdivision design can incorporate measures to protect and enhance significant ecological values.</p> <p><b>Pineapple Road Precinct</b><br/> <b>A33.3</b> In addition to A33.1 and A33.2, revegetation of the site is to be in accordance with the Pineapple Road Precinct Structure Plan (Appendix A of this DCP Chapter). Consistency with matters raised in A33.2 of this Element will need to be addressed.</p> <p><b>A33.4</b> The VMP submitted with the development application for subdivision is to be consistent with the preliminary concept details contained in the VMP submitted as part of the rezoning planning proposal, prepared by Blackwood Ecological Services, dated August 2014.</p> <p><b>Note.</b> Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p> <p><b>1A &amp; 1B Northcott Drive Structure Plan</b><br/> <b>A33.5</b> In addition to A33.1 and A33.2, revegetation of the site is to be in accordance with the 1A &amp; 1B Northcott Drive Structure Plan at Appendix D of this DCP Chapter.</p> <p><b>A33.6</b> The VMP submitted with the development application for subdivision should address the management and enhancement of vegetation on the site, in particular:</p> <ul style="list-style-type: none"> <li>• regeneration of land retained in Zone RU1 to provide koala habitat and movement corridors to koala habitat located on adjoining land</li> <li>• restoration of native vegetation near the riparian area at the eastern boundary.</li> </ul> <p><b>Note.</b> Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p> |

**Figure 4817: Environmental protection**



Identify all flora, fauna, hydrological, landscape and cultural characteristics and corridors through a site analysis.

Retained and enhanced significant parcels of high quality bushland natural drainage and watercourses.

Incorporate best practice water sensitive urban design principles by designing Bio-retention swales and ponds, gross pollutant traps and detention basins to improve water quality flow into receiving catchments.

Preference for streets and public areas rather than back fences to interface with natural areas for improved management, access and surveillance.

Retain and protect all koala habitat.

Maintain and where possible enhance buffer zones to improve wildlife corridors and fauna crossings through development areas.

**Environmental protection and subdivision design** -The early site analysis stages of subdivision design must identify areas and items of environmental and cultural significance and then design to protect, manage and enhance these areas. Significant environmental areas include but are not limited to rare and endangered ecological flora and fauna communities, natural landscape features such as ridge lines, valleys, water courses, stands of trees as well as aboriginal and cultural heritage.

#### 4.11 Element – Aboriginal Cultural Heritage

The *National Parks and Wildlife Act 1974* is the primary legislation that provides protection for Aboriginal places and objects. The Act is administered by the Office of Environment and Heritage (OEH). The OEH has published various guidelines to assist with the conservation of Aboriginal cultural heritage.

The Lismore LEP Heritage Map and the associated clause 5.10 and Schedule 5 aim to conserve Aboriginal and European cultural heritage. These DCP provisions are to be read in conjunction with LEP clause 5.10.

Relevant Subdivision Development Principles: 6, 7, 10

| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <b>P34</b> Aboriginal objects and places are protected and the impact of the proposed subdivision on Aboriginal heritage determined in accordance with NSW Office of Environment and Heritage (OEH) guidelines and requirements. | <p><b>A34.1</b> Protection of Aboriginal objects and places is consistent with the OEH guideline '<i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW in 2010</i>'.</p> <p><b>A34.2</b> Where the due diligence process identifies that Aboriginal objects or places are present or may be present or there is uncertainty about whether or not the proposed activity has potential to harm Aboriginal objects and / or places, then:</p> <p>(a) consultation with relevant Aboriginal parties must be undertaken in accordance with OEH</p> |

| Performance Criteria | Acceptable Solutions  |
|----------------------|---|
|                      | <p>guideline 'Aboriginal Cultural Heritage Consultation requirements for proponents (April 2010)' and</p> <p>(b) a 'Cultural Heritage Assessment Report' in accordance with OEH guideline 'Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW' is submitted for approval by Council and OEH.</p> <p><b>A34.3</b> If harm to Aboriginal objects and places is anticipated, application for an Aboriginal Heritage Impact Permit (AHIP) is made to OEH. An AHIP application is 'Integrated Development' pursuant to s91 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p><b>A34.4</b> Aboriginal objects and places are protected by following the procedure for inadvertent discoveries of items of potential cultural heritage value as listed in Appendix B.</p> |

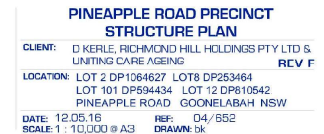
## 5 REFERENCES

1. *The Australian Model Code for Residential Development (AMCORD, Commonwealth Department of Housing & Regional Development), 1997.*
2. *Creating Places for People, An Urban Design Protocol for Australian Cities.*
3. *A Guide to the Use of Kerbside Bike Lanes, Alta Planning & Design, September 2010.*
4. *The New Queensland Street, Complete Streets, Guidelines for Urban Street Design, Institute of Public Works Engineering Australia Queensland Division Inc, August 2010.*
5. *Street and Movement Network, Urban Land Development Authority, Guidelines Number 06, April 2012.*
6. *Northern Rivers Local Government Development Design and Construction Manual.*

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## **APPENDICES**

### **APPENDIX A – Pineapple Road Precinct Structure Plan**





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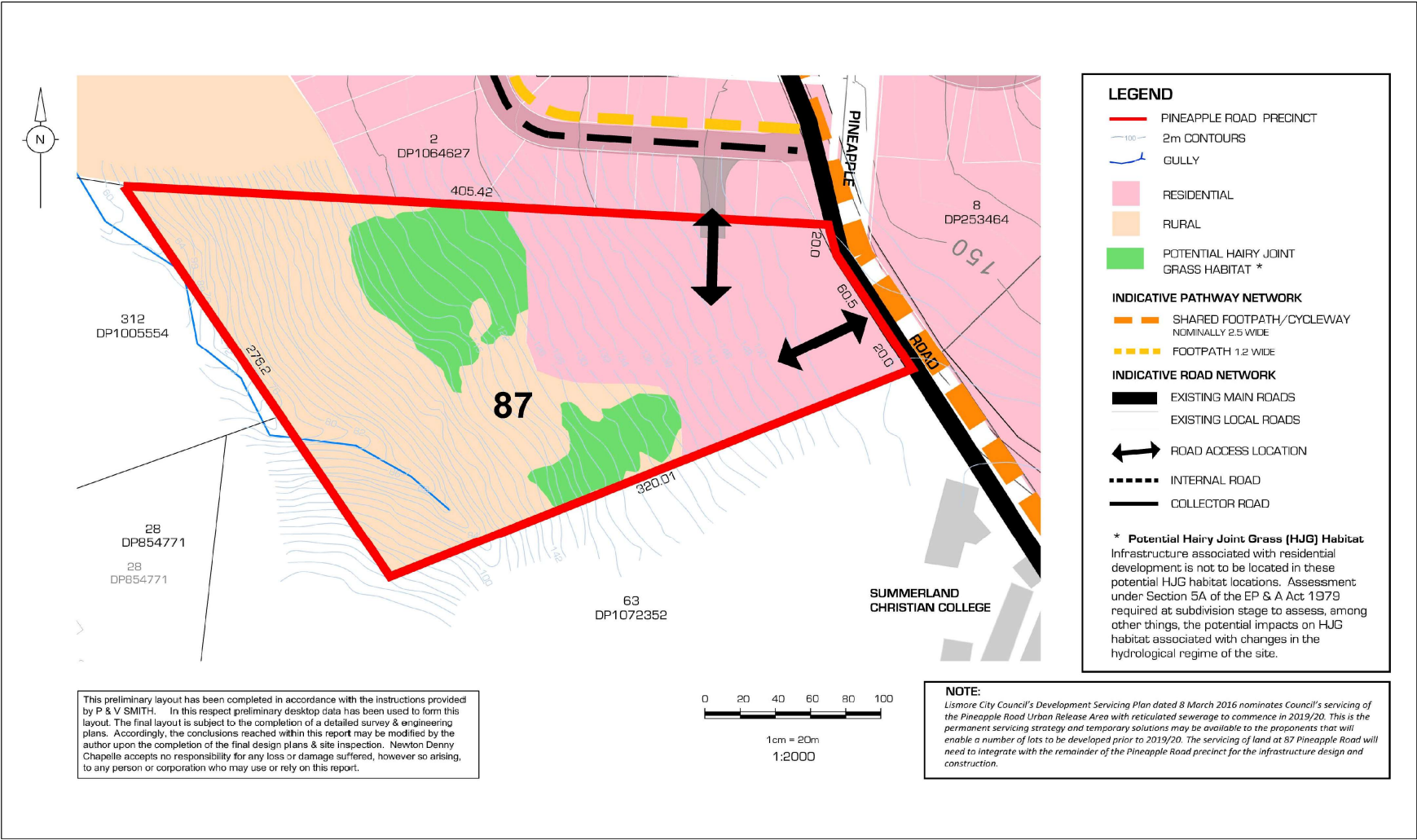
**APPENDIX B – Process for inadvertent discoveries of items of potential cultural heritage value applicable to all development applications for subdivision of land.**

1. If it is suspected that Aboriginal material has been uncovered as a result of development activities within the project area:
  - a. Work within the project area is to stop immediately;
  - b. A temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site;
  - c. An appropriately qualified archaeological consultant is to be engaged to identify the material; and
  - d. If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: *Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010)*.
2. In the event that human remains are located at any stage during earthworks within the site, all works must halt in the immediate area to prevent any further impact on the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station (Lismore), the Ngulingah Local Aboriginal Land Council and the OEH regional office (Coffs Harbour) are all to be notified as soon as possible. If the remains are found to be of Aboriginal origin and the police do not wish to investigate the site for criminal activities, the Aboriginal community and the OEH should be consulted as to how the remains should be dealt with. Work may only resume after agreement is reached between all notified parties, provided that it is in accordance with all parties' statutory obligations. In all dealings with Aboriginal human remains, the proponent should use respectful language, bearing in mind that they are the remains of Aboriginal people rather than scientific specimens.
3. If Aboriginal cultural materials are uncovered as a result of development activities within the project area, they are to be registered as sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.
4. All effort must be taken to avoid any impacts on Aboriginal cultural heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the proponent, OEH and the Aboriginal community.

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## APPENDIX C – 87 Pineapple Road Structure Plan

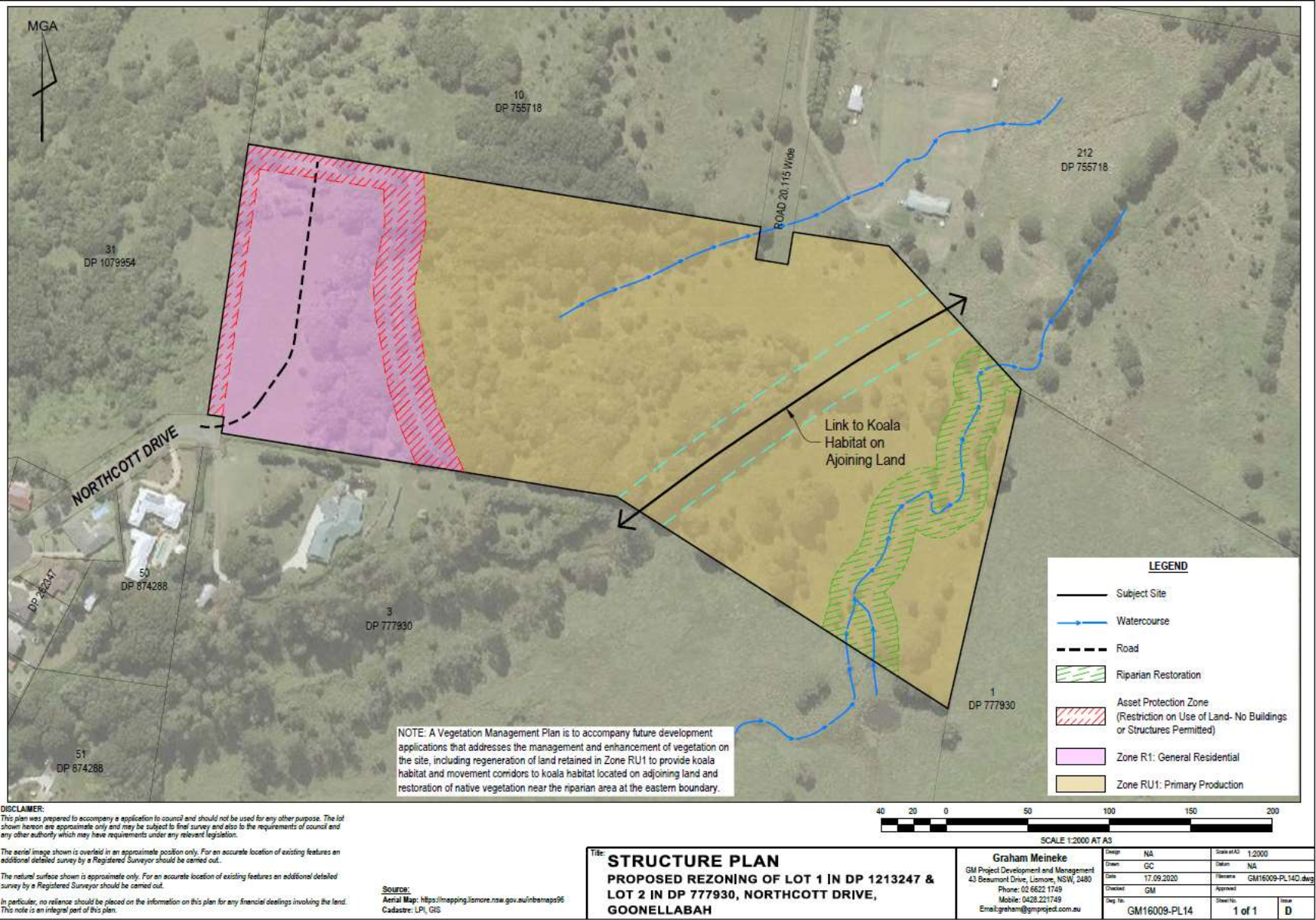
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APPENDIX D – 1A & 1B Northcott Drive Structure Plan



## Chapter 6

# Village, Large Lot Residential and Rural Subdivision

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## **1 INTRODUCTION**

### **1.1 Purpose of the Chapter**

The purpose of this chapter is to identify Council's requirements for the subdivision of village, large lot residential and rural land.

### **1.2 Subdivision Development Principles**

The following subdivision development principles are the intended overarching outcomes of the planning controls outlined in this Chapter. The relevant principles precede the planning controls for each Element in this Chapter.

#### **Principle 1 Sustainable**

The design of a subdivision will support healthy lifestyles, protect the natural features of the area and minimise the use of natural resources while considering whole of life cost.

#### **Principle 2 Diverse**

Village and large lot development will include a diversity of lot sizes to cater for different housing needs.

#### **Principle 3 Vibrant**

Development will provide public open space and a street network that promotes vibrant living spaces that will be inviting to walk, play and cycle in safety.

#### **Principle 4 Connected**

Development will provide interconnected open spaces with appropriate and accessible infrastructure to support a range of active and passive recreational pursuits suited to the needs of the community.

#### **Principle 5 Deliverable**

Infrastructure and essential services will be delivered in a timely manner to support the projected future population and meet community needs, with minimal impact on the environment.

#### **Principle 6 Environmental Protection**

Development will protect and enhance the natural and cultural values of the area. Significant native vegetation should be retained to conserve biodiversity, enhance visual amenity and assist with stormwater management.

#### **Principle 7 Landscape**

Development will conserve and protect landscape features that contribute towards desired local character and visual amenity such as significant views, existing trees and built or natural elements of cultural or visual significance.

#### **Principle 8 Water Sensitive Design**

Development will incorporate water sensitive urban design principles to protect the natural water cycle, support healthy ecosystems and maintain water quality.

#### **Principle 9 Place making**

Place making elements are incorporated in the design of public spaces that will contribute to a sense of local character and identity for the subdivision.

#### **Principle 10 Safety**

Development includes design measures for the protection of people, property and the environment.

#### **Principle 11 Agricultural and Rural Land Uses**

Configuration of rural subdivisions and the size and shape of the lots facilitates the use and management of land for productive agricultural and related purposes.

### 1.3 Application of the Chapter

This chapter applies to various forms of subdivision including Torrens, Strata and Community Title in the Village, Large Lot Residential and Rural (Primary Production and Rural Landscape) zones of the Lismore Local Environmental Plan 2012 (LEP). This chapter should be read in conjunction with related DCP chapters and State Environmental Planning Policies.

### 1.4 How does this Chapter work?

Specific requirements for aspects of Village, Large Lot Residential and Rural subdivision development are divided into primary *Elements*. Each *Element* includes the relevant *Subdivision Development Principles*, *Performance Criteria* and *Acceptable Solutions*. In some cases both *Performance Criteria* and *Acceptable Solutions* are specified; however, in other cases only *Performance Criteria* are specified.

Development proposals must be consistent with the specified *Subdivision Development Principles*. This will usually be achieved by meeting the *Acceptable Solutions*. Alternatively Council may be prepared to approve development proposals that can meet the relevant *Subdivision Development Principles* and the *Performance Criteria*. This approach enables the development of innovative schemes or plans that meet the particular characteristics of a site.

### 1.5 Site Specific Structure Plans

A Structure Plan provides a broad framework for the coordinated provision and arrangement of future subdivision and development in new village and large lot residential areas (greenfield sites) and in existing developed/redevelopment areas (brownfield sites). These plans assist in the coordination of the road and footpath/cycleway networks with planning for public open space, retention of significant native vegetation, revegetation areas and infrastructure and staging programs. Structure plans are customised to accommodate site specific attributes.

A Structure Plan is a valuable land use planning tool for land held in fragmented or multiple ownership because it outlines common and mutual future land use objectives and aspirations. A Structure Plan is not a plan of subdivision and does not include a preliminary lot layout.

This section of the DCP may be amended from time to time to accommodate new village or large lot residential areas or redevelopment sites.

#### 1.5.1 Bexhill Village Structure Plan

The Bexhill Village Structure Plan applies to land on the eastern side of the Village. This land contains a number of sensitive / significant natural environment attributes / characteristics, including ephemeral wetlands, endangered species and ecological communities and steep and unstable land. The land is not serviced by reticulated water or sewer.

The Structure Plan is located at Appendix C and shall be used to guide subdivision of the land. Reflecting the characteristics and constraints of the land, it includes revegetation and rehabilitation areas, buffers to significant watercourses and indicative locations for road and cycleway / footpath links.

Section 4.9 provides specific requirements for buffers to significant watercourses and section 4.14 provides specific requirements for biodiversity conservation on this land.

#### 1.5.2 379A & 407 Richmond Hill Road Structure Plan

The Richmond Hill Structure Plan applies to land at 379A & 407 Richmond Hill Road, Richmond Hill. The Structure Plan at Appendix D shows an indicative location for a local road connection to existing road infrastructure on land to the south (Valley View Estate) and aims to ensure future development of the land addresses key environmental constraints including endangered species and ecological communities.

### 1.5.3 528 Caniaba Road Structure Plan

The Caniaba Road Structure Plan applies to land at 528 Caniaba Road, Caniaba. The Structure Plan at Appendix E shows an indicative location of a footpath / cycleway along Fredericks Road linking the new development to Caniaba Road and aims to ensure future development of the land addresses the rehabilitation of Primary Koala Habitat and endangered ecological communities, and the enhancement of koala movement pathways.

## 2 DEFINITIONS

**access place** means a two-way street with on verge parking while providing an adequate through vehicular passage way. Refer to Figure 5.

**buffer** means an area of prescribed width between adjoining development and land uses that are created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain types of development is restricted.

**habitat** means an area or areas occupied, or periodically occupied by a species, population or ecological community and includes any biotic or abiotic component.

**local street** means a two-way street providing residential access in a low density area with on verge parking. Refer to Figure 6.

**permeable** means maximising connections with surrounding streets and roads and activities and making their role clear to potential users.

**road** means a public or private road within the meaning of the *Roads Act 1993* and includes a classified road.

**subdivision of land** has the same meaning as the in the *Environmental Planning and Assessment Act 1979*.

**village collector road** means a high capacity road that facilitates more than 2,500 vehicle movements per day travelling at generally 40 kilometres per hour, connecting local access streets to distributor roads. Refer to Figure 7.

## 3 SITE ANALYSIS

The section on Site Analysis in Chapter 5A - Urban Residential Subdivision of the DCP applies to this Chapter, specifically the explanation of opportunities and constraints.

Figure 1 – Village Subdivision Design and Figure 2 – Large Lot Residential Subdivision Design illustrate examples of subdivision design, including site analysis, applicable to the village and large lot residential development settings. These principles should also be applied to rural subdivisions including community title subdivisions of rural landsharing communities pursuant to Clause 6.8A of the LEP.

Figure 1 – Village Subdivision Design

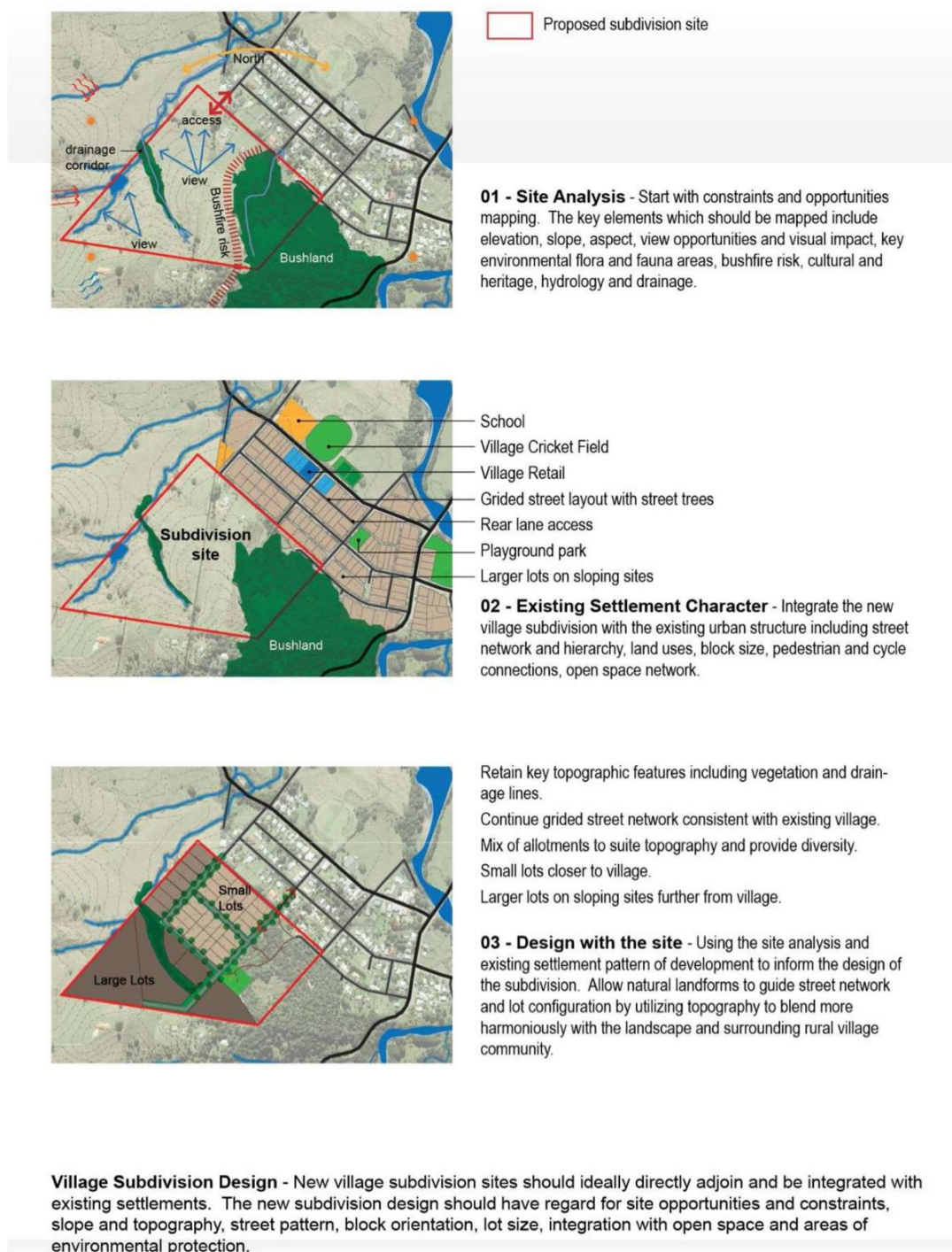
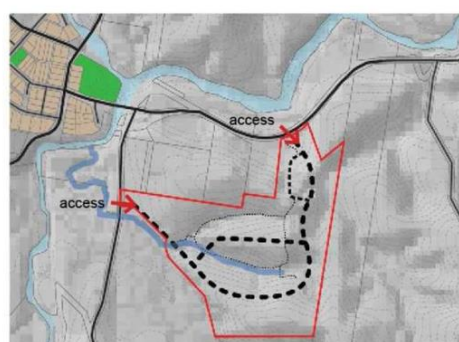




Figure 2 – Large Lot Residential Subdivision Design



**01 - Site Context and Analysis** - Before designing large lot subdivisions map site opportunities and constraints including elevation, slope, aspect, prime agricultural land, key environmental flora and fauna areas, cultural and heritage, views, bushfire risk, hydrology and drainage.



**02 - Road, walking and cycle layout** - Preference is to provide a dual access point to allow through traffic options for school buses and service vehicles as well as providing alternate point of exit to escape bushfire or flood. Road layout should not only provide efficient access to allotments, but also to be harmonious with the topography to avoid excessive bulk earth works. In addition to road layouts, large lot subdivision should include opportunity for a walking and cycling network connecting subdivision areas with open space and road network.



**03 - Lot configuration** - Use the site analysis to inform the design of the subdivision. Design a mix of allotment sizes to suit topography and context. Ensure that each lot is appropriately dimensioned to enable good house solar orientation.

**Large Lot Subdivision Design** - should be ideally located on the fringe of existing settlements to access services thereby reinforcing the economic, social and community viability of rural settlements. Subdivision design should be directly informed from an understand of the existing physical nature of the site including slope and topography, aspect, agricultural areas, natural features, hydrology and integration with landscape, views and areas of environmental protection.

#### 4.1 Element – Lot Layout - Village and Large Lot Residential

Zone RU5 Village and Zone R5 Large Residential Lots provide for additional housing choice and diversity in the Lismore Local Government Area. Lots are generally larger than in Zones R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential, enabling a semi-rural lifestyle without the responsibility of larger rural holdings.

Subdivision Development Principles: 1, 2, 3, 4, 5

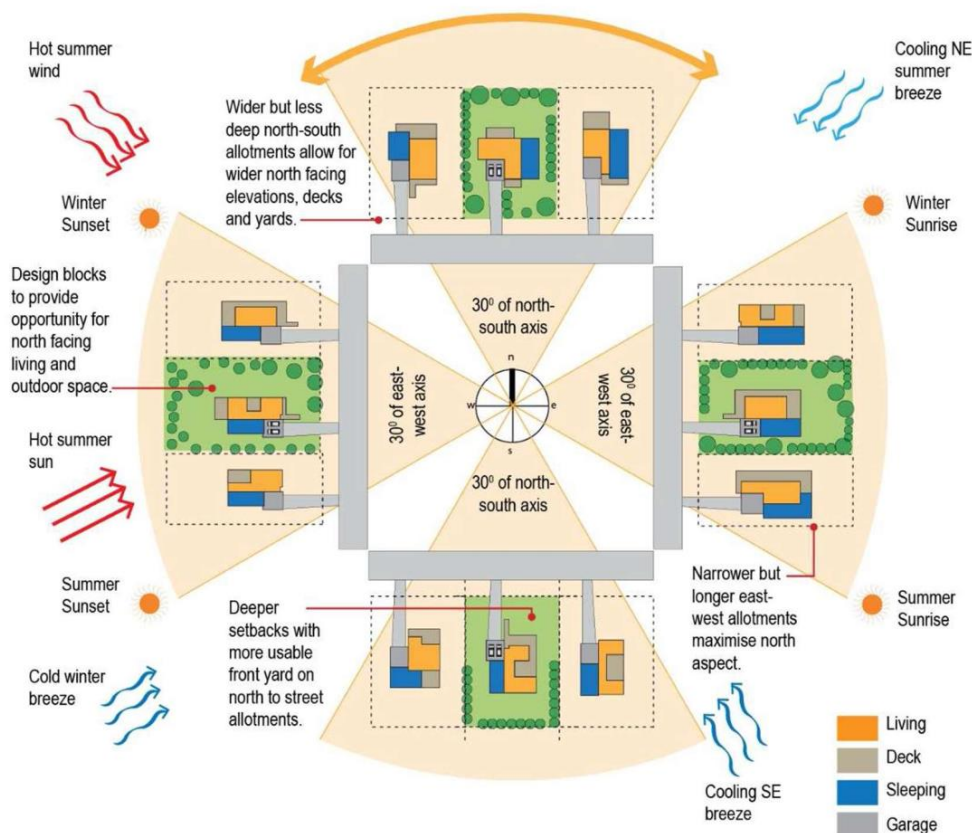
| PERFORMANCE CRITERIA   | ACCEPTABLE SOLUTIONS   |
|--|--|
| <p><b>Lot Size</b></p> <p><b>P1.1</b> Lots have an appropriate area and dimensions for the siting and construction of a dwelling, ancillary outbuildings and services, the provision of private outdoor space, vehicle access and parking.</p> <p><b>P1.2</b> Lot size and dimensions take into account the slope of the land and minimise earthworks, retaining walls etc. associated with dwelling construction.</p> | <p><b>Lot Size</b></p> <p><b>A1.1</b> Lot sizes are in accordance with LEP 2012.</p> <p><b>A1.2</b> Lots are capable of containing a building envelope of:</p> <ul style="list-style-type: none"> <li>• Zone RU5 Village - 18m x 10m or 15m x 12m;</li> <li>• Zone R5 Large Lot Residential – 32m x 16m or 25m x 20m with a minimum area of 500m<sup>2</sup>. The building envelope is not to be located on ridgelines, steep slopes, or poorly drained land.</li> </ul> <p><b>A1.3</b> All lots should have an area capable of accommodating a building envelope on slopes less than 20%.</p> |



|   |   |
|---|---|
| <p><b>Vehicle Access</b></p> <p><b>P2.1</b> New lots are to provide safe, convenient access without compromising the ability of the lot to accommodate a dwelling, ancillary structures and associated services. Access handles must be wide enough to cater for the placement of garbage and recycling bins adjacent to the access handle carriageway.</p> <p><b>P2.2</b> Future road connection options to adjoining land from the new road network should be considered.</p> | <p><b>Vehicle Access</b></p> <p><b>A2.1</b> New lots shall have frontage to a designated public road. No new lots shall be created with sole access via a right of carriageway.</p> <p><b>A2.2</b> Road frontage of up to 20m width at the common boundary to adjoining land should be identified with an access stub.</p> <p><b>A2.3</b> A maximum of two (2) battle-axe allotments are permitted behind an allotment which has direct frontage to a public road. Council will not consider any subdivision proposal involving a series of battle-axe lots, one behind each other. Access handles for a battle-axe allotment must:</p> <ul style="list-style-type: none"> <li>• Provide direct access to a dedicated public road;</li> <li>• Cater for safe vehicular and pedestrian access to each of the lots and ensure the satisfactory sight line distances are available between the lots and the public road;</li> <li>• Be wide enough to cater for the placement if garbage and recycling bins adjacent to the access handle carriageway;</li> <li>• Be designed so that a vehicle can enter and exit the site in a forward direction. This may require a building envelope to be nominated at the subdivision stage to demonstrate this provision; and</li> <li>• Provide for a minimum width of four (4) metres with a minimum carriageway width of three (3) metres and have a maximum length of 50 metres.</li> </ul> <p>Allotments with an access handle may need to be larger than the minimum lot size to ensure that they accommodate: the required building envelope; an appropriate on-site effluent disposal system (if required); and appropriate stormwater management measures (if required).</p> |
|---|---|

| PERFORMANCE CRITERIA   | ACCEPTABLE SOLUTIONS   |
|--|--|
| <b>Truncated corner lots</b><br><b>P3</b> Corner lots are to be truncated in such a manner as to maintain the minimum verge width with the kerb returns.   | <b>Truncated corner lots</b><br><b>A3</b> Curved boundaries provided on corner lots in lieu of straight splays/chords.                   |
| <b>Fencing</b><br><b>P4</b> Highly visible fencing along main roads and public places must be uniform in terms of design, height, materials and colours so that it presents attractively and consistently in the streetscape. Preference is given to transparent fencing, particularly where there are significant views. Such fencing must be erected as part of the subdivision development of the land. | No acceptable solution.  |
| <b>Solar Access</b><br><b>P5</b> Lot design ensures that each lot: <ul style="list-style-type: none"> <li>• is configured to facilitate a longer north facing house elevation to maximise winter solar access and summer shade;</li> <li>• minimises overshadowing from adjoining existing and/or future dwellings.</li> </ul>   | <b>Solar Access</b><br><b>A5</b> Lot layout is designed in accordance with Figure 3 – Lot Orientation and Solar Access.                  |
| <b>Buffers to avoid land use conflict</b><br><b>P6</b> Buffers are included in subdivision design to minimise conflict between residential uses and potentially incompatible agricultural, industrial, extractive and/or infrastructure uses.  | <b>Buffers to avoid land use conflict</b><br><b>A6</b> Buffer areas are provided in accordance with Chapter 11 of the DCP – Buffer Areas |

Figure 3 – Lot Orientation and Solar Access



**Lot Orientation and Design** - Maximise solar access for lots by configuring streets and allotments along a north-south and east-west configuration which will maximise design flexibility for dwellings on individual allotments. North-south lots which are proportionally wider allow for a longer house elevation to gain a better northern aspect. Similarly deeper East-West allotments facilitate a longer north facing house elevation.

## 4.2 Element - Lot Layout – Rural Subdivision

The Lismore LEP 2012, Part 4 – Principal Development Standards provide for rural subdivision, including boundary adjustments. This section of the DCP provides additional controls to supplement the LEP. This Element applies to land within Zone RU1 Primary Production and RU2 Rural Landscape.

Subdivision Development Principles: 1, 5, 6, 7, 11

| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTIONS   |
|---|--|
| <p><b>Lot size</b></p> <p><b>P7.1</b> Lots have an appropriate area and dimensions for the siting and construction of a dwelling and ancillary farm and other buildings.</p> <p><b>P7.2</b> Lot size and dimensions take into account overall farm design and viability by considering:</p> <ul style="list-style-type: none"> <li>the potential impact of fragmentation of rural land on agricultural productivity;</li> <li>the slope of the land;</li> <li>natural boundaries;</li> <li>existing fencing and paddock structure.</li> </ul> <p><b>P7.3</b> Lot size and dimensions enable the siting of dwellings to:</p> <ul style="list-style-type: none"> <li>protect natural and cultural features;</li> <li>acknowledge site constraints;</li> <li>retain special features such as native vegetation and views.</li> </ul> | <p><b>Lot size</b></p> <p><b>A7.1</b> The minimum lot size is in accordance with LEP 2012, Part 4 – Principle development standards or Clause 6.8A.</p> <p><b>A7.2</b> The shape of lots should be regular. Long narrow lots are to be avoided to ensure that separation distances and buffers can be met.</p> |
| <p><b>Vehicle Access</b></p> <p><b>P8.1</b> New lots are to provide a safe, convenient access without compromising the ability of the lot to accommodate rural land uses.</p>   | <p><b>Vehicle Access</b></p> <p><b>A8.1</b> New lots shall have frontage to a designated public road. No new lots shall be created with sole access via a right of carriageway.</p> <p><b>A8.2</b> Access handle width for battle axe subdivisions is to be 10m.</p>   |
| <p><b>Buffers to avoid land use conflict</b></p> <p><b>P9</b> Buffers are included in subdivision design to minimise conflict between incompatible land uses.</p>   | <p><b>Buffers to avoid land use conflict</b></p> <p><b>A9</b> Buffer areas are provided in accordance with Chapter 11 of the DCP – Buffer Areas</p>  |

### 4.3 Element – Rural Community Title Subdivision

This Element applies to the subdivision of existing approved rural landsharing communities (multiple occupancies) to community title under the *Community Land Development Act 1989* in accordance with Lismore LEP 2012 Clause 6.8A. Additional development controls for new rural landsharing community development are contained in Chapter 16 of the Lismore DCP.

| PERFORMANCE CRITERIA   | ACCEPTABLE SOLUTIONS   |
|--|--|
| <p><b>P10</b> Lot size, layout and dimensions enable the siting of dwellings, other structures and infrastructure (such as internal roads) to occur in a way that:</p> <ul style="list-style-type: none"> <li>protects and enhances the environmental attributes of the land;</li> <li>is unlikely to cause land use conflicts with agricultural or other rural uses on adjoining land;</li> <li>does not create demand for the unreasonable or uneconomic provision of services;</li> <li>protects natural and cultural features;</li> <li>recognises site constraints; and</li> <li>retains special features, for example, views and areas of significant ecological value.</li> </ul> | <p><b>A10.1</b> The maximum number of lots resulting from the conversion of existing approved multiple occupancies to rural community title subdivision shall not exceed the number of approved house sites, excluding the neighbourhood lot/common land, identified in the multiple occupancy consent in relation to the land.</p> <p><b>A10.2</b> The following information will be required to demonstrate that conversion of the approved multiple occupancy to rural community title subdivision satisfies P10, unless these matters have already been addressed to Council's satisfaction in the approved multiple occupancy:</p> <ul style="list-style-type: none"> <li>a water management plan;</li> <li>an onsite sewage management plan in accordance with Council's <i>On-site Sewage and Wastewater Management Strategy 2013</i>;</li> <li>a waste management plan;</li> <li>a vegetation management plan and planting requirements;</li> <li>a bushfire management plan;</li> <li>a draft neighborhood management statement consistent with the <i>Community Land Development Act 1989</i> including but not limited to: <ul style="list-style-type: none"> <li>provision for bushfire management;</li> <li>prohibition of domestic cats and dogs or provisions for their management;</li> <li>provision for environmental repair and enhancement;</li> <li>provision for waste management;</li> <li>provision for water management;</li> <li>provision for on-site sewage management;</li> <li>provision for safe vehicular access and driveways in accordance with the Northern Rivers Development and Design Manual.</li> </ul> </li> </ul> <p><b>Note:</b> Works completed as part of the previously approved rural landsharing community consent or any other development application will not be required to be replicated if the objectives of these works have been achieved. Details of these works will be required to be submitted with the application for community title subdivision.</p> |

#### 4.4 Element - Street Networks

Each street has a particular function providing for specific levels of access for a range of transport modes including buses, motor vehicles, pedestrians and cyclists. The street network provides connectivity, linear pathways for essential services and an extension of public open space.

Subdivision Development Principles: 1, 3, 4, 6, 7, 8, 10

| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTION  |
|---|--|
| <b>Function and structure</b><br><b>P11</b> The street network has a clear function, is convenient, safe and provides for traffic volumes, vehicle speeds and good amenity.   | <b>Function and structure</b><br><b>A11</b> The street network is in accordance with Table 1 in Appendix A.  |
| <b>Safety, access and convenience P12</b><br>Street networks are designed to: <ul style="list-style-type: none"> <li>encourage people to use streets for gathering, playing and community events</li> <li>maximise visibility,</li> <li>give pedestrians priority</li> <li>give equal access to all users</li> <li>facilitate walking and cycling</li> <li>cater for the potential volume of traffic generated</li> <li>ensure safety for all road users. Refer to Figure 4.</li> </ul> | <b>Safety, access and convenience</b><br><b>A12</b> Intersections along residential streets are spaced to create safe and convenient vehicle movements in accordance with Table 1 in Appendix A. |
| <b>Design and character</b><br><b>P13</b> The street network takes account of the topography and vegetation, respects any existing or potential site benefits, and takes advantage of opportunities for views and breezes.  | <b>Design and character</b><br><b>A13</b> There are no acceptable solutions.   |
| <b>Solar access</b><br><b>P14</b> The street network is oriented to promote efficient solar access for dwellings  | <b>Solar access</b><br><b>A14</b> Local street networks are designed in accordance with Figure 6.  |
| <b>Noise</b><br><b>P15</b> Streets and lots are located so that dwellings are not subject to unacceptable levels of traffic noise.  | <b>Noise</b><br><b>A15</b> Traffic noise in village and large lot residential streets meets the EPA NSW Road Noise Policy.   |



Figure 4 – Speed Control - Perredenya Estate, Caniaba



#### 4.5 Element: - Street Design, Construction and On Street Parking

Street design depends on street function, traffic volume, desired traffic speed, on-street parking and street alignment.

Subdivision Design Principles: 1, 3, 4, 8, 9, 10

| PERFORMANCE CRITERIA   | ACCEPTABLE SOLUTIONS   |
|--|--|
| <b>Function and width</b><br><b>P16</b> The width of the street reserve caters for all street functions, including: <ul style="list-style-type: none"> <li>• safe and efficient movement of all users;</li> <li>• provision for parked vehicles;</li> <li>• provision of landscaping;</li> <li>• location, construction and maintenance of public utilities.</li> <li>• future carriage way widening</li> <li>• cycle paths or overland drainage flow paths.</li> </ul>  | <b>Function and width</b><br><b>A16</b> Street function and width is in accordance with Table 1 in Appendix A.   |
| <b>Designing for safety</b><br><b>P17</b> The street design: <ul style="list-style-type: none"> <li>• facilitates safe use by pedestrians, cyclists and vehicles</li> <li>• includes speed reduction techniques to achieve desired speeds (refer to Figure 9 – Traffic Management)</li> <li>• provides safe sight distances based on vehicle travel speeds, exits at property access points, pedestrian and cyclist crossings and at intersections</li> <li>• provides street lighting to ensure public safety and convenience.</li> </ul> | <b>Designing for safety</b><br><b>P17</b> Traffic speeds and volumes are in accordance with Table 1 in Appendix A.   |
| <b>Driveway Access</b><br><b>P18.1</b> Carriageway and verge width allow for unobstructed access to individual lots.<br><br><b>P18.2</b> Driveway egress movements do not create a safety hazard.  | <b>Driveway Access</b><br><b>A18.1</b> Carriageway and verge widths are in accordance with Table 1 in Appendix A.<br><br><b>A18.2</b> Driveways are in accordance with the Northern Rivers Local Government Design and Construction Manual and the Australian Standard 28090.1 |
| <b>Street Construction</b><br><b>P19.1</b> Street pavement edges support the function and amenity of the street.<br><br><b>P19.2</b> The footpath edge: <ul style="list-style-type: none"> <li>• controls vehicle movements by delineating the carriageway for all users;</li> <li>• assists in controlling stormwater runoff;</li> <li>• provides for people with disabilities, by allowing safe passage of wheelchairs</li> <li>• and other mobility aids.</li> </ul>  | <b>Street Construction</b><br><b>A19.1</b> Street pavement edges are in accordance with Table 1 in Appendix A and the Northern Rivers Local Government Design and Construction Manual  |

| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTIONS   |
|---|--|
| <b>On Street Car Parking P20</b><br>On street car parking: <ul style="list-style-type: none"><li>conveniently and safely serves users, including pedestrians, cyclists and vehicles;</li><li>enables efficient use of car spaces and access ways including safe maneuverability between the street and lots;</li><li>fits in with any adopted street network and hierarchy objectives,</li><li>achieves relevant streetscape objectives</li></ul> | <b>On Street Car Parking A20</b> On street car parking is in accordance with Table 1 in Appendix A |

Figure 5 – Village Access Place

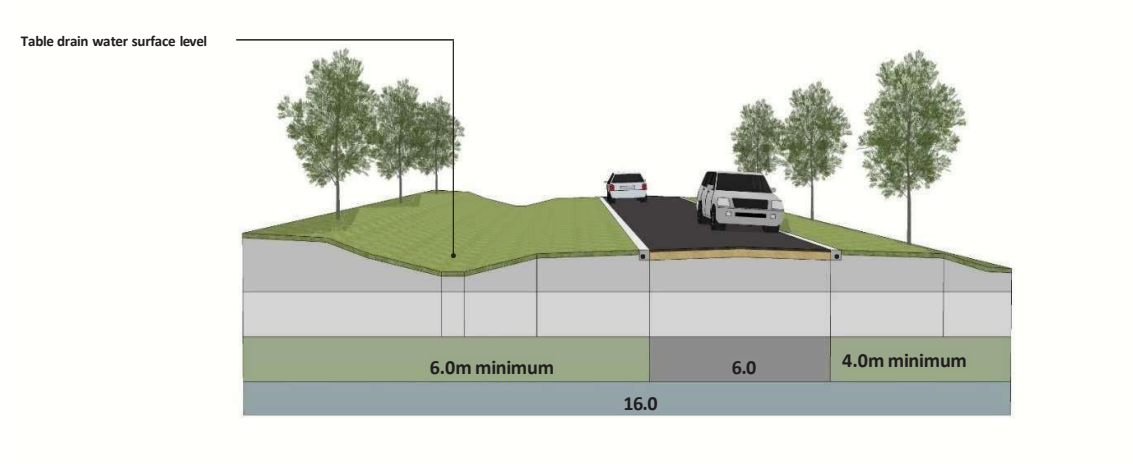


Figure 6 – Village Local Street



Figure 7 – Village Collector Road



Village Collector Road

Figure 8 – Village Distributor Road

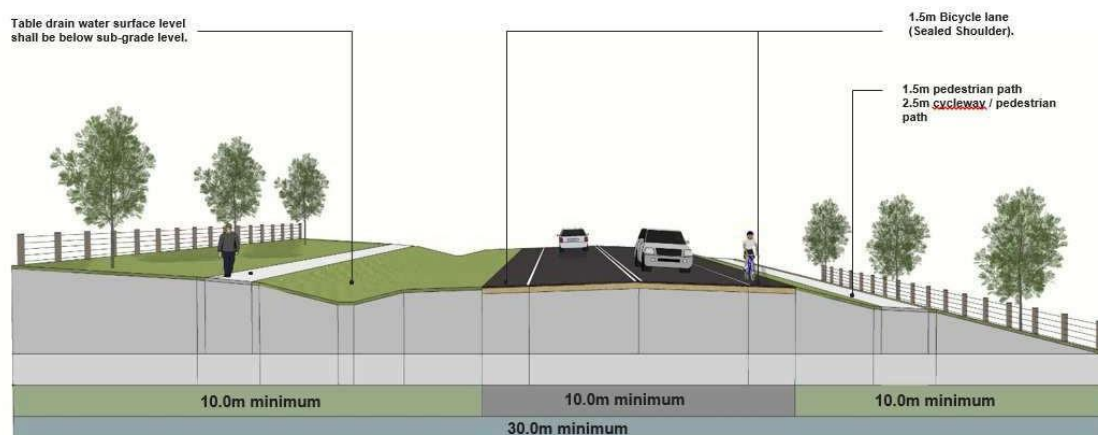
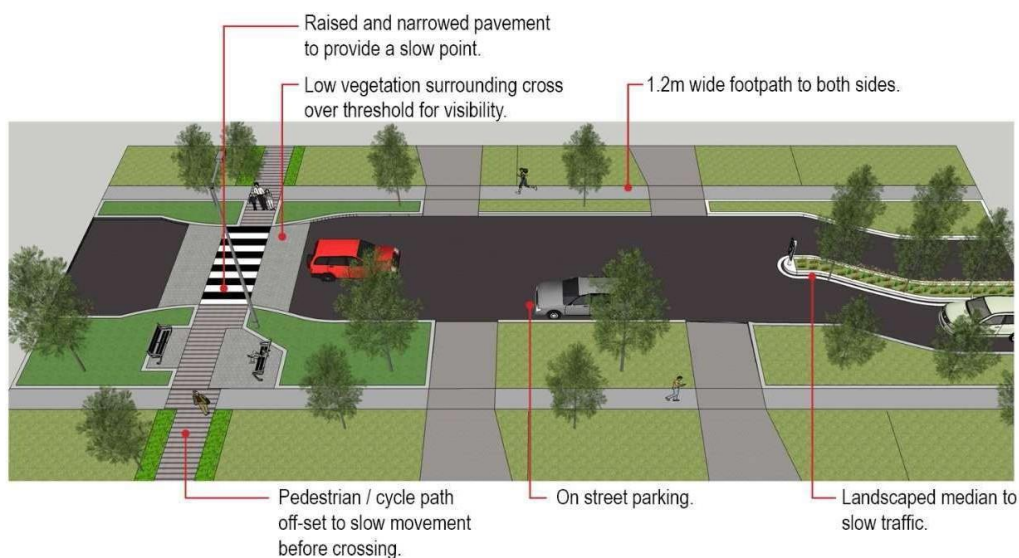


Figure 9 - Traffic management



#### 4.6 Element: - Pedestrian and Cyclist Facilities

Council is strongly committed to creating communities that encourage people to choose walking and cycling as a mode of transport and/or recreation to foster more sustainable, healthier and safer communities.

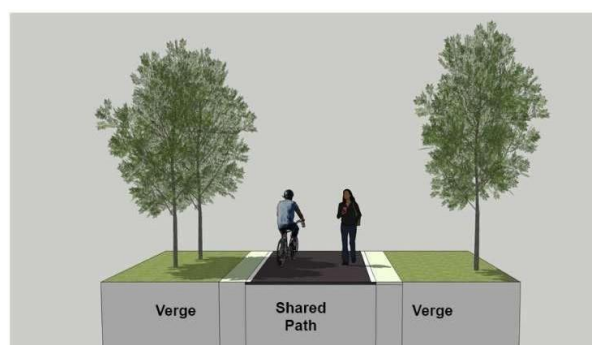
These controls apply to Zone RU5 Village and to Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 3, 4, 7, 8, 9, 10



| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTIONS  |
|---|---|
| <p><b>P21</b> Pedestrian and cyclist facilities are connected to adjoining streets, open spaces and activity centres to:</p> <ul style="list-style-type: none"> <li>encourage walking and cycling;</li> <li>provide for likely users (e.g. school children, parents with prams, people with disabilities);</li> <li>provide opportunities to link open space networks and community facilities, including public transport, local activity centres and schools;</li> <li>take into account topography;</li> <li>provide for safety</li> <li>safe street crossings are provided for all street users.</li> </ul> | <p><b>A21</b> Pedestrian and cyclist facilities are in accordance with <i>Austroads 'Guide to Road Design Part 6A - Pedestrian and Cyclist Paths'</i> standards, the Northern Rivers Local Government Development Design and Construction Manual, and Table 1 Appendix A.</p> <p>These controls apply where a new subdivision creates 20 lots or more and is contiguous with land in Zone RU5 Village and/or land in Zone R5 Large Lot Residential.</p> <p>Refer to Figures 6 - 8 and 10.</p> |

Figure 10 - Shared Pedestrian &amp; Cycle Paths



Shared path

#### 4.7 Element: - Public Transport

Public transport servicing villages located in the Lismore Local Government Area and the wider Northern Rivers District is limited to buses with taxis servicing some areas. There is a need for accessible, equitable and safe bus networks providing services between the villages and large lot residential developments and activity centres that contain schools, commercial premises, and sport and recreation facilities.

Subdivision Development Principles: 1, 2, 3, 4, 10

| PERFORMANCE CRITERIA   | ACCEPTABLE SOLUTIONS  |
|--|---|
| <p><b>Planning</b></p> <p><b>P22</b> Bus routes or potential bus routes are accessible to the allotments within the subdivision.</p> | <p><b>Planning</b></p> <p><b>A22</b> The majority of lots are located within a 5 minute walking distance from an existing or potential bus route.</p> |
| <p><b>Route location and design</b></p> <p><b>P23</b> Bus routes connect adjoining areas for the convenience of bus services</p>     | <p><b>Route location and design</b></p> <p><b>A23</b> No acceptable solution</p>  |



|   |  |
|---|--|
| <b>Bus routes</b><br><b>P24</b> The alignment and geometry of the bus route allows for the efficient, circular and unimpeded movement of buses  | <b>Bus routes</b><br><b>A24</b> Bus routes are in accordance with Table 1 and the Northern Rivers Local Government Design and Construction Manual                  |
| <b>Bus stop location and design</b><br><b>P25</b> Bus stops: <ul style="list-style-type: none"> <li>• provide for pedestrian safety, security, comfort and convenience</li> <li>• allow vehicles to safely overtake a stationary bus,</li> <li>• provide shelter, seating, adequate lighting and timetable information</li> </ul> | <b>Bus stop location and design</b><br><b>A25</b> Bus stops are in accordance with Table 1 and the Northern Rivers Local Government Design and Construction Manual |

#### 4.8 Element: - Public Open Space

Public open space provides opportunities for active and passive recreation and social activities and can contribute to the healthy lifestyles of residents. It also serves to protect natural and cultural features, improve amenity and provide a location for public utilities.

These provisions apply to Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 2, 3, 4, 6, 7, 8, 9, 10

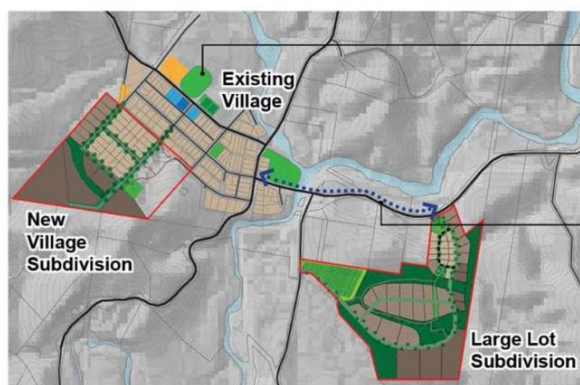
**Note:** The intended use of any public open space must be clearly indicated on subdivision plans e.g. village bushland, stormwater management, infrastructure or local park.

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTIONS |
|----------------------|----------------------|
|----------------------|----------------------|

|  |  |
|--|--|
| <p><b>P26 <del>Public open space</del> Local parks – location</b></p> <p>Local parks are located to:</p> <ul style="list-style-type: none"> <li>• create a focal point for adjoining residents;</li> <li>• be accessible to users;</li> <li>• provide opportunities to incorporate existing natural and cultural features;</li> <li>• be free from constraints;</li> <li>• provide an appropriate area for the intended use;</li> <li>• provide high levels of visibility for crime prevention with adequate road frontage.</li> </ul> | <p><b>A26 <del>Public open space</del> Local parks – location</b></p> <p><u>A26.1 Public open space(s) shall be provided in accordance with any approved structure plan or masterplan for the site.</u></p> <p><u>A26.2 Where there is no approved structure plan or masterplan for the site, then public open space shall be provided in accordance with the Standards of Service for a Social and Family Recreation (SFR) space set out in the adopted Lismore Open Space Strategy.</u></p> <p><u>The open space must include elements as set out in the Play Hierarchy and the desired Standards of Service for a Social and Family Recreation (SFR) classification in the adopted Lismore Open Space Strategy, to the satisfaction of Lismore City Council (see Appendix F for the Play Hierarchy).</u></p> <p><u>A26.3 Where the provision of a new open space is not suitable, embellishment of an existing public open space and / or a shared path connecting residents to a nearby public open space is to be provided (Appendix F).</u></p> <p><u>Local parks are provided in accordance with the following criteria as listed in Appendix 2 of the Lismore Sport and Recreation Plan 2011 – 2021:</u></p> <ul style="list-style-type: none"> <li>• <u>minimum area of 0.3 hectare;</u></li> <li>• <u>located so that households are within a 500-metre access radius;</u></li> <li>• <u>have a street frontage of at least 50%;</u></li> <li>• <u>have a usable area of 0.25 hectare;</u></li> <li>• <u>have a maximum slope of 1:20 for the main area;</u></li> <li>• <u>the main use area is free of regular flooding (ie. above 1 in 10-year ARI) with at least 10% of total area above 1 in 50-year ARI;</u></li> <li>• <u>have safe walking access and pathway links with good visibility from surround residences.</u></li> </ul> <p>Refer to Figure 11</p> |
|--|--|

|   |  |
|---|--|
| <p><b>P27 Local park embellishments</b></p> <p>Public open space:</p> <ul style="list-style-type: none"><li>• provides a range of accessible active and passive recreational facilities that meet the needs of all anticipated users;</li><li>• provides attractive corridors for community paths and attractive urban environment settings;</li><li>• incorporates existing trees, rocks, streams and other sites of natural or cultural value and links to habitats and wildlife corridors;</li><li>• provides linkages to a legible open space network;</li><li>• provides high levels of amenity for adjoining residents;</li><li>• contains appropriate fencing and landscaping.</li></ul> | <p><b>A27 Local park embellishments</b></p> <p>Park embellishments are provided in accordance with the requirements of Appendix 2 of the <i>Lismore Sport and Recreation Plan 2011–2021</i>.</p> |
|---|--|

Figure 11 - Public Open Space



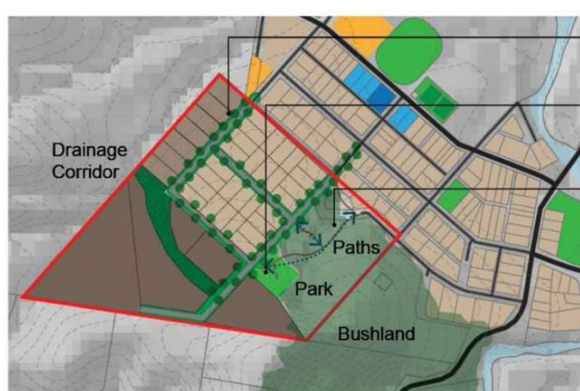
Overall Settlement Open Space Network

Rather than duplicate existing large active open space areas within new subdivision areas, create new open space opportunities which will contribute to the diversity of settlements overall open space network.

Village parks should be located 1-2km from all village lots.

Despite being outside of a walkable catchment, the new large lot subdivision area has the opportunity to create a new walking / cycle path along the connector road linking to the existing village.

Integrate areas of environmental protection, drainage corridors and open space networks.



Village Subdivision Open Space Network

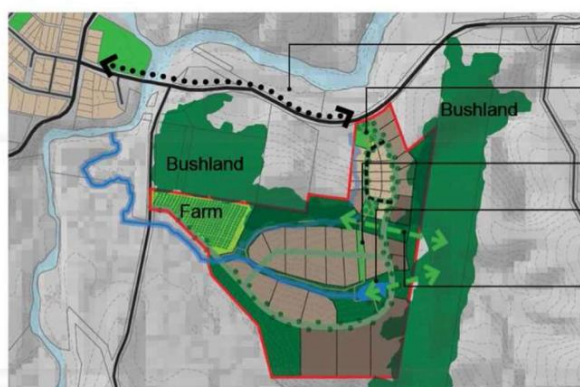
Extend grided street layout into new subdivision area to create clear connections and pathways to existing village open space areas.

A new park with the new subdivision provides passive open space and new elevated public view opportunity back over the village.

New pathways connect the new subdivision area with the existing village area.

Street trees reinforce the landscape character and creates a canopy top wildlife corridor throughout the settlement.

Work with the existing settlement pattern (existing village) to create a connected network of open space areas and pathways.



Large Lot Subdivision Open Space Network

New pathway along connector road links new large lot subdivision with existing village.

A new park fronts the connector road providing a passive recreation area as well as landscaped subdivision entrance.

Create a series of walking and cycle trails.

Utilise existing natural and landscape elements such as dams, drainage corridors within open space areas.

Retain and strengthen wildlife corridors.

Retain and enhance natural and landscape elements such as dams, drainage corridors and native vegetation which reinforces the rural character. Design a network of walking and cycle trails linking natural and open space areas with allotments.

**Open Space Design** - Public open space should be multi-functional, of a good quality, appropriately sized and embellished, well located and accessible. Within new subdivisions which directly adjoining existing settlements, make connections with the existing open space through pathways thereby contributing to the overall network.

#### 4.9 Element: - Water and Sewer

Reticulated sewerage is limited to three areas in Zone RU5 Village (Caniaba, Nimbin and North Woodburn) and Zone RU2 Rural Landscape. Land within other Villages, Zones R5 Large Lot Residential and RU1 Primary Production is not connected to reticulated sewerage and the provision of on-site wastewater systems is required.

Reticulated potable water is connected to the majority of land within Zones RU5 Village, R5 Large Lot Residential and RU2 Rural Landscape. Other areas within these zones and Zone RU1 Primary Production rely on rainwater collection or water supplied by Rous Water.

Subdivision Development Principles: 1, 5, 6, 8

| PERFORMANCE CRITERIA   | ACCEPTABLE SOLUTIONS  |
|--|---|
| <p><b>P29.1 Sewer (non-reticulated areas)</b><br/>A land use capability assessment is provided that demonstrates consistency with the performance standards listed in clause 44 of the <i>Local Government (General) Regulation 2005</i>.</p> <p><b>P29.2 Sewer (reticulated areas)</b><br/>Adequate arrangements are to be made for the disposal and management of sewage.</p> <p><b>P29.3</b> The provision of reticulated sewerage is to:</p> <ul style="list-style-type: none"> <li>• Be cost effective;</li> <li>• Minimise the land required;</li> <li>• Minimise environmental impacts; and</li> <li>• Be accessible and easy to maintain.</li> </ul> | <p><b>A29.1 Sewer (non-reticulated areas)</b><br/>A land use capability assessment for on-site wastewater disposal is in accordance with Council's On-Site Sewage and Wastewater Management Strategy 2013.</p> <p><b>A29.2 Bexhill Village On-site Wastewater</b><br/>In addition to A29.1 the land application of wastewaters is not permitted within the 100 metre buffer area to a perennial waterway identified on the Bexhill Village Structure Plan at Appendix C of this DCP Chapter.</p> <p><b>A29.3 Sewer (reticulated areas)</b><br/>The provision of sewerage is in accordance with the requirements of the Northern Rivers Local Government Development Design and Construction Manual.</p> |
| <p><b>P30.1 Water (reticulated areas)</b><br/>Adequate arrangements are to be made for the supply of water.</p> <p><b>P30.2</b> The provision of water supply is to:</p> <ul style="list-style-type: none"> <li>• Be cost effective;</li> <li>• Minimise the land required;</li> <li>• Minimise environmental impacts; and</li> <li>• Be accessible and easy to maintain.</li> </ul>   | <p><b>A30.1 Water (reticulated areas)</b><br/>The provision of water is in accordance with the requirements of the Northern Rivers Development Design and Construction Manual.</p>  |



#### 4.10 Element: - Stormwater Management

Drainage systems protect people and the natural and built environments and contribute positively to enhancing the natural environment within the catchment.

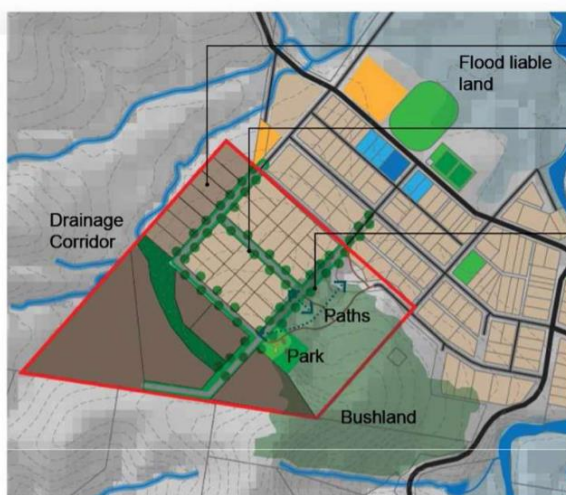
Subdivision Development Principles: 1, 5, 6, 7, 8

| PERFORMANCE CRITERIA   | ACCEPTABLE SOLUTIONS  |
|--|---|
| <b>P31</b> Water Sensitive Urban Design principles are incorporated in the design of open space, lot layout and roads  | <b>A31</b> Open space, lot layout and roads are in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan. |
| <b>P32</b> Stormwater management measures: <ul style="list-style-type: none"> <li>• increase infiltration</li> <li>• slow water flows</li> <li>• provide on-site treatment</li> <li>• deliver high standards of water quality to receiving waters</li> <li>• integrate into the subdivision design</li> <li>• protect natural watercourses</li> <li>• enhance public amenity</li> <li>• retain riparian vegetation</li> <li>• allow for the safe passage of vehicles</li> <li>• are accessible and easily maintained.</li> </ul> | <b>A32</b> Stormwater management measures are in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan.   |
| <b>P33</b> Stormwater systems will discharge water volume, velocity and quality to an acceptable legal point of discharge.   | <b>A33</b> No acceptable solution.  |
| <b>P34</b> Inter-allotment drainage will cater for runoff from all existing or future impervious areas.  | <b>A34</b> Inter-allotment drainage is in accordance with the Northern Rivers Local Government Design and Development Manual.                   |

Figure 12 – Swale Drain Example: Perredeny Estate, Caniaba





**Figure 13 - Stormwater Management****Village Subdivision Stormwater Management**

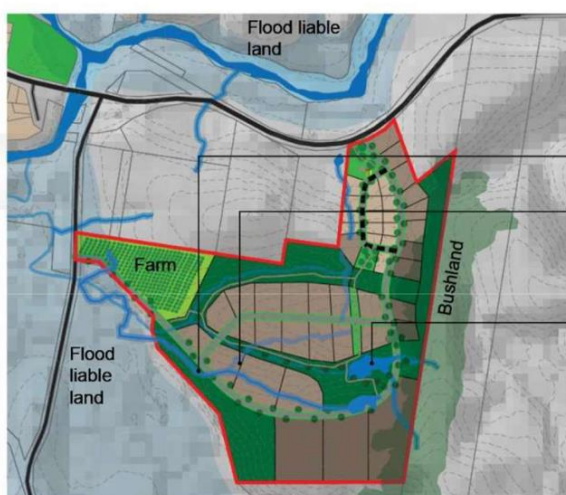
Extend grided street layout into new subdivision area with allotments clear of water courses and areas subject to inundation.

Design streets with wider grassed verges to enable greater stormwater infiltration. Green street edges also reinforce the streetscape and landscape character of many of Lismore's villages.

Integrate overland stormwater management system with open space network.

Where appropriate integrate stormwater management systems including water gardens, diversion channels, bio-retention swales and constructed wetlands.

Extending the grided urban structure of the existing village allows the new subdivision area to be more easily integrated with the existing stormwater management system.

**Large Lot Subdivision Stormwater Management**

Large lot subdivision designed to the topography enables integration of a surface overland drainage system rather than reliance on large detention pits and subsurface stormwater drainage infrastructure.

Site drainage into receiving water course may require additional stormwater treatment.

Existing drainage corridors retained. Opportunity to enhance these corridors as bio-retention swales capable of slowing runoff velocity and treating water quality.

Existing dams may be used to store and slow stormwater runoff. These dams would require ongoing maintenance to clear excessive silt.

Within new large lot subdivision areas there is opportunity to retain existing drainage channels, water courses and dams as part of the overall site stormwater management system. Design appropriately sized effluent disposal systems clear of water courses to avoid septic run-off.

**Stormwater Management** - Stormwater management systems should be designed to not only protect people and the built environment from risk, but should also integrate with the existing natural systems and topography and seek to enhance the overall environmental and water quality of the catchment.

#### 4.11 Element - Water Quality Management

The Lismore LEP 2012 Drinking Water Catchment Map delineates the areas within various water catchments in the Lismore Local Government Area.

Prior to determining a development application for subdivision located within the Drinking Water Catchment Map, compliance with LEP clause 6.4 Drinking Water Catchments must be demonstrated. The following provisions compliment the requirements of this clause.

Subdivision Development Principles: 1, 5, 6, 7, 8

| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTIONS  |
|---|---|
| <b>P35</b> Water quality management: <ul style="list-style-type: none"> <li>reduces water borne pollutants;</li> <li>maintains sustainable stormwater runoff</li> <li>identifies and treats point sources of pollutants in the development area</li> <li>delivers appropriate water quality standards for runoff to receiving waters within Drinking Water Catchment areas</li> <li>protects watercourses and riparian areas</li> </ul> | <b>A35.1 Water Quality Management</b><br>Water quality management is in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan.<br><br><b>A35.2 Bexhill Village Stormwater Quality</b><br>On land shown on the Bexhill Structure Plan in Appendix C, the storm water treatment train is designed to recognise the development's location in a small sub-catchment discharging to the Wilsons River approximately 5km directly upstream of Rous County Council's water supply offtake point at Howards Grass. One of the key sources of catchment risk for the Wilsons River source relates to urban storm water impacts. |

#### 4.12 Element – Street Trees

Street trees contribute to the identity of the locality through the provision of pleasant streetscapes and enhancement of residential amenity. The selection of street trees can reinforce the functions of the street, provide a theme for the area and enhance biological diversity. These provisions apply to Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 3, 4, 6, 7, 8, 9, 10

| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTIONS  |
|---|---|
| <b>P36.1</b> Street tree selection should: <ul style="list-style-type: none"> <li>enhance the streetscape and residential amenity;</li> <li>not affect the safety of pedestrians, cyclists and motorists;</li> <li>provide shade in summer months;</li> <li>minimise detrimental potential impacts on public and private infrastructure;</li> <li>be native species, preferably locally indigenous;</li> <li>maximise stormwater infiltration</li> <li>be at an appropriate scale relative to the width of the street and existing or future development;</li> <li>incorporate existing vegetation where possible.</li> </ul> | <b>A36.1</b> Street tree selection is consistent with Lismore City Council Landscape Guidelines and the Northern Rivers Local Government Development Design and Construction Manual.<br><br><b>A36.2</b> Advanced trees in a 45 litre pot shall be used.<br><br><b>A36.3</b> Street trees are: <ul style="list-style-type: none"> <li>to be planted at a density of 1 tree per 30m of residential lot street frontage</li> <li>not planted over services or under overhead power lines.</li> </ul> <b>A36.4</b> Street trees should be chosen for: <ul style="list-style-type: none"> <li>non-invasive root system;</li> <li>good canopy spread and shade provision;</li> <li>mature height under 8 metres;</li> <li>colour and appeal;</li> <li>low maintenance requirements.</li> </ul> |

#### 4.13 Element - Aboriginal Cultural Heritage

The *National Parks and Wildlife Act 1974* is the primary legislation that provides protection for Aboriginal places and objects. The Act is administered by the Office of Environment and Heritage (OEH).

The Lismore LEP Heritage Map and the associated clause 5.10 and Schedule 5 aim to conserve Aboriginal and European cultural heritage. These DCP provisions should be read in conjunction with LEP clause 5.10.

Subdivision Development Principles: 1, 6, 7, 10

| PERFORMANCE CRITERIA   | ACCEPTABLE SOLUTIONS   |
|--|--|
| <b>Aboriginal Heritage</b><br><b>P37.1</b> Aboriginal objects and declared Aboriginal places are protected in accordance with NSW Office of Environment and Heritage (OEH) guidelines and requirements | <b>Aboriginal Heritage</b><br><b>A37.1</b> Aboriginal objects and places are protected in accordance with the OEH guideline ' <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW in 2010</i> '.<br><br><b>A37.2</b> Where the due diligence process identifies that Aboriginal objects or places are present or may be present or if the proposed activity may harm Aboriginal objects and/or places then: <ul style="list-style-type: none"> <li>(a) consultation with relevant Aboriginal parties must be undertaken in accordance with OEH guideline '<i>Aboriginal Cultural Heritage Consultation requirements for proponents (April 2010)</i>' and</li> <li>(b) a '<i>Cultural Heritage Assessment Report</i>' in accordance with OEH guideline '<i>Guide to investigation, assessing and reporting on Aboriginal cultural heritage in NSW</i>' is submitted for approval by Council and OEH.</li> </ul> <b>A37.3</b> If harm to Aboriginal objects and places is anticipated, application for an Aboriginal Heritage Impact Permit (AHIP) is to be made to OEH. An AHIP application is ' <i>Integrated Development</i> ' under s91 of the <i>Environmental Planning and Assessment Act 1979</i> .<br><br><b>A37.4</b> Protect Aboriginal objects and places by following the procedure for inadvertent discoveries of items of potential cultural heritage value as listed in Appendix 2. |

#### 4.14 Element - Biodiversity Conservation

The Northern Rivers region, including the Lismore LGA, is recognised as an extremely biologically diverse part of Australia due to a combination of climatic and geographic conditions. The region supports a disproportionately large percentage of threatened species and ecological communities.

It is important to conserve biological diversity, and to incorporate measures that protect threatened species, populations and ecological communities. Subdivisions must take into account endemic vegetation, and where appropriate include environmental buffers to minimise potential conflicts with new housing.

The following provisions apply to village and large lot residential subdivisions that are on or adjacent to sites that support or contain remnant native vegetation (including scattered remnant trees); threatened native flora and/or fauna species, endangered ecological communities or their habitats; or watercourses.

Subdivision Development Principles: 1, 3, 6, 7, 8

| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTIONS  |
|---|---|
| <p><b>P38.1</b> The subdivision design:</p> <ul style="list-style-type: none"> <li>retains and enhances areas of significant ecological value;</li> <li>provides for rehabilitation areas to offset vegetation removal;</li> <li>provides appropriately sized riparian vegetation zones if the land contains watercourses;</li> <li>includes revegetation buffer areas around ecologically sensitive vegetation;</li> <li>accommodates corridor connectivity for areas of ecologically significant vegetation.</li> </ul> | <p><b>A38.1</b> A Vegetation Management Plan (VMP) and, where necessary, a Threatened Species Management Plan is to demonstrate how areas of significant ecological value are to be retained. The VMP will be prepared in accordance with the requirements of Council's Guidelines for the Preparation of Vegetation Management Plans 2010 and DCP Chapter 14 (Vegetation Protection).</p> <p><b>A38.2</b> Management zones nominated in the VMP and any Threatened Species Management Plan for revegetation or retention of existing native vegetation are located outside:</p> <ul style="list-style-type: none"> <li>asset protection zones as required by NSW Rural Fire Service's Planning for Bush Fire Protection 2006 or standards applicable at the date of lodgement of the development application;</li> <li>areas that can be cleared under the NSW Rural Fire Service's 10/50 Vegetation Clearing Code of Practice.</li> </ul> |

| PERFORMANCE CRITERIA | ACCEPTABLE SOLUTIONS  |
|----------------------|---|
|                      | <p><b>Bexhill Village</b></p> <p><b>A38.3</b> In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the Bexhill Village Structure Plan at Appendix C of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated.</p> <p><b>A38.4</b> The VMP submitted with the development application for subdivision of land in the area shown on Appendix C is to be consistent with the preliminary concept details contained in the Bexhill VMP Final V3 submitted as part of the rezoning planning proposal, prepared by David Fell Environmental Pty Ltd, dated 20 October 2017 subject to the following revisions:</p> <ul style="list-style-type: none"> <li>• The works and establishment period is to be minimum five (5) years; and</li> <li>• Provision of details of an additional area of lowland rainforest plantings that would be undertaken in the small part of Zone 5 in the south-east corner of the site. This is for the purpose of adequately buffering the threatened species occurring in and around the more intact rainforest in this corner of the site/ in the adjacent area just off-site.</li> </ul> <p><b>Note.</b> Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p> <p><b>A38.5</b> The Threatened Species Management Plan (TSMP) submitted with the development application for subdivision of land in the area shown on Appendix C is to be consistent with the preliminary concept details contained in the Bexhill TSMP for Hairy Joint Grass (<i>Arthroxon ispidis</i>) Final V3 submitted as part of the rezoning planning proposal, prepared by David Fell Environmental Pty Ltd, dated February 2018 subject to the following revisions:</p> <ul style="list-style-type: none"> <li>• Stipulation that there is no brushcutting of HJG habitat between <b>March and June</b> to allow for seed ripening and germination;</li> <li>• Include mapping of the area of occurrence of HJG within each management zone in the monitoring with bi-annual mapping to be undertaken. This will form the basis of a separate performance criterion.</li> </ul> |



|  |   |
|--|---|
|  | <p><b><u>379A &amp; 407 Richmond Hill Road Structure Plan</u></b></p> <p><b>A38.6</b> In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the 379A &amp; 407 Richmond Hill Structure Plan at Appendix D of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated.</p> <p><b>A38.7</b> The VMP submitted with the development application for subdivision should address the management of potential future impacts on areas of Lowland Rainforest Endangered Ecological Communities (EEC) and core areas of Hairy Joint Grass (HJG) habitat located in drainage lines. In particular:</p> <ul style="list-style-type: none"> <li>• areas of HJG are not suitable for future dwelling locations and wastewater management systems</li> <li>• any future restoration of native communities on the site should consider embellishment of the future riparian corridor to be established to west of the subject site as part of the Pineapple Road Urban Release Area.</li> </ul> <p>Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p> <p><b><u>528 Caniaba Road Structure Plan</u></b></p> <p><b>A38.8</b> In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the 528 Caniaba Road Structure Plan at Appendix E of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated.</p> <p><b>A38.9</b> The VMP submitted with the development application for subdivision should include measures that address:</p> <ul style="list-style-type: none"> <li>• the rehabilitation of Primary Koala Habitat and enhancement of existing Koala movement pathways and</li> <li>• the restoration of endangered ecological communities (Dry Rainforest).</li> </ul> <p>Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the <i>Water Management Act 2000</i>. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.</p> |
|--|---|



#### 4.15 Element: Electricity, telecommunications and public lighting

The following provisions apply to subdivision in Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principle: 5

| PERFORMANCE CRITERIA  | ACCEPTABLE SOLUTIONS   |
|---|--|
| <b>Electricity and telecommunications</b><br><b>P39</b> Adequate arrangements are to be made for the provision of electricity and telecommunications.   | <b>Electricity and telecommunications</b><br><b>A39</b> Electricity and telecommunications are to be located underground in accordance with relevant Council policies.   |
| <b>Public lighting</b><br><b>P40</b> Adequate arrangements are to be made for the provision of public lighting to increase safety for pedestrian and vehicular travel.<br><br>For land in Zone R5 Large Lot Residential, street light installations are required at intersections, cul-de-sacs and any points of vehicular / pedestrian conflict to ensure a high level of road safety. | <b>Public lighting</b><br><b>A40</b> The design of public lighting is in accordance with: <ul style="list-style-type: none"> <li>• The relevant Australian Standards;</li> <li>• NSW Public Lighting Code.</li> </ul>  |
| <b>P41</b> Public lighting will prevent, limit and reduce artificial light pollution to minimise nuisance to neighbouring premises and disturbance to nocturnal wildlife.   | <b>A41</b> Installation of public lighting will comply with the principles of AS4282: <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .<br><br><b>A42</b> Public lighting will be designed and selected to eliminate light spill in the night sky and avoid over-lighting through measures such as bulb shielding, projecting light downwards, directing lights away from reflective surfaces and using energy efficient bulbs and warm white colours. |

## REFERENCES

1. The Australian Model Code for Residential Development (AMCORD, Commonwealth Department of Housing & Regional Development), 1997
2. A Guide to the Use of Kerbside Bike Lanes, Alta Planning & Design, September 2010
3. The New Queensland Street, Complete Streets, Guidelines for Urban Street Design, Institute of Public Works Engineering Australia Queensland Division Inc, August 2010
4. Northern Rivers Local Government Development Design and Construction Manual
5. Lismore Sport and Recreation Plan 2011- 2021
6. Lismore City Council Landscape Guidelines
7. NSW Rural Fire Service 'Planning for Bushfire Protection'

Appendix A – Table 1 – Village, Large Lot Residential and Rural Street Characteristics

| Street Type   | Local Access                                | Local Collector  | Primary Collector  | Arterial  |
|---|---|--|--|---|
| <b>(Northern Rivers Local Government) NRLG Equivalent</b> | Access Street                               | Local Street   | Collector Street   | Distributor Road  |
| <b>Function</b>   | Provide direct residential property access. | Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity | Provides direct residential property access. Provides pedestrian, cyclist and vehicle connectivity | Connects traffic from the arterial network to the collector network |
| <b>Lots Served</b>  |   |  |  |   |
| <b>Village</b>  | 30  | <300   | <450   | >450  |
| <b>Large Lot Residential and Rural</b>                    | <10   | <100   | <150   | >150  |
| <b>Traffic Volume <sup>1</sup></b>                        |   |  |  |   |
| <b>Village</b>  | <200 vpd                                    | <2,000 vpd   | <3,000 vpd   | >3,000 vpd  |
| <b>Large Lot Residential and Rural</b>                    | <100 vpd                                    | <750 vpd   | <1,000 vpd   | >1,000 vpd  |
| <b>Verge Width <sup>2</sup> (Minimum)</b>                 | 4m  | 4m   | 4m or 5m (when a 2.5m pathway is required)   | 4m or 5m (when a 2.5m pathway is required)                          |
| <b>Carriageway Width (Sealed) <sup>3</sup></b>            | 6m  | 7m   | 9m   | 11m   |
| <b>Carriageway Shoulder</b>                               | -   | 1m gravel  | 1m gravel  | 1m  |
| <b>Reserve Width (Minimum)</b>                            | 14m   | 17m  | 19m +  | 22m +   |
| <b>Longitudinal Grade <sup>4</sup></b>                    | 16%   | 16%  | 16%  | 12%   |

| Street Type  | Local Access  | Local Collector | Primary Collector | Arterial         |
|--|---------------|-----------------|-------------------|------------------|
| One-Way Cross Fall   | Optional      | No              | No                | No               |
| Concrete Pathway Width and Number of Street Sides <sup>5</sup> | 1.5m/One Side | 2m/One Side     | 2.5m /One side    | 2.5m /Both Sides |
| Street Trees   | Yes           | Yes             | Yes               | Yes              |
| Bus Route  | No            | No              | Yes,              | Yes,             |
| Kerb Type <sup>2, 6, 7</sup>                                   | Optional      | Optional        | Optional          | Upright          |

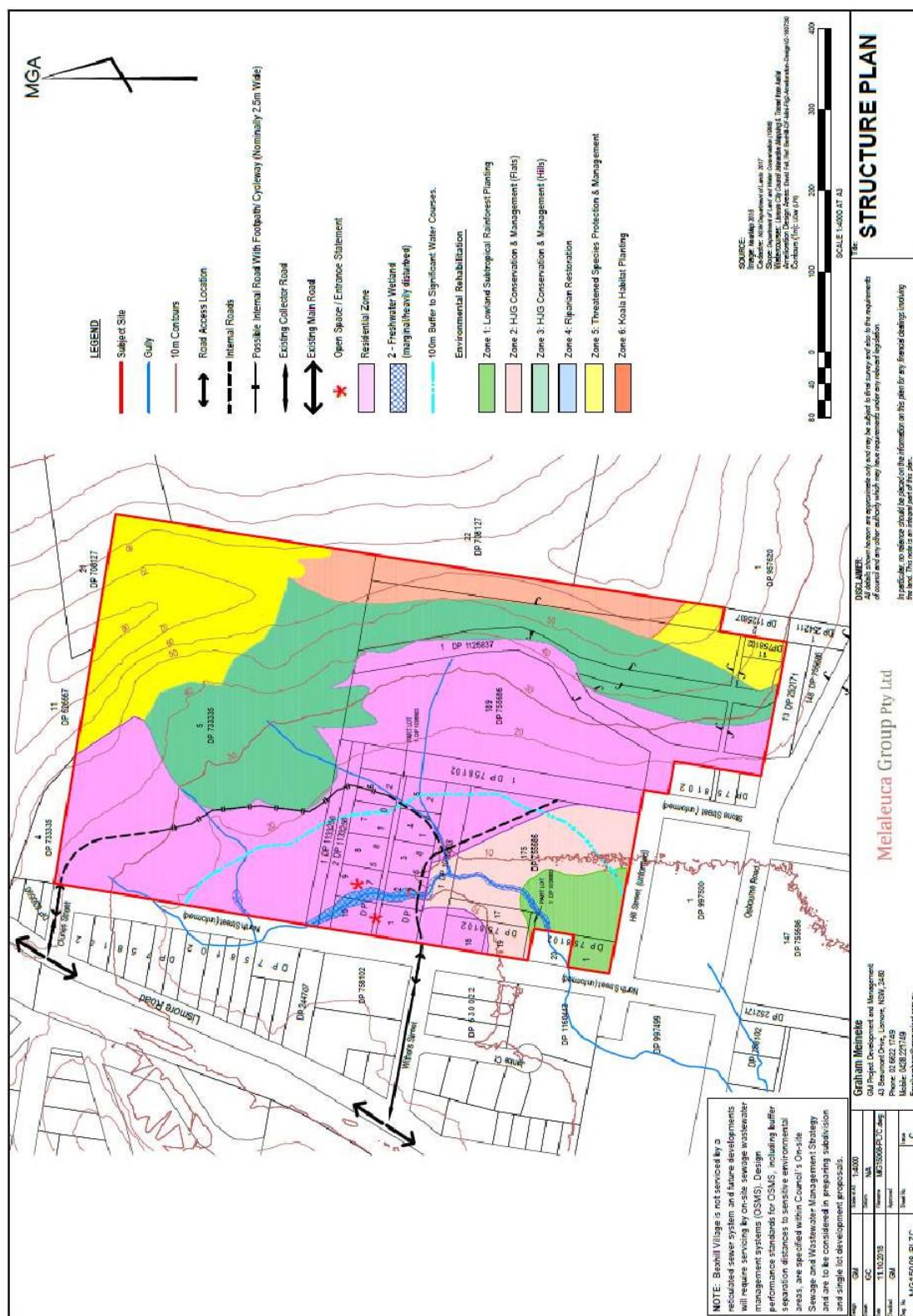
**Notes to Table 1:**

1. Notional 6.5 vehicle trips per day are generated per lot.
  2. Where swale drains are proposed the minimum verge width shall be 6.0m
  3. Where the surrounding road network is unsealed and the development is in the RU1 zoned land then the proposed new road can be of an unsealed surface. Consult with Council for verification of this prior to lodgement of Development Application.
- Note: Road grades steeper than 12% are required to be sealed.
4. Refer to Austroad Guide to Road Design Part 3 "Geometric Design" for steep grade criteria.
  5. Footpaths only required for village subdivision with more than 20 lots.
  6. Kerbing is required when fronting commercial, educational or industrial developments
  7. Where kerb and gutter is proposed, the street characteristics shall default to the urban street characteristic table set out in Table 1 the Urban Residential Subdivision Chapter 5A of the Lismore Development Control Plan.

**Appendix B - Process for inadvertent discoveries of items of potential cultural heritage value applicable to all development applications for subdivision of land**

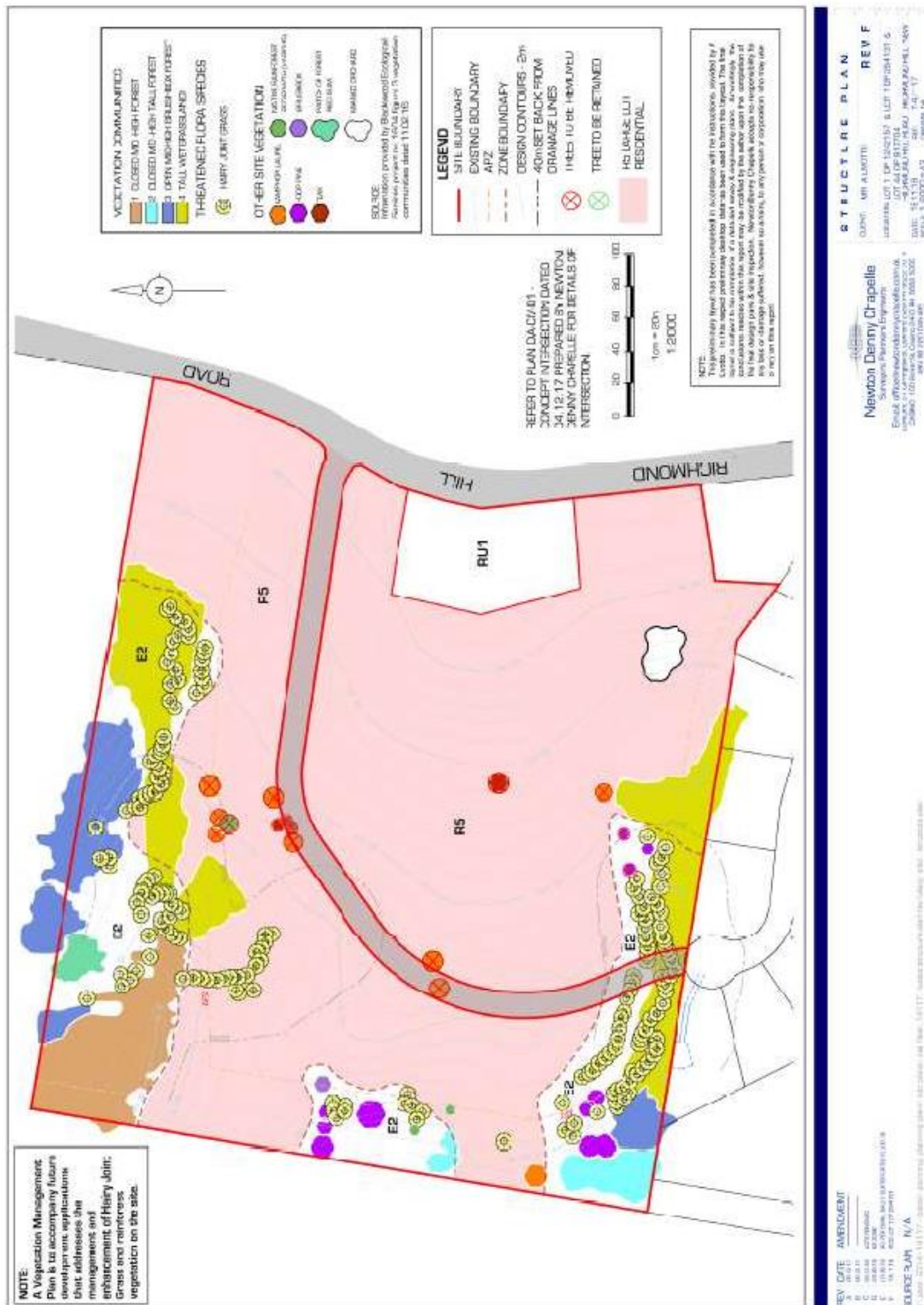
1. If it is suspected that Aboriginal material has been uncovered as a result of development activities within the project area:
  - a. Work within the project area is to stop immediately;
  - b. A temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site;
  - c. An appropriately qualified archaeological consultant is to be engaged to identify the material; and
  - d. If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: *Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010)*.
2. In the event that human remains are located at any stage during earthworks within the site, all works must halt in the immediate area to prevent any further impact on the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station (Lismore), the Ngulingah Local Aboriginal Land Council and the OEH regional office (Coffs Harbour) are all to be notified as soon as possible. If the remains are found to be of Aboriginal origin and the police do not wish to investigate the site for criminal activities, the Aboriginal community and the OEH should be consulted as to how the remains should be dealt with. Work may only resume after agreement is reached between all notified parties, provided that it is in accordance with all parties' statutory obligations. In all dealings with Aboriginal human remains, the proponent should use respectful language, bearing in mind that they are the remains of Aboriginal people rather than scientific specimens.
3. If Aboriginal cultural materials are uncovered as a result of development activities within the project area, they are to be registered as sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.
4. All effort must be taken to avoid any impacts on Aboriginal cultural heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the proponent, OEH and the Aboriginal community.

## APPENDIX C      BEXHILL VILLAGE DRAFT STRUCTURE PLAN

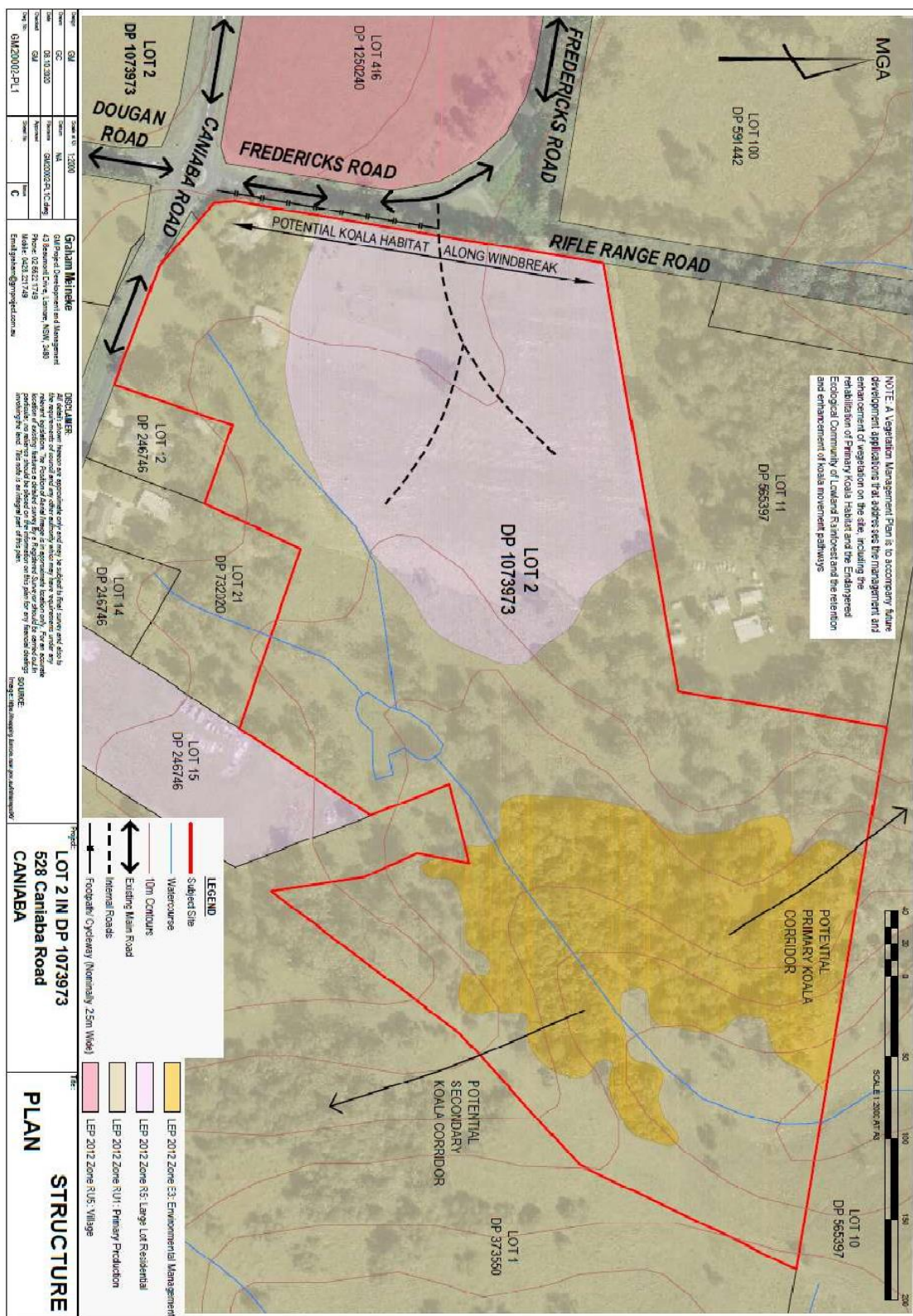




## APPENDIX D – 379A & 407 RICHMOND HILL ROAD STRUCTURE PLAN



## APPENDIX E – 528 Caniaba Road, Caniaba Structure Plan





## APPENDIX E – Play Hierarchy for Social and Family Recreation

# Open space planning framework

## Open space classifications

Public open space is an essential community asset that builds active and healthy communities. There are different types of open space that provide diverse benefits and serve specific or multiple activities. A range of open space types are required in each area to provide benefits to the community and the environment.

The below classification system has been developed to assist future planning and improve established areas.

- **Open space function** refers to the type of amenity the space is providing.
- **Landscape setting** refers to the vegetation present and environmental qualities to be considered.
- **Catchment hierarchy** determines who the park is designed for, the distance someone would travel, the number of users expected and the scale required to ensure that it is fit for purpose..
- **Settlement type** reflects the density of the housing where the open space is located.

| Classification 1:<br>Open space function | Classification 2:<br>Landscape setting | Classification 3:<br>Catchment hierarchy | Classification 4:<br>Settlement type |
|--|--|--|--------------------------------------|
| Social and family recreation             | Ornamental garden                      | Local                                    | Urban residential                    |
| Sport                                    | River or water based                   | Neighbourhood                            | Village                              |
| Visual amenity or lookout                | Produce garden                         | District                                 | Rural area                           |
| Roadside rest area                       | Open grassed area                      | Regional                                 |                                      |
| Memorial garden or cemetery              | Treed parkland                         |  |                                      |
| Community horticulture                   | Bushland/forest                        |  |                                      |
| Historic/cultural conservation           | Managed sports turf                    |  |                                      |
| Nature conservation                      | Wetland/foreshore                      |  |                                      |
| Off-Road Trail or Pathways               |  |  |                                      |
| Storm water management/drainage/utility  |  |  |                                      |

Table 1: The range of open space functions, landscape settings, catchment hierarchy, settlement type used to define Lismore City Council's open space network.

## Play Hierarchy for Social and Family Recreation

The play hierarchy provides provisions and considerations that form the play offering. Offerings should complement others within the catchment area providing diversity of play across all ages. Barriers such as major roads, railways or waterbodies are not included in the walkable radius.

Please see Appendix 1 for a map of Lismore's current distribution of Social and Family Recreation spaces as of 2024.

| Classification   | Planning Considerations   | Play Elements  |
|--|---|--|
| <b>Local</b><br>(Facility with a catchment of 400m walking radius) | <ul style="list-style-type: none"> <li>• Length of stay 20 minutes.</li> <li>• Approx. 5 play elements.</li> <li>• A minimum of three elements must be able to be used by toddlers and/or preschoolers (0-5).</li> <li>• Seating</li> <li>• Natural shade only</li> <li>• Minor landscaping</li> <li>• Park size minimum 0.1ha</li> </ul> | <ul style="list-style-type: none"> <li>• Children: Sliding, swinging, balancing, spinning, and climbing</li> <li>• Intergenerational: balance beams, chin up bar, monkey bars and/or hardcourt surface.</li> </ul> |

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| Classification  | Planning Considerations  | Play Elements  |
|---|--|--|
| <b>Neighbourhood</b><br>(Facility with a catchment of 2km walking radius)         | <ul style="list-style-type: none"> <li>Length of stay 30-45 minutes.</li> <li>Approx. 10 play elements.</li> <li>A minimum of four elements must be able to be used by toddlers and/or preschoolers (0-5).</li> <li>Seating</li> <li>Shade</li> <li>Bins</li> <li>Park size minimum 0.2ha</li> </ul>   | <ul style="list-style-type: none"> <li>Children: Sliding, swinging, rocking, balancing, spinning, and climbing</li> <li>Intergenerational: balance beams, chin up bar, monkey bars, step ups and/or hardcourt surface.</li> </ul>  |
| <b>District</b><br>(Facility with a catchment of 10km driving radius)             | <ul style="list-style-type: none"> <li>Length of stay 1 hour +</li> <li>Approx. 15 play elements, offering a range of play choice for all ages.</li> <li>Drinking station</li> <li>Seating</li> <li>Shade</li> <li>BBQ's</li> <li>Toilets</li> <li>Large areas of landscaping</li> <li>Park size minimum 0.5ha</li> </ul>  | <ul style="list-style-type: none"> <li>Children: Sliding, swinging, rocking, balancing, spinning, and climbing</li> <li>Intergenerational: All fitness equipment options, hardcourt surfaces, grassy playing fields, and footpaths.</li> <li>Nature play</li> <li>Inclusive and sensory activities.</li> <li>Play types should be provided for users across a range of ages and abilities and in various configurations with progressive levels of challenge.</li> <li>Play types should generally be provided to allow for both individual and group play.</li> </ul>   |
| <b>Regional</b><br>(Facility with a catchment of more than a 10km driving radius) | <ul style="list-style-type: none"> <li>Length of stay 2 hours +</li> <li>Approx. 20 play elements, offering a range of play choice for all ages including unique, signature or special feature play elements.</li> <li>Inclusive play elements must be included.</li> <li>Play zones and quiet spaces.</li> <li>Drinking station</li> <li>Seating</li> <li>Shade</li> <li>Shelter</li> <li>BBQ's</li> <li>Toilets</li> <li>Large areas of landscaping and mature shade trees</li> <li>Park size minimum 1.0ha</li> </ul> | <ul style="list-style-type: none"> <li>Children: Sliding, swinging, rocking, balancing, spinning, and climbing</li> <li>Intergenerational: All fitness equipment options, hardcourt surfaces, grassy playing fields, and footpaths.</li> <li>Passive and imaginative play including sand and water play.</li> <li>Nature play</li> <li>Inclusive, accessible, and sensory activities.</li> <li>Play types shall be provided for all ages and abilities and in various configurations with progressive levels of challenge.</li> <li>Play activities and types should be provided to allow for both group and individual play and wherever possible play equipment should be inclusive and accessible.</li> </ul> |

Table 2: The play hierarchy stipulates playground provisions for social and family recreation.

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## Chapter 11

# Buffer Areas



## 11 Buffer Areas

### 11.1 Objectives of this Chapter

The objective of this Chapter is to minimise land use conflicts between potentially incompatible land uses through the establishment of appropriate buffer areas.

### 11.2 Definitions

**Terms not defined in Local Environmental Plan (LEP) 2012 dictionary are defined in this section.**

**buffer area** means an area of prescribed width between adjoining land uses or developments that is created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain development is restricted.

**encroaching development** means any development, including subdivision, the erection of a building or the carrying out of an activity on land to which this Plan applies, which is proposed on land adjacent to an existing development or land use, or to land previously zoned for a specific purpose under the Lismore LEP 2012.

**exceptional circumstances** means circumstances that are out of the ordinary, or unusual, or special, or uncommon. Circumstances will not be exceptional if they are regularly, or routinely, or normally encountered.

**gully** means channels which are above the water table at all times and therefore do not receive spring or groundwater flows. They carry water only during and immediately after rain. They may be dry for extended periods but subjected to flash flooding during high intensity storms.

**watercourse** means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

### 11.3 Conflicts in Land Uses

Conflicts in land use may occur where incompatible development encroaches into areas where established land use practices associated with a particular land use or activity are likely to lead to a real or perceived loss of amenity for residents. Typical external effects which may be generated by certain land uses and which could be considered to be incompatible with residential development include noise, odours, chemical sprays, dust etc. If these effects are not taken into account at the development application stage, pressures can be exerted on landowners to modify existing land use practices. This could affect the economic viability of an established land use or industry and in some cases could result in the sterilisation of a resource.

Development applications should address Lismore LEP 2012 Clause 5.16 *Subdivision of, or dwellings on, land in certain rural, residential or environmental protection zones* where relevant, with regard to minimising land use conflict between existing and proposed development.

### 11.4 Recommended Buffers

The most appropriate means for reducing potential land use conflicts is to provide for a physical separation between incompatible land uses in the form of a buffer area. The purpose of a buffer area is to provide a sufficient setback requirement such that impacts are reduced to the extent that they do not adversely affect the adjoining land use. The buffer distance generally applies when the residential development and the adjoining potentially conflicting land use are located on different allotments.

It is the responsibility of the “encroaching development” to provide the required buffer areas. Council may require that an Instrument under Section 88b of the *Conveyancing Act 1919* be placed on the title referencing the buffer and any management requirements.



**Variations**

In certain circumstances variations from the recommended standard buffer distances may be justified. Council has the discretion to approve a reduced buffer or require an increase in the buffer

distance or to require the implementation of any reasonable conflict avoidance measures. Development applications incorporating a reduced buffer distance should incorporate a land use conflict risk assessment (LUCRA) to be prepared by a suitably qualified person. Supporting technical reports such as noise or odour assessments and the like may be required to support the variation that must be prepared by a suitably qualified person. Information about preparing a LUCRA is available at:

[https://www.dpi.nsw.gov.au/\\_data/assets/pdf\\_file/0018/412551/Land-use-conflict-risk-assessment-LUCRA-guide.pdf](https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0018/412551/Land-use-conflict-risk-assessment-LUCRA-guide.pdf)

### **State or Regionally Significant Farmland**

Areas of agricultural land in the Lismore LGA have been mapped as State or Regionally Significant Farmland based on physical attributes such as soil type, and the absence of constraints such as slope and flooding. It is important that urban, rural residential development and other incompatible development is directed away from this land to protect the resource base and ensure non-farming uses do not generate land use conflict. No variation to buffers will be approved for encroaching development on land adjoining State or Regionally Significant Farmland unless exceptional circumstances apply. For example, a variation to a buffer may be considered in recognition of the limitations of the broad scale State or Regionally Significant Farmland mapping only if supported by a technical report prepared by a suitably qualified person demonstrating a lack of agricultural capacity of the site. Where applicable, such technical reporting will be referred to the Department of Primary Industries for peer review.

This mapping is available to the public at:

<https://lismore.nsw.gov.au/our-online-interactive-mapping-services-gis>

### **Intensive Plant Agriculture - Horticulture**

Horticulture is an important industry on the North Coast and makes a significant contribution to Lismore's economy. Lismore City is the third highest producing Local Government Area (LGA) in the region in terms of gross value of agricultural commodities. It is also the most diverse LGA with respect to the type of commodities it produces.

Potential conflicts between horticulture and residential development are dependent on the nature of the horticultural operation and the type of management practices employed by the producer. Commercial operations which involve the regular or intermittent use of chemical sprays on crops have the greatest potential for conflict with adjoining residential uses.

Where pesticides are applied aerially, the *Pesticides Act 1999* requires that the property owner (or person authorising the spraying of the chemicals) obtain the prior written consent of all owners of dwellings or public premises whose boundaries are located within 150 metres of the spray area. The NSW Environmental Protection Authority is the regulatory authority responsible for the administration of the *Pesticides Act 1999*.

"Biological buffers" offer an alternative to conventional setback requirements in that they assist in the capture of airborne pesticide droplets through the creation of a vegetation filter and are necessary to vary a recommended buffer to horticulture subject to a merit based assessment. A Biological buffer (as illustrated on page 4) should:

- (a) be a minimum width of 30 metres;
- (b) contain random plantings of a variety of tree and shrub species of differing growth habits, as spacings of 4 to 5 metres and mature plant height ranging from small shrubs to large trees of 15 metres or taller;
- (c) include species which have long, thin and rough foliage which facilitate the more efficient capture of spray droplets (see Appendix A for suitable species).
- (d) provide a permeable barrier which allows air to pass through the buffer (at least 50% of the screen should be open space).

Biological buffers also:

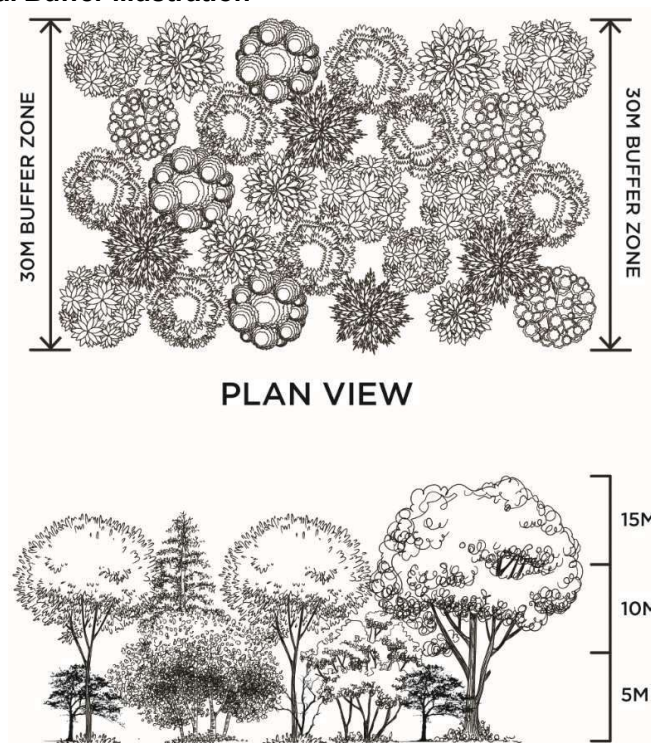
1. create corridors and habitat areas for wildlife;
2. increase the biological diversity of the area, thus assisting with pest control;
3. favourably influence the micro-climate; and
4. are aesthetically pleasing.

*Recommended Buffer – refer to Appendix B*

If the recommended minimum buffer distance cannot be met as per Appendix B, the 'Deemed to Comply' solution for a biological buffer is an 80 metre setback, including a 'biological buffer' of a minimum width of 30 metres established prior to development along the boundaries adjoining the horticultural land use and established in accordance with Appendix A.

Applications for development, where biological buffer areas are proposed, shall include a detailed landscaping plan indicating the extent of the buffer area, the location and spacing of trees and shrubs and a list of tree and shrub species (see Appendix A for recommended species). The application shall also contain details concerning the proposed ownership of the buffer area and the means by which the buffer is to be maintained.

#### Conceptual Biological Buffer illustration



#### **Macadamia De-husking Plants**

The mechanical de-husking of macadamia nuts is considered to be ancillary to the agricultural operation of macadamia producing properties in that it forms part of the normal harvesting process of macadamias. Consequently Council does not regulate macadamia de-husking plants (ancillary to a macadamia plantation on the same land) by means of control on siting, noise generation, or hours of operation. During harvesting operations de-husking plants may generate significant levels of noise and traffic which can have impacts on adjoining properties. Proposals for new dwellings or other incompatible development on properties adjoining existing macadamia de-husking plants should be located as far as practical from the plant in order to minimise adverse impacts.

*Recommended Buffer – refer to Appendix B*

**Piggeries**

Piggeries on the North Coast range from small operations of less than ten sows (approximately 100 pigs) to large intensive units housing up to 800 sows (8,000 pigs).

Piggeries accommodating more than 2,000 pigs (200 sows) are classed as Designated Development under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* and will require the preparation of an Environmental Impact Statement.

Piggeries accommodating more than 200 pigs (20 sows) may also be classed as designated if they are located:

- (a) within 100 metres of a natural waterbody or wetlands; or
- (b) in an area of high watertable; or highly permeable soils; or acid sulfate, sodic or saline soils; or
- (c) on land of slopes greater than 6 degrees; or
- (d) within a drinking water catchment; or
- (e) on a floodplain; or
- (f) within 5km of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to effect the amenity of the neighbourhood by reason of noise, odour, dust, traffic or waste.

Depending on the size of the establishment, the method of effluent disposal and topography, piggeries are likely to have a significant impact on nearby residential development and other incompatible land uses through the generation of odours. Buffers between piggeries and incompatible development should be of a sufficient distance so that odours generated by piggeries do not cause an undue loss of amenity.

*Recommended Buffer* – refer to Appendix B

**Cattle Feedlots**

A cattle feedlot consists of a confined yard area with watering and feeding facilities where cattle are completely hand or mechanically fed for the purposes of beef production.

Large feedlots containing 1,000 or more head of cattle are classed as Designated Development under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* and will require the preparation of an Environmental Impact Statement.

Cattle feedlots can have a significant environmental impact on adjoining properties through the generation of odours, dust and noise from stock truck movements and feed mill operations. Consequently sufficient buffering needs to be provided between feedlots and residential development to mitigate the effects of these impacts.

*Recommended Buffer* – refer to Appendix B

**Other Intensive Livestock Agriculture, Dairies (Pasture Based) and Rural Industries**

Buffers may be required to other intensive livestock agriculture, dairies (pasture based) and rural industries which are likely to impact on nearby residential development and these will be assessed individually according to the size, nature and characteristics of the operation.

*Recommended Buffer* – refer to Appendix B

**Grazing Land and associated infrastructure**

Residential dwellings and other incompatible land use sites adjoining grazing land should have a minimum 50 metre setback from cattle yards, shearing sheds, stock transporting infrastructure and other intensively used facilities ancillary to grazing activities.

*Recommended Buffer* – refer to Appendix B

**Cattle Dip Sites**

There are a significant number of operational, decommissioned and remediated cattle tick dip sites in Lismore. Cattle dipping remains an essential component of the cattle tick control program on the North Coast. The noise, dust and pesticide use associated with cattle dipping means that the operation of dip sites is generally not compatible with residential and other incompatible land uses. Even decommissioned dip sites are likely to contain chemical residues in the surrounding soil which may place a constraint on the development of surrounding land.

Lismore City Council's Regional Policy for the Management of Contaminated Land and the State Environmental Planning Policy No. 55 – Remediation of Land are used to establish appropriate management practices where encroaching development is within 200m from a cattle dip site.

**Extractive Industries**

Extractive industries involve the use of an extensive range of plant and equipment which creates noise and dust as material is extracted then crushed and screened for loading and transport. In some cases blasting is necessary to extract the material. Quarrying activities are incompatible with many land uses, particularly residential. It is therefore desirable to provide a buffer area around quarries to minimise land use conflicts and safeguard quarry resources which could be sterilised as a result of encroachment by residential and other incompatible land uses.

The extent of the buffer requirement depends on the size of the quarry, whether blasting is utilised, the nature of production methods, the extent of crushing and screening operations, topography and site conditions and the intensity of surrounding development and land uses.

*Recommended buffers – refer to Appendix B*

**Sewage Treatment Plants**

The operation of sewage treatment plants involves the aerobic treatment of sewage effluent in order to achieve a quality of effluent discharge from the plant as prescribed by license issued by the EPA. The normal and efficient operation of sewage treatment plants involves the generation of some odours which may make them incompatible with certain land uses, particularly residential, commercial and public uses.

The Department of Planning, Industry and Environment recommend a buffer of at least 400 metres width around sewage treatment plants, although this may be varied to suit local conditions. Compatible uses which may be carried out within the 400 metre buffer include agriculture, plant nurseries and certain recreational uses.

**Recommended Buffer**

400 metres for residential areas, commercial and community land uses, schools, etc.

**Waste or Resource Management Facilities**

Lismore City Council operates a waste and resource management facility at Wyrallah Road, Monaltrie. These facilities generate a number of external impacts related to their operation which include odours, dust, noise from machinery, traffic and visual impacts. Buffers between the perimeter of the working area of the waste or resource management facility and residential development should seek to minimise those impacts on residences while taking into account the operational characteristics of the facility and specific conditions affecting the site.

**Recommended Buffer**

500m from the approved landfill area.

**Industrial Development**

Where the subdivision of land is proposed for industrial development which adjoins existing residential development (or land zoned for the purposes of residential development), a buffer shall

be provided by the subdivider along the boundary with the residential land. The purpose of the buffer is to provide visual screening and assist in the reduction of impacts such as noise or other emissions from future industrial development.

Buffers should be mounded (to a minimum height of 1.5 meters) and densely planted in accordance with an approved landscaping plan. Generally Council will not accept land in buffer areas for dedication as Public Reserve. The subdivider shall provide details as to the type of industry to be adjoining the residential land, the future ownership of the buffer area and the means by which the landscaping will be maintained to Council's satisfaction.

#### *Recommended Buffer*

|                    | <b>Minimum</b> | <b>Preferred</b> |
|--------------------|----------------|------------------|
| Light Industries   | 10 metres      | 20 metres        |
| General Industries | 20 metres      | 40 metres        |

Buffer widths may be reduced where a public road provides a physical separation between residential land and industrial development, however mounding and landscaping will still be required to provide an effective visual barrier.

#### **Heavy Industry and Heavy Industrial Storage Establishments**

The width of buffer areas between heavy industry and heavy industrial storage establishments and non-compatible uses such as residential development will be dependent on the nature of the industry but should be of sufficient distance that adverse impacts are reduced to acceptable limits.

#### *Recommended Buffer*

1,000 metres to residential development and other non-compatible uses (a reduction may be considered depending on the nature of the industry).

#### **Crematoriums**

Crematoriums are a permissible use in the ~~B6 Enterprise Corridor, IN1 E3 Productivity Support and E4 General Industrial and IN2 Light Industrial~~ zones but prohibited in all other zones under the Lismore LEP 2012. Where crematoriums are proposed to border on residential areas an appropriate buffer is required to overcome perception issues that may be experienced by nearby residences.

#### *Recommended Buffer*

A minimum of 80 metres is required from existing residential development or from land that is zoned R1 General Residential, R2 Low Density Residential or RU5 Village.

#### **Watercourses and Wetlands**

Buffers between various forms of development and watercourses and wetlands are necessary in order to maintain water quality and protect the aesthetic, recreational and habitat values of the watercourse and riparian vegetation.

#### *Recommended Buffers – refer to Appendix B*

A list of suitable trees and shrubs for planting in streamside buffers is included in Appendix A.

#### **Environmental Buffers**

To protect the integrity of areas which are recognised as having high environmental value (such as National Parks, Nature Reserves, other environmental protection zones, and State Forests) a sufficient setback between new residential development and the defined boundary of environmentally sensitive areas should be maintained. Adverse impacts on these areas from residential development may include predation of wildlife by domestic animals, invasion of exotic weeds, and nutrient enrichment from stormwater run-off.

#### *Recommended Buffer*



Rural dwellings – 200 metres (preferred), 100 metres (minimum).

Urban development – 20 metres from the nearest boundary of any urban development (a reduction may be considered where an appropriate animal proof fence is erected along the boundary).

### Railway Lines

The following minimum setbacks from railway lines apply to residential dwellings:

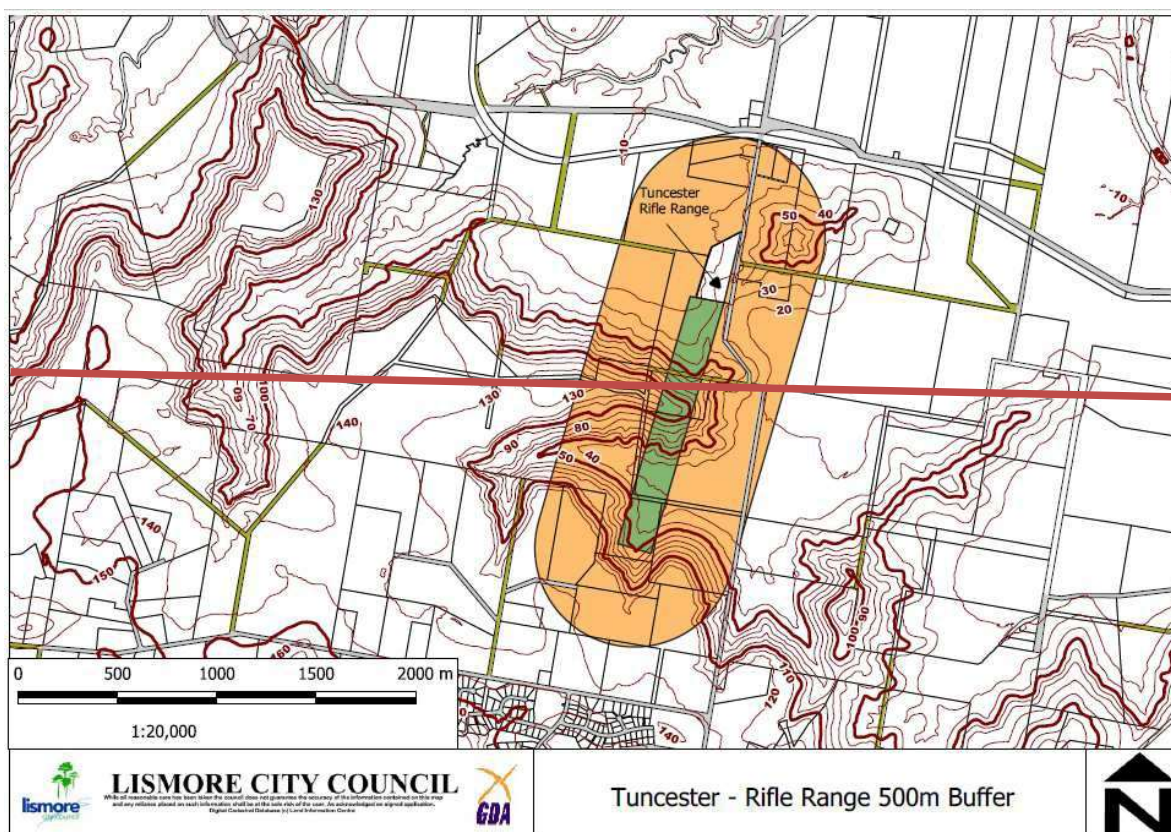
|             |  |
|-------------|--|
| Rural areas | 50 metres  |
| Urban areas | 20 meters (with appropriate mounding and planting) |

### Powerlines

Buffers to powerlines to be provided in accordance with '[\*Development near Essential Energy's Infrastructure\*](#)' or any contemporary guidelines provided by Essential Energy. ~~*ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure: Industry Safety Steering Committee September 2012.*~~

### Rifle Ranges

Restrictions apply to the erection or use of any building for any purpose on land ~~that is part of a firing line and danger area in a rifle range highlighted in green on the following map, located immediately to the south of the rifle range in Rifle Range Road, Tuncester.~~ In addition, no dwellings are permitted within the buffer area of 500 metres around the firing line of the pistol and small bore range, as indicatively highlighted in orange on the map. Any other development and/or use proposed within the 500 metre buffer will be subject to Council consideration via the lodgement of a development application, having regard to the impact of that development on the continuing use of the rifle range.



### Lismore Airport

Air space “protection” around an aerodrome is an important factor in maintaining the continued safe operation of an aerodrome. The Civil Aviation Safety Authority (CASA) defines a set Obstacle Limitation Surfaces (OLS) designed to provide a safe, efficient and predictable environment for aeroplanes in which to approach, land and takeoff. The objective of the OLS Standards is to define

the air space around the aerodrome which is to be kept free of obstacles so as to enable aeroplane operations to be conducted safely. No structure or installation is to be erected within the air space nominated without specific approval of the CASA:

1. Above RL 54.5 metres AHD (45 metres above ground level of the airport) within an area of 4,000 metres radius from the runway as indicated in Figure 1.
2. Within the runway approach surfaces as indicated in Figures 1 and 2.

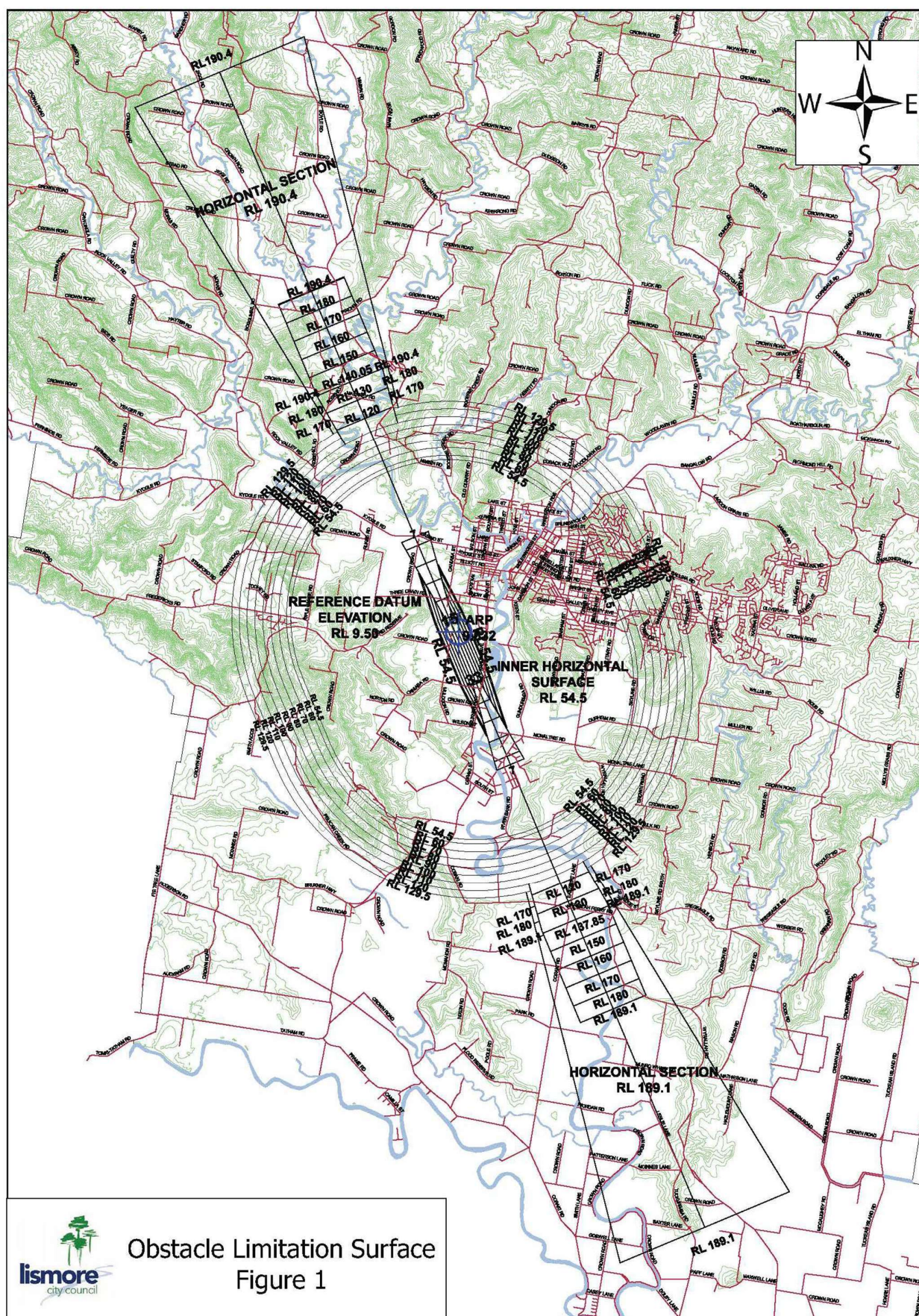
The nominated Obstacle Limitation Surfaces may be extended in the event of future extensions to the Lismore Airport runway.

Noise generated by aircraft has a differing impact upon a range of various land uses within the area surrounding airports. Accordingly, it is acknowledged by Council that certain types of development, such as residential dwellings, are not appropriate within close proximity to an airport. Taking this into account, in accordance with the requirements of LEP 2012, Council will generally not permit any form of residential development in locations where the ANEF (Australian Noise Exposure Forecast System), as shown on Figure 3, is at a level of 20 ANEF or more.

**Notes:**

1. The actual location of the 20 ANEF contour is difficult to define accurately, mainly because of variations in aircraft flight paths.
2. Within 20 ANEF to 25 ANEF, some people may find that the land is not compatible with residential use. Land use authorities may consider that the incorporation of noise control features in the construction of residences is appropriate (see also Appendix A).
3. An analysis of building noise reduction requirements by an acoustic consultant should be made and any necessary noise control features included in the design of the building.
4. If the 35 ANEF contour is not at present included in ANEF drawings this contour should be determined by interpolation.







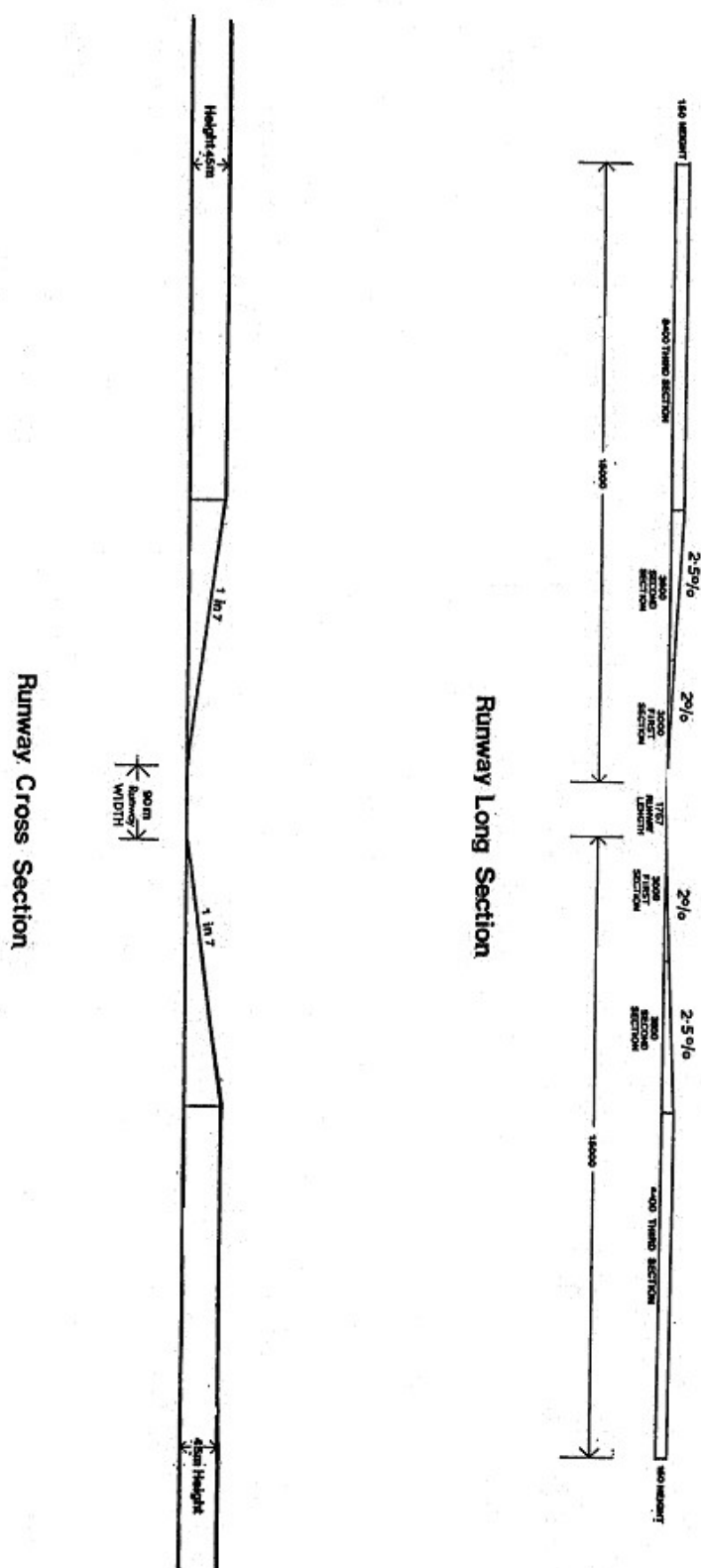
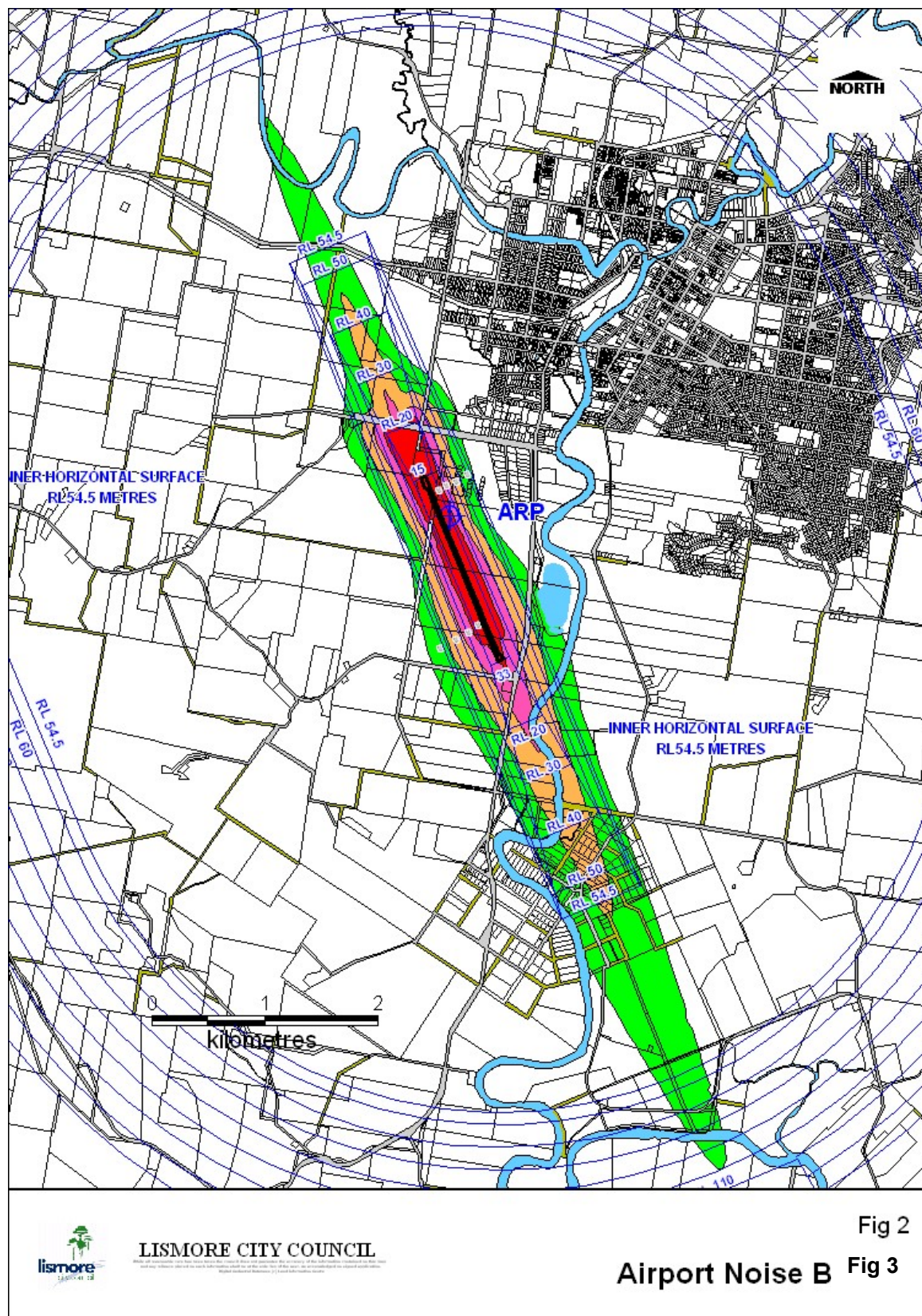


FIG 2



## APPENDIX A

**Trees and shrubs suitable for planting within a biological buffer, for fire retardant purposes and/or for planting as riparian buffers.**

| Family         | Scientific Name                                       | Common Name              | Biological Buffer | Fire Retardant | Riparian |
|----------------|---|--------------------------|-------------------|----------------|----------|
| Araucariaceae  | <i>Araucaria cunninghamii</i>                         | Hoop Pine                | ✓                 |                |          |
| Arecaceae      | <i>Archontophoenix cunninghamiana</i>                 | Bangalow Palm            |                   |                | ✓        |
| Asteliaceae    | <i>Cordyline petiolaris</i>                           | Broad-leaved Palm Lily   |                   |                | ✓        |
| Asteliaceae    | <i>Cordyline stricta</i>                              | Narrow-leaved Palm Lily  |                   |                | ✓        |
| Boraginaceae   | <i>Ehretia acuminata</i> var. <i>acuminata</i>        | Koda                     |                   |                | ✓        |
| Casuarinaceae  | <i>Allocasuarina littoralis</i>                       | Black She-Oak            | ✓                 | ✓              |          |
| Casuarinaceae  | <i>Casuarina cunninghamiana</i>                       | River She-Oak            | ✓                 | ✓              | ✓        |
| Casuarinaceae  | <i>Casuarina glauca</i>                               | Swamp Oak                | ✓                 | ✓              |          |
| Cyatheaceae    | <i>Cyathea cooperi</i>                                | Straw Tree fern          |                   | ✓              |          |
| Cyperaceae     | <i>Carex appressa</i>                                 | Tall Sedge               |                   |                | ✓        |
| Elaeocarpaceae | <i>Elaeocarpus grandis</i>                            | Blue Quandong            |                   |                | ✓        |
| Elaeocarpaceae | <i>Elaeocarpus obovatus</i>                           | Hard Quandong            |                   | ✓              | ✓        |
| Elaeocarpaceae | <i>Elaeocarpus reticulatus</i>                        | Blueberry Ash            |                   | ✓              |          |
| Fabaceae       | <i>Acacia delbata</i>                                 | Silver Wattle            |                   | ✓              |          |
| Fabaceae       | <i>Acacia floribunda</i>                              | White Sally Wattle       | ✓                 |                |          |
| Fabaceae       | <i>Acacia longissima</i>                              | Long-leaf Wattle         | ✓                 | ✓              |          |
| Fabaceae       | <i>Acacia melanoxylon</i>                             | Blackwood                | ✓                 |                | ✓        |
| Fabaceae       | <i>Pararchidendron pruinosum</i> var. <i>pruinsum</i> | Snow Wood                |                   | ✓              |          |
| Lauraceae      | <i>Cryptocarya triplinervis</i>                       | Three-veined Cryptocarya |                   | ✓              |          |
| Lauraceae      | <i>Endiandra muelleri</i>                             | Green-leaved Rose Walnut |                   |                | ✓        |
| Lauraceae      | <i>Endiandra pubens</i>                               | Hairy Walnut             |                   |                | ✓        |
| Lauraceae      | <i>Litsea australis</i>                               | Brown Bolly Gum          |                   | ✓              |          |
| Lauraceae      | <i>Litsea reticulata</i>                              | Bolly Gum                |                   | ✓              |          |
| Lauraceae      | <i>Neolitsea dealbata</i>                             | Hairy-leaved Bolly Gum   |                   | ✓              |          |
| Lomandraceae   | <i>Lomandra hystrix</i>                               |                          |                   |                | ✓        |
| Lomandraceae   | <i>Lomandra longifolia</i>                            | Spiny-headed Mat-rush    |                   |                | ✓        |
| Malvaceae      | <i>Brachychiton acerifolius</i>                       | Illawarra Flame Tree     |                   | ✓              |          |
| Malvaceae      | <i>Brachychiton discolor</i>                          | Lacebark Tree            |                   | ✓              |          |
| Malvaceae      | <i>Commersonia fraseri</i>                            | Brush Kurrajong          |                   |                | ✓        |
| Meliaceae      | <i>Dysoxylum fraserianum</i>                          | Rosewood                 |                   | ✓              |          |
| Meliaceae      | <i>Dysoxylum mollissimum</i> subsp. <i>molle</i>      | Red Bean                 |                   | ✓              |          |
| Meliaceae      | <i>Melia azedarach</i>                                | White Cedar              |                   | ✓              |          |
| Moraceae       | <i>Ficus coronata</i>                                 | Creek Sandpaper Fig      |                   | ✓              | ✓        |
| Moraceae       | <i>Ficus fraseri</i>                                  | Sandpaper Fig            |                   | ✓              | ✓        |
| Moraceae       | <i>Ficus macrophylla</i>                              | Morten Bay Fig           |                   | ✓              | ✓        |



| Family         | Scientific Name  | Common Name              | Biological Buffer | Fire Retardant | Riparian |
|----------------|--|--------------------------|-------------------|----------------|----------|
| Moraceae       | <i>Ficus obliqua</i>                                   | Small-leaved Fig         |                   |                | ✓        |
| Moraceae       | <i>Ficus superba</i> var. <i>henneana</i>              | Deciduous Fig            |                   |                |          |
| Moraceae       | <i>Ficus watkinsiana</i>                               | Strangling Fig           |                   |                | ✓        |
| Moraceae       | <i>Streblus brunonianus</i>                            | Whalebone Tree           |                   | ✓              |          |
| Myrtaceae      | <i>Acmena ingens</i>                                   | Red Apple                |                   |                | ✓        |
| Myrtaceae      | <i>Acmena smithii</i>                                  | Lilly Pilly              |                   | ✓              | ✓        |
| Myrtaceae      | <i>Baekkea linifolia</i>                               | Weeping Baekkea          | ✓                 |                |          |
| Myrtaceae      | <i>Callistemon salignus</i>                            | Willow Bottlebrush       | ✓                 |                | ✓        |
| Myrtaceae      | <i>Callistemon viminalis</i>                           | Weeping Bottlebrush      | ✓                 |                | ✓        |
| Myrtaceae      | <i>Eucalyptus grandis</i>                              | Flooded Gum              |                   |                | ✓        |
| Myrtaceae      | <i>Eucalyptus robusta</i>                              | Swamp Mahogany           |                   |                | ✓        |
| Myrtaceae      | <i>Eucalyptus tereticornis</i>                         | Forest Red Gum           |                   |                | ✓        |
| Myrtaceae      | <i>Leptospermum flavescens</i>                         | Common Tea Tree          | ✓                 |                |          |
| Myrtaceae      | <i>Leptospermum petersonii</i>                         | Lemon-scented Tea Tree   | ✓                 |                |          |
| Myrtaceae      | <i>Lophostemon confertus</i>                           | Brush Box                |                   | ✓              |          |
| Myrtaceae      | <i>Melaleuca bracteata</i>                             | Black Tea-tree           | ✓                 |                |          |
| Myrtaceae      | <i>Melaleuca linarifolia</i>                           | Narrow-leaved paperbark  | ✓                 |                |          |
| Myrtaceae      | <i>Melaleuca quinquenervia</i>                         | Broad-leaved Paperbark   | ✓                 |                |          |
| Myrtaceae      | <i>Melaleuca styphelioides</i>                         | Prickly-leaved Tea Tree  | ✓                 |                |          |
| Myrtaceae      | <i>Syncarpia glomulifera</i>                           | Turpentine               | ✓                 | ✓              |          |
| Myrtaceae      | <i>Syzygium australe</i>                               | Brush Cherry             |                   | ✓              |          |
| Myrtaceae      | <i>Syzygium francisii</i>                              | Giant Water Gum          |                   |                | ✓        |
| Myrtaceae      | <i>Syzygium luehmannii</i>                             | Small-leaved Lilly Pilly |                   | ✓              |          |
| Myrtaceae      | <i>Tristanopsis laurina</i>                            | Water Gum                |                   | ✓              | ✓        |
| Myrtaceae      | <i>Waterhousea floribunda</i>                          | Weeping Lilly Pilly      |                   | ✓              |          |
| Oleaceae       | <i>Notelaea longifolia</i>                             | Large Mock-olive         |                   | ✓              |          |
| Oleaceae       | <i>Olea paniculata</i>                                 | Native Olive             |                   | ✓              |          |
| Phyllanthaceae | <i>Glochidion ferdinandi</i>                           | Cheese Tree              |                   | ✓              | ✓        |
| Pittosporaceae | <i>Hymenosporum flavum</i>                             | Native Frangipani        |                   |                | ✓        |
| Pittosporaceae | <i>Pittosporum revolutum</i>                           | Rough Fruit Pittosporum  |                   | ✓              |          |
| Pittosporaceae | <i>Pittosporum undulatum</i>                           | Sweet Pittosporum        |                   | ✓              |          |
| Podocarpaceae  | <i>Podocarpus elatus</i>                               | Plum Pine                | ✓                 |                | ✓        |
| Proteaceae     | <i>Banksia integrifolia</i> subsp. <i>integrifolia</i> | Coastal Banksia          | ✓                 |                |          |
| Proteaceae     | <i>Floydia praealta</i>                                | Ball Nut                 |                   |                | ✓        |
| Proteaceae     | <i>Grevillea robusta</i>                               | Silky Oak                |                   |                | ✓        |
| Proteaceae     | <i>Hakea salicifolia</i>                               | Willow Leaf Hakea        | ✓                 |                |          |
| Proteaceae     | <i>Helicia glabriflora</i>                             | Smooth Helicia           | ✓                 |                |          |
| Proteaceae     | <i>Stenocarpus salignus</i>                            | Scrub Beefwood           |                   |                |          |
| Proteaceae     | <i>Stenocarpus sinuatus</i>                            | Firewheel Tree           | ✓                 | ✓              | ✓        |
| Rhamnaceae     | <i>Alphitonia excelsa</i>                              | Red Ash                  |                   |                | ✓        |
| Rutaceae       | <i>Flindersia schottiana</i>                           | Cudgerie                 |                   |                | ✓        |

| Family        | Scientific Name                                 | Common Name             | Biological Buffer | Fire Retardant | Riparian |
|---------------|---|-------------------------|-------------------|----------------|----------|
| Rutaceae      | <i>Melicope elleryana</i>                       | Pink-flowered Doughwood |                   | ✓              |          |
| Rutaceae      | <i>Melicope micrococca</i>                      | Hairy-leaved Doughwood  |                   | ✓              |          |
| Sapindaceae   | <i>Arytera distylis</i>                         | Twin-leaved Coogera     |                   |                | ✓        |
| Sapindaceae   | <i>Arytera divaricata</i>                       | Coogera                 |                   |                |          |
| Sapindaceae   | <i>Cupaniopsis parvifolia</i>                   | Small-leaved Tuckeroo   | ✓                 |                |          |
| Sapindaceae   | <i>Diploglottis australis</i>                   | Native Tamarind         |                   |                | ✓        |
| Sapindaceae   | <i>Guioa semiglauc</i>                          | Guioa                   |                   |                | ✓        |
| Sapindaceae   | <i>Harpullia alata</i>                          | Wing-leaved Tulip       |                   | ✓              |          |
| Sapindaceae   | <i>Harpullia pendula</i>                        | Tulipwood               |                   |                | ✓        |
| Sapindaceae   | <i>Jagera pseudorhus</i> var. <i>pseudorhus</i> | Foambark Tree           | ✓                 | ✓              | ✓        |
| Zingiberaceae | <i>Alpinia caerulea</i>                         | Native Ginger           |                   |                | ✓        |

## APPENDIX B – Recommended minimum buffer distances for primary industries

|   | Residential areas & urban development | Rural dwellings | Education facilities & pre-schools | Rural tourist accommodation | Watercourses & wetlands | Bores & wells | Potable water supply/ catchment | Property boundary | Roads |
|---|---------------------------------------|-----------------|------------------------------------|-----------------------------|-------------------------|---------------|---------------------------------|-------------------|-------|
| Piggeries <sup>1</sup> Housing & waste storage        | 1000                                  | 500             | 1000                               | 500                         | 100                     | SSD           | 800                             | 100               | 100   |
| Waste utilisation area                                | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 20                | 20    |
| Feedlots <sup>2</sup> Yards & waste storage           | 1000                                  | 500             | 1000                               | 1000                        | 100                     | SSD           | 800                             | 100               | 100   |
| Waste utilisation area                                | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 20                | 20    |
| Poultry <sup>3</sup> Sheds & waste storage            | 1000                                  | 500             | 1000                               | 500                         | 100                     | SSD           | 800                             | 100               | 100   |
| Waste utilisation area                                | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 20                | 20    |
| Dairies <sup>4</sup> Sheds & waste storage            | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 100               | 100   |
| Waste utilisation area                                | 500                                   | 250             | 250                                | 250                         | 100                     | SSD           | 800                             | 20                | 20    |
| Rabbits <sup>5</sup> Wet shed, ponds & irrig.         | 300                                   | 150             | 150                                | 150                         | 100                     | SSD           | 800                             | 50                | 50    |
| Dry shed  | 120                                   | 60              | 120                                | 60                          | 100                     | SSD           | 800                             | 20                | 20    |
| Other intensive livestock operations <sup>6</sup>     | 500                                   | 300             | 500                                | 300                         | 100                     | SSD           | 800                             | 100               | 100   |
| Grazing of stock                                      | 50                                    | 50              | 50                                 | 50                          | BMP                     | SSD           | BMP                             | NAI               | BMP   |
| Sugar cane, cropping & horticulture                   | 300                                   | 200             | 200                                | 200                         | BMP                     | SSD           | BMP                             | NAI               | BMP   |
| Greenhouse & controlled environment horticulture      | 200                                   | 200             | 200                                | 200                         | 50                      | SSD           | SSD                             | 50                | 50    |
| Macadamia de-husking                                  | 300                                   | 300             | 300                                | 300                         | 50                      | SSD           | SSD                             | 50                | 50    |
| Forestry & plantations                                | SSD                                   | SSD             | SSD                                | SSD                         | STRC                    | SSD           | SSD                             | BMP               | STRC  |
| Bananas   | 150                                   | 150             | 150                                | 150                         | BMP                     | SSD           | SSD                             | BMP               | BMP   |
| Turf farms <sup>8</sup>                               | 300                                   | 200             | 200                                | 200                         | 50                      | SSD           | SSD                             | BMP               | SSD   |
| Rural industries (incl. feed mills and sawmills)      | 1000                                  | 500             | 500                                | 500                         | 50                      | SSD           | SSD                             | SSD               | 50    |
| Abattoirs   | 1000                                  | 1000            | 1000                               | 1000                        | 100                     | SSD           | 800                             | 100               | 100   |
| Potentially hazardous or offensive industry           | 1000                                  | 1000            | 1000                               | 1000                        | 100                     | SSD           | 800                             | 100               | 100   |
| Mining, petroleum, production & extractive industries | 500<br>1000*                          | 500<br>1000*    | 500<br>1000*                       | 500<br>1000*                | SSD                     | SSD           | SSD                             | SSD               | SSD   |

\* Recommended minimum buffer distance for operations involving blasting.

Source: Table 6, 'Living and Working in Rural Areas' (NSW DPI, 2007)

NAI: Not an issue

SSD: Site specific determination (no standard or simple buffer distance applies)

BMP: Best management practice to apply given site circumstances. Buffer and/or management practice should represent duty of care to the environment and the public and include measures necessary to protect bank stability, maintain riparian vegetation and protect water quality. The incorporation of best management practice measures in property and farm plans is encouraged.

STRC: Subject to relevant codes.

Notes:

1. Subject to environmental assessment in accordance with the Australian Pork Limited *National Environmental Guidelines for Piggeries* (2010) and the *National Environmental Guidelines for Outdoor Rotational Piggeries* (2013)
2. Subject to environmental assessment in accordance with the National Guidelines for Beef Cattle Feedlots in Australia. Meat and Livestock Australia (2012)
3. Subject to environmental assessment in accordance with Best Practice Management for Meat Chicken Production in NSW. NSW DPI (2012)
4. Subject to environmental assessment in accordance with *Environmental Management Guidelines for the Dairy Industry*. NSW DPI (2008)
5. Rabbit farming: Planning and development control guidelines (NSW DPI 2002) and environmental assessment in accordance with *Assessment and management of odour from stationary sources in NSW* (DEC, 2006)
6. Environmental assessment in accordance with *Assessment and management of odour from stationary sources in NSW* (DEC, 2006)
7. Subject to environmental assessment in accordance with *Planning for Turf Farms* (NSW DPI, 2014)

## Chapter 18

# Extractive Industries



## 18 Introduction

### 18.1 Objectives of this chapter

1. Ensure that extractive industries do not adversely impact on the environment and surrounding land uses;
2. Identify and protect mineral and extractive resources of significance and associated extractive industries;
3. Identify preferred haulage routes and desired road standards;
4. Ensure continued efficient, appropriate and responsible operation of extractive industries of regional and local significance;
5. Provide for adequate “buffer areas” around quarries and resources of significance, so as to prevent encroachment of inappropriate land uses such as residential and rural-residential development and to minimise land use conflicts;
6. Identify quarries which have been exhausted of resource, or are no longer required and encourage effective rehabilitation of these sites;
7. Outline requirements and information needed for obtaining development consent to establish new quarries and extend or intensify existing quarries;
8. Provide guidelines for preparation and implementation of management plans for operating and rehabilitating quarries, so as to minimise adverse environmental impacts.

### 18.2 Definitions

A word or expression used in this chapter has the same meaning as it has in LEP 2012 unless it is otherwise defined in this chapter.

**buffer area** means the area around an extractive industry which may be affected by quarrying activities e.g. noise, dust visual intrusion etc and which is created for the purposes of mitigating these impacts on adjoining land uses of a residential nature.

**extractive industry** means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

**extractive material** means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

**mineral** means any substance prescribed by the regulations under the [Mining Act 1992](#) as a mineral for the purposes of the definition of **mineral** in that Act, and includes coal and oil shale, but does not include uranium or petroleum.

**primary haulage route** means a road which carries in excess of 10,000m<sup>2</sup> of extractive material annually.

**secondary haulage route** means a road which carries between 2,000m<sup>3</sup> and 10,000m<sup>2</sup> of extractive material annually.

### 18.3 Extractive and Mineral Resources in Lismore

Extractive and mineral resources are of fundamental importance to the development of our community, particularly in areas of high growth such as the North Coast and Gold Coast regions. The potential pressures of this high population growth and development will result in an increasing need for road base etc, a large proportion of which is likely to go outside our area.

The exploration, discovery, assessment and viable economic extraction of a mineral or extractive material basically hinges upon its potential commercial value at any particular time. The physical



nature (ie bulk, mass, weight) and locational nature (access and distance to markets in relation to transport costs) of the resource, the actual costs of extraction, as well as the existence and strength of the market, are factors determining the commercial value of a resource commodity.

A substantial component of the price of construction material is the cost of transporting the material from the site where it is extracted, to the site where it is used. Hence it is imperative to minimise the distance between the resource and end-user construction sites. Where resource sites are sterilised by the encroachment of inappropriate development, construction projects in that area will have to rely on resources from less accessible extraction sites, with a consequent increase in costs. Transport of resources over longer distances also increases road construction and maintenance costs, because of extra wear and tear on roads.

The identification and assessment of mineral and extractive material is intimately tied in with the geology of the area. Geological survey is an ongoing process, managed in NSW by the relevant State Government Agency. It is beyond the scope of this chapter to describe in detail, the geology of the City of Lismore.

Production of extractive material varies considerably from year to year generally following highs and lows in the economy and the construction industry. The Lismore area on average, produces about 300,000 tonnes of extractive material per annum, the bulk of which comprises construction materials. In the busier years production has exceeded 400,000 tonnes per annum. The relevant State Government Agency estimates that average production levels will steadily increase by 1% to 5% per annum, over the next ten to fifteen years, as demand increases.

There are a number of quarry and resource sites in Lismore which are of regional significance and a further 30 or 40 sites which are of local significance, some of which may also become regionally important in the future.

#### **18.4 Extractive Industries – Haulage Routes**

Efficient and safe movement of extractive material from the source of supply to the end user is of critical concern to the quarry operator, consumer, community and Council. The impact of quarry trucks on road surfaces (particularly when loaded), the safety of other road users and the amenity of residents living along haulage routes are of particular concern to Council.

Generally Council requires that primary haulage routes and routes servicing larger quarries (production greater than 10,000m<sup>3</sup> per annum) have a sealed road width of 6 metres. Where average daily traffic rates are less than 500 vehicles and quarry production is of an intermittent nature, a seal width of 5.5 metres for a haulage road to larger quarries would be acceptable. Where average traffic counts exceed 1,000 vehicles per day, a minimum road seal width of 6.5 metres should be provided along the haulage route.

In the case of secondary haulage routes and routes servicing smaller quarries (with annual production in the range of 5,000m<sup>3</sup> to 10,000m<sup>3</sup> per annum), Council requires a sealed road width of at least 3.6 metres, where average daily traffic counts are less than 150 vehicles, increasing to a seal width of 5.5 metres where such traffic exceeds 500 vehicles per day. An unsealed gravel road formation may be acceptable to Council where quarry production is intermittent, and traffic counts are less than 150 vehicles per day, with few dwellings located along the haulage route.

The change in classification of a non-haulage road to become a secondary haulage road, or a secondary haulage road to become a primary haulage road can only be dealt with upon the receipt of a development application for either the establishment of, or the enlargement of, an existing extractive industry.

Classification of haulage routes may change if a large new quarry or major expansion of an existing quarry is proposed. A significant increase in haulage may, for example, require a secondary haulage route to be upgraded to a primary haulage route. The EIS or Statement of Environmental Effects accompanying a development application shall include an assessment of the need for, and impact

of, additional secondary haulage routes or reclassification of secondary haulage routes to primary routes.

Development applications must specify the haulage routes to be utilised and the expected number of laden and unladen truck movements on each route. Where haulage routes do not meet Council's road standard requirements, a development application may be refused, or a levy applied, either in a lump sum or by quarterly payment per tonne of production, to fund upgrading of the haulage road. The amount of the levy will be assessed in relation to the amount of quarry production and the extent of road upgrading works required.

All quarries will be levied a road maintenance levy to fund additional road maintenance costs associated with extra wear and tear created by quarry trucks on local roads. Road maintenance levies are payable quarterly and are calculated as a rate per tonne per kilometre of material extracted. The larger the tonnage and the longer the distance hauled on local roads, the greater is the amount that is payable to Council for road maintenance. Council may consider negotiating an "average levy" applying to material hauled from a quarry, based on the average distance that material is hauled.

~~Calculations of the heavy haulage levies are identified in Council's adopted Section 7.11 Contributions Plan. Calculation of the levy is based on a percentage of the Roads and Maritime Services' Standard Truck Hire Rates multiplied by the tonnage and distance (calculation of road levies for quarries are identified within Council's Section 94 Contribution Plan).~~ As a guide, the current recommended maintenance levy charge is around 4.0 cents per tonne kilometre for a main road. A quarry producing 10,000 tonnes of material and hauling this material over a distance of 10 kilometres, would pay an annual road maintenance levy of \$4,000 in four quarterly instalments, each of \$1,000. Production figures may be described in cubic metres provided that the nature of the material is identified, so that a tonnage calculation may be made.

### 18.5 Buffer areas around Extractive Industry sites

Extractive industries involve the use of an extensive range of plant and equipment which creates noise, dust and even odour, as material is won from the quarry face and then crushed and screened for loading and transport. In some cases blasting is necessary to extract the material. Quarrying activities are incompatible with many land uses, particularly those of a residential nature. Even some farming activities may also experience problems, when located close to a quarry. It is therefore desirable to provide a buffer area around quarries to minimise land use conflicts.

In fast growing and intensively settled areas like Lismore, extractive industries and resources may be sterilised as a result of the encroachment of residential land uses. It is therefore desirable to identify significant quarries and resources and provide an appropriate buffer to prevent encroachment of residential and other land uses, which may sterilise a resource or lead to community pressures to restrain or cease production.

The extent of buffer required depends on the size of the quarry, whether blasting is utilised, nature of production methods, extent of crushing and screening operations, topography and site conditions and the intensity of surrounding development and land uses. A two level buffer standard has therefore been implemented, with a primary and a secondary buffer area established.

Urban/village-residential and rural-residential development is excluded from both the primary and secondary buffer area. Farmhouses on agricultural holdings may be permitted in the secondary buffer area (but generally not in the primary buffer area), if no alternative suitable location is available. All other non-residential land uses are permitted in the secondary buffer area. As a general rule only bushland, rural industries, or agricultural and forestry uses and rural outbuildings will be permitted in the primary buffer area. The following table summarises the minimum radii of buffer areas required by Council around extractive industries and resources:

| Quarry Size | Primary Buffer Zone | Secondary Buffer Zone |
|-------------|---------------------|-----------------------|
|-------------|---------------------|-----------------------|

|  |            |            |
|--|------------|------------|
| Large Quarries<br>(10,000m <sup>3</sup> pa)                        | 500 metres | 800 metres |
| Medium Quarries<br>(5,000m <sup>3</sup> – 10,000m <sup>3</sup> pa) | 400 metres | 600 metres |
| Minor Quarries<br>(< 5,000m <sup>3</sup> pa)                       | 300 metres | 400 metres |

Buffer areas may be reduced where topographic, climatic, site conditions or production techniques are favourable to reducing distance separation. For example a quarry located within a confined and enclosed basin, or a quarry which operates only on an intermittent basis, may enable a reduction in the extent of the buffer. Very small quarries, essentially used only as borrow pits, and minor quarries with intermittent use may require a buffer of only one or two hundred metres. A section of buffer zone could be reduced where a hill or ridge separates the quarry from a potential development area, or where the quarry is downwind of the development area (ie less affected by noise and dust).

In some cases buffer zones may need to be increased where, for example, the topography is very flat or a development site is located upwind of a quarry. Where blasting is utilised at a quarry, a primary buffer zone of at least 800m – 1,000m is desirable. This buffer could be reduced to 400m – 500m, or even less, depending on blasting technique and where blasting is infrequent and/or only small “staggered” blasts are used.

Whilst buffer zones are not required along haulage routes, Council will encourage a maximum building setback to haulage roads, to reduce noise and dust nuisance. Residential and rural-residential development will generally not be approved along or near unsealed quarry haulage routes. Such development should even be discouraged along or near sealed haulage routes servicing major quarries (production in excess of 50,000m<sup>3</sup> with 50 truck movements daily) unless an adequate buffer can be provided to the haulage road. Individual dwellings fronting unsealed haulage roads should be setback at least 50 to 60 metres from the road and be provided with a planting buffer to minimise dust nuisance.

## 18.6 Rehabilitation of Quarries

Extractive industries are acknowledged as ‘temporary’ land uses, and controls as imposed by conditions of consent indicate the life expectancy of a quarry. The imposed conditions require that at the end life of the quarry, appropriate rehabilitation measures are carried out within 12 months.

Quarries should be progressively rehabilitated by initially removing and storing topsoil for replacement onto worked out areas. These worked areas should be reshaped, stabilised, topsoiled and replanted to prevent erosion and sedimentation and enable the land to be returned to agricultural or other appropriate uses. Stock should not have access to areas being rehabilitated.

Exhausted and disused quarries **must not** be left in an unrestored state. Such quarries can result in land and water degradation because of increased incidence of erosion and sedimentation and they may become a danger to both humans and stock. Quarries that have ceased operation prior to this DCP coming into force and which did not have a requirement for rehabilitation, may apply to Council to permit removal of additional extractive material from a disused quarry to finance its restoration. Owners of unrestored, disused quarries may also be eligible for specific Federal or State environmental grants to assist in the cost of rehabilitation.

Guidelines for the rehabilitation of quarries are included with the Rehabilitation Guidelines and Environmental Management Plans for Extractive Industries Section attached as Annexure 1. Further advice is obtainable from the relevant State Government Agency.

### 18.7 Obtaining Development Consent for Extractive Industries

All extractive industries without a current valid development approval from Council are required to obtain Council's development consent for an increase in production or for any lateral extension of the area quarried. Existing unauthorised quarries and new extractive industries require submission and approval of a development application and environmental impact statement prior to any site works commencing, or production continuing in the case of unauthorised quarries.

Development consent may not be required where material is extracted for 'on farm' use on the property on which material is extracted (ie for purposes ancillary to the agricultural use of the land eg stockyards driveways etc). In this regard, should the farmer be of the opinion that the extractive activities are wholly ancillary to the agricultural pursuits of the land, then Council should be advised, in writing, that the extractive activities are for agricultural purposes only with material not removed from the farm and justification for this conclusion provided. Should Council be of the opinion that those extractive activities do not require development consent, the Council will supply written verification of that fact.

In the above situation, Council reserves the right to require the farmer to use and operate the extractive area in an environmentally sensitive manner, and implement such rehabilitation works as may be required by Council.

Guidelines for the Preparation of a Development Application are available on Council's website. The guidelines list Council's requirements for preparation and submission of a development application and Statement of Environmental Effects. Some extractive industries are classified as Designated Development (Schedule 3 - EP&A Regulation 2000) in which case an Environmental Impact Statement (EIS) is required. Even when an EIS is not required, a thorough assessment of potential environmental impacts must be made and details of protection measures included. Extractive industries if not properly designed and managed, can create erosion, degrade water quality, create noise and dust nuisance, damage roads, destroy habitat and leave a scar on the landscape.

Guidelines on preparing an EIS for proposed quarries are contained in the Department of Planning and Infrastructure's "EIS Guidelines - Extractive Industry – Quarries".

### 18.8 Extractive Industry Management Plans

An extractive industry management plan is a document which describes how extractive activities are to be carried out, machinery, processes and methods to be utilised, staging of quarrying and rehabilitation, transport of materials, site management, and measures by which adverse environmental impacts are to be minimised.

Council, as a condition of development approval for all extractive industries, requires the developer to prepare a management plan for the continuing operation and rehabilitation of the extractive industry and site. This management plan must be consistent with the EIS or Statement of Environmental Effects and development consent, and must be approved by Council prior to any site works commencing.

The management plan should be prepared in consultation with Council and relevant government agencies. Council will require submission of a rehabilitation bond (as a bank guarantee) as part of the approval of the Management Plan. Management Plans shall also provide for periodic site inspection (every one to five years depending on quarry size) by Council Officers, to ensure compliance with the management plan. Council's requirements for the form and content and preparation of management plans are summarised in Annexure 1.

# **LISMORE CITY COUNCIL**

## **REHABILITATION GUIDELINES AND ENVIRONMENTAL MANAGEMENT PLANS FOR EXTRACTIVE INDUSTRIES**



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## 1. INTRODUCTION

The environmental impacts of quarrying operation are will recognised and include visual intrusion, air, water and noise pollution and soil erosion. The major environmental aims of the quarry operation and rehabilitation therefore are to reduce or repair the disturbance created by these operations, produce a stable ground surface for revegetation purposes and to prevent the pollution of the environment surrounding the site. These aims can only be achieved by the careful planning or extraction operations prior to the commencement of operations at the site.

This planning should encompass the initial selection of the quarry site and the development of the quarry itself. Site selection should include the examination of such factors as alternate sites, the planning of road access, potential visibility and nearby present and future residential development.

Following site selection it is essential that the site be developed in a planned and logical manner from an environmental, safety, economic and social viewpoint. This development should include, where possible, the planning or operations such that the site may be excavated progressively to enable the rehabilitation of worked out areas concurrent with extraction operations, thereby minimising the total area disturbed at any one time.

The rehabilitation of these worked out areas will be aided by the planned location of topsoil, vegetation and overburden stockpiles, drainage lines and internal access roads. Further, consideration of the potential air, water and noise pollution problems which are likely to be encountered during the operating life of a quarry will allow the planning of methods and procedures to minimise the effects of such pollution. These include careful location of internal access roads, the method of operation and the location and selection of plant and equipment.

Thus, if an extraction operation is carefully sited and planned and well operated, adverse environmental effects should not occur.

Because of the wide range of factors which may affect the operation and rehabilitation of a particular quarry site, such as climate, soil and rock type, slope and land use, it is impossible to prescribe specific operational and rehabilitation methods for all sites. It is, however, possible to provide broad principles and practices for the operation and rehabilitation of quarry sites which have a general application and it is with this aim that these guidelines have been produced.

The information contained within this Development Control Plan is of an advisory nature only and is intended to assist in the preparation of required plans and reports, it should be noted that, in most cases, specific information relating to details of operation and subsequent controls, are to be obtained from relevant government authorities. With regard to site specific guidelines for site selection, location of access roads, development, extraction, erosion control, dust, noise, blasting, rehabilitation and essentially all other practical site details, you are advised to contact the Department of Mineral Resources. Information in this section is a general guide only.

## 2. STATUTORY REQUIREMENTS

Statutory requirements may involve consultation with various State Government authorities.

These authorities are contacted in due course, as part of the Development Approval Process upon application to Council.

## 2.1 Development Consent from Council

All new extractive resources operations or substantial changes to method or hours of operation or plant and equipment of existing approved operations will require development consent from Council. The Development Application (DA) will need to be accompanied by an Environmental Impact Statement (EIS) and a Rehabilitation and Environmental Management Plan.

The aim of the Rehabilitation and Environmental Management Plan is to provide guidance on the day to day operation and precession operation with regard to rehabilitation and environmental management practices. It is complementary to the EIS, in that initial interpretation of the EIS may take into consideration the need for changes in operation over the life of the development.

The Rehabilitation and Environmental Management Plan is therefore a plan of intent which aims to give both Council and the operator a blueprint for development, yet with certain flexibility for changing circumstances.

Depending upon the nature and scale of operation, the Rehabilitation and Environmental Management Plan will be re-assessed according to Council's Development Control Plan No. 29, from between every 1 to 5 years.

## 2.2 Existing Use Rights under State Environmental Planning Policy No. 37, the Conservation Process to Development Approval and the Need for a Rehabilitation and Environmental Management Plan.

The now repealed State Environmental Planning Policy (SEPP) No.37 aimed for existing extractive resource operations to be able to continue in a legal and environmentally responsible manner.

That Policy ensured that all existing quarries would require, as part of the process of the SEPP, development consent from Council.

Under the Policy, quarries enjoying existing rights are registered and shall continue to enjoy existing use rights (within strict limitations) during the registration and moratorium period of two (2) years ending September 18, 1995. Such limitations restrict the amount of material produced and additional area which can be used during an annual period. An operator is required to submit a return to Council every three months after registration which indicates new areas used and all volumes produced during that three month period.

By the end of the moratorium period all quarries must have obtained development consent to continue operation after that period or ceased to operate.

## 2.3 Environmental Impact Statements

The extent of the Environmental Impact Statement (EIS), which will be needed to be submitted with the Development Application, will be determined in consultation with Council's Planning Services Division.

The types of matters which would need to be addressed in an EIS, and this as a guide to a Rehabilitation and Environmental Management Plan, are set out in Appendix 1.

## 2.4 Management Plan

As a general guide the types of matters which would need to be addressed in an Environmental Management Plan are set out, but not restricted to those, below:-

1. Background to the project, including details of the operator.
2. Employment and socio-economic aspects.
3. Land use and rehabilitation objectives.
4. Sensitive issues – aboriginal. Endangered species, historical or residential.
5. Overall plan and details of proposed extractive operations.
6. Topographic survey before operations and proposed topography after operations.
7. Location of supply facilities, eg roads, powerlines, water supply etc.
8. Water management on-site including ground water tables and aquifers; the prevailing drainage pattern; the impact on vegetation; creek flow; neighbouring use of creeks etc.
9. Stockpiling of ore, overburden and topsoil – including plans for containing any toxic run-off.
10. Pre-extraction flora and fauna data.
11. Post extraction objectives regarding flora and fauna.
12. Soil erosion and sediment control.
13. Buffer zone proposals.
14. Drilling and blasting times to meet statutory requirements.
15. Noise and dust to meet statutory requirements.
16. Tailings disposal including decommissioning of tailing dams.
17. Noxious weeds and feral animal survey and control.
18. Disposal of plant waste (chemicals, refuse, scrap metal).
19. Monitoring – Environmental Auditing.
20. Final Decommissioning.
21. Identification of problem soil, eg highly disbursable subsoils which may be encountered during the life of the quarry.

## 3. SITE SELECTION AND VISUAL IMPACT

The careful siting of surface excavations and associated facilities will greatly reduce their visual impact on the surrounding environment and the subsequent rehabilitation costs.

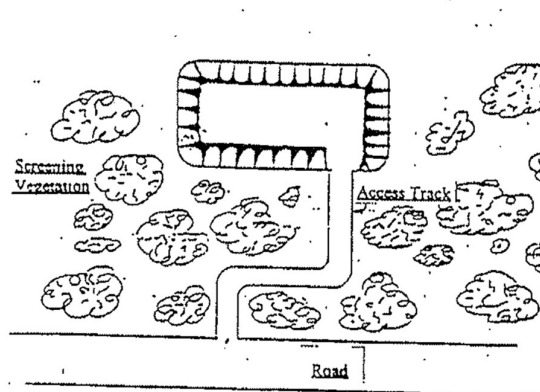
The location, size of deposit, and suitability of the extractive material is fixed by past geological events and useful deposits are often unevenly distributed. When selecting a site, therefore, there must be a balance between the visual impact and the economic viability of the operation.

All feasible alternative sites and sources of material should be examined including previously worked sites. The visibility of the site should be determined from the property boundaries, nearby and distant residences and from nearby and distant vantage points including roads.

It is often possible to reduce or eliminate the visual impact of an excavation by use of the natural topography for screening. Contour maps may be used to locate excavations behind hillsides or in natural depressions, as serious visual impact may occur if the excavation intersects the skyline.

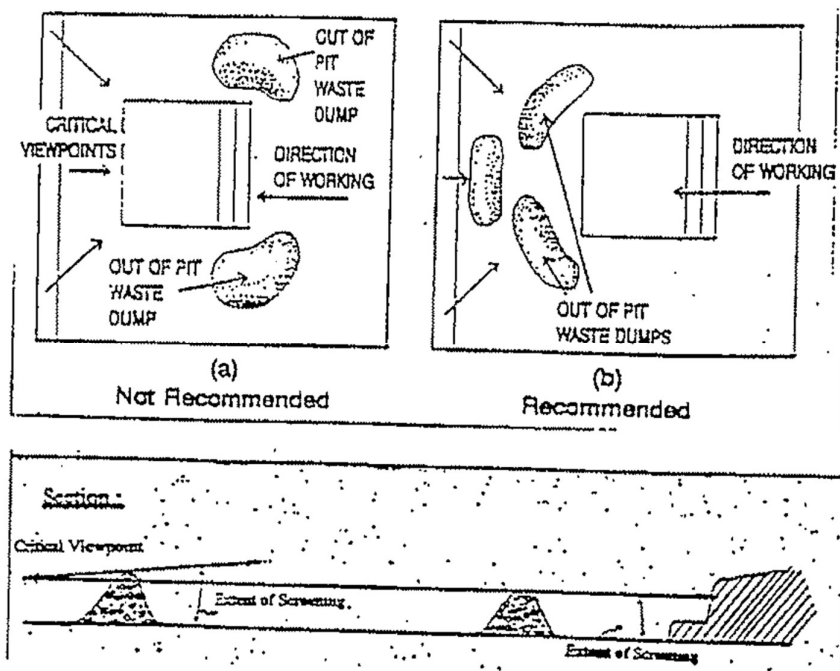
Natural vegetation adjacent to the excavation may be used for screening the workings. These areas should be maintained as buffer zones with the planting and seeding or further vegetation where necessary to supplement the existing flora (Figure 1).

**FIG 1 – SCREENING VEGETATION**



Screening may also be achieved by the construction of contoured soil overburden embankments which should be subsequently vegetated for maximum screening of the site. Consideration should be made for the suitability of overburden material as vegetation medium, eg soil analysis. These embankments must be properly designed particularly with respect to landform so as to blend with the existing contours in the area. These banks should be located close to the critical viewpoint so as to increase the screening effect of the operations (Figure 2). The roads should also be designed to provide for stable drainage and erosion control measures.

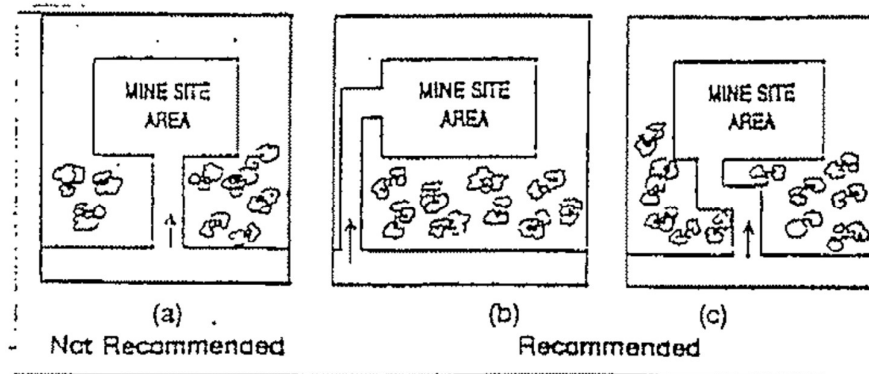
**FIG 2 – LOCATION OF SCREENING EMBANKMENTS**





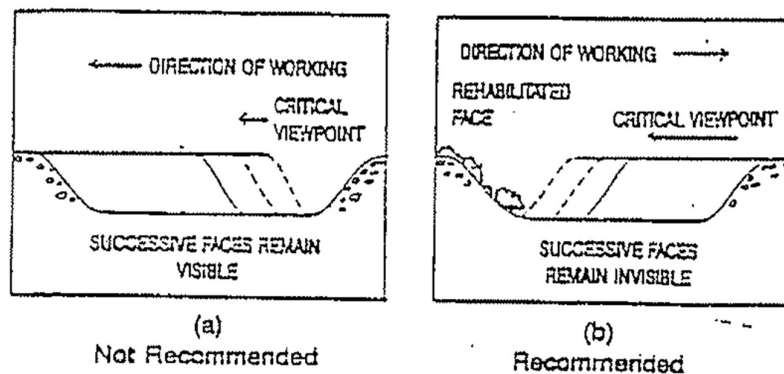
The roads within, and to, the excavation are of prime importance in the development of the operation. The access road to the excavation is also important in relation to the visual impact of the excavation. The road should be located so as to utilise any natural vegetation present to screen the excavation (Figure 1). Further, the access road may be curved to preclude a direct line of sight into the excavation (Figure 3)

**FIG 3 – LOCATION OF ACCESS ROADS**



The method of operation at the site may be selected to reduce the visual impact. It may be possible to select a starting point that is invisible by retaining a natural screen in place whilst embarking on a tree planting program so that intrusion into the visible will be gradual and the whole area will be screened. Alternatively, the working face may be oriented to present the minimum visual impact from a critical viewpoint (Figure 4).

**FIG 4 – DEVELOPMENT – MINIMUM VISUAL IMPACT**



The location of waste dumps and fixed plant should be carefully selected so as to reduce their visual impact. These should blend with the natural background by use of complementary colours, vegetation and embankment screening.

The site should also be carefully selected with regard to local watercourses. The disturbance and pollution of watercourses should be minimised by the location of extractive operations and access roads as far as practicable from these watercourses and by the maintenance of vegetative buffer zones around these watercourses.

Site selection is also of importance with respect to noise and dust control. Quarries and pits in which blasting and associated activities are conducted will produce noise and dust problems which may be overcome to some extent by the provision of adequate buffer zones.

#### **4. QUARRY DEVELOPMENT**

##### **4.1 Vegetation Clearing and Topsoil Stripping**

As far as practicable the clearing of vegetation should be kept to a minimum, only exposing sufficient area as is required for immediate use. Thus only trees and shrubs directly affecting extraction operations should be removed and the surrounding trees left to provide seed for the natural revegetation of the disturbed area. Cleared vegetation should be stockpiled as it can be used as a mulch or cover where suitable following the respreading of topsoil over the area. Alternatively, trees and shrubs can be stockpiled and chopped and the chips respread when returning topsoil to the excavation.

Topsoil is an essential factor in the re-establishment of healthy vegetative growth in any disturbed area and may also be used to create screening banks or mounds. It is essential, therefore, that the topsoil on access tracks and the excavation area is stripped, and stockpiled separately from overburden material.

The overburden is the material below the topsoil which must be removed to obtain the primary resource (stone, gravel etc). It is also invaluable for the rehabilitation of the site, such as backfilling and building banks and barriers to provide visual screens, therefore should also be stripped and stockpiled.

Topsoil and overburden should be removed progressively and this removal should but be any more extensive that is required to maintain production. Thus, where possible, pre-stripping form any stage prior to completion of the previous stage of excavation should be minimised. It is advantageous to avoid intermediate storage and respread topsoil stockpiles are not placed so should not be placed against trees or shrubs so as to prevent disturbance of this vegetation when topsoil and overburden and returned to the site.

Stockpiles may be subject to erosion by wind or water and some temporary protection may be required before they are respread where these factors are significant. This protection may include water sprays, vegetative seeding, mulches, plastic mesh or netting and the provision of adequate drainage.

##### **4.2 Method of Extraction**

Extraction operations should be programmed to ensure the minimum disturbance of the working area consistent with operational requirements of plant manoeuvrability and efficient operation of the site. This is achieved by the systematic extraction and rehabilitation of the site through the used of planned bays and the use of benches or terraces on steeper land.

###### **4.2.1 Planned Bay Method**

This method of extraction, an example of which is shown in Figure 5, is particularly suited to gravel pit operations on relatively level ground. The site to be worked is divided into sections or bays. The first section or bay is then stripped of vegetation, topsoil and overburden which is stockpiled for later use in rehabilitation. Extractive material is then removed and the worked out section is completely

rehabilitated. The next section is then stripped and the process is repeated. The use of planned sections or bays for the extraction of material this reduces the area disturbed at any one time so that the visual impact and also the potential for erosion of the site are minimised.

#### *4.2.2 Benching*

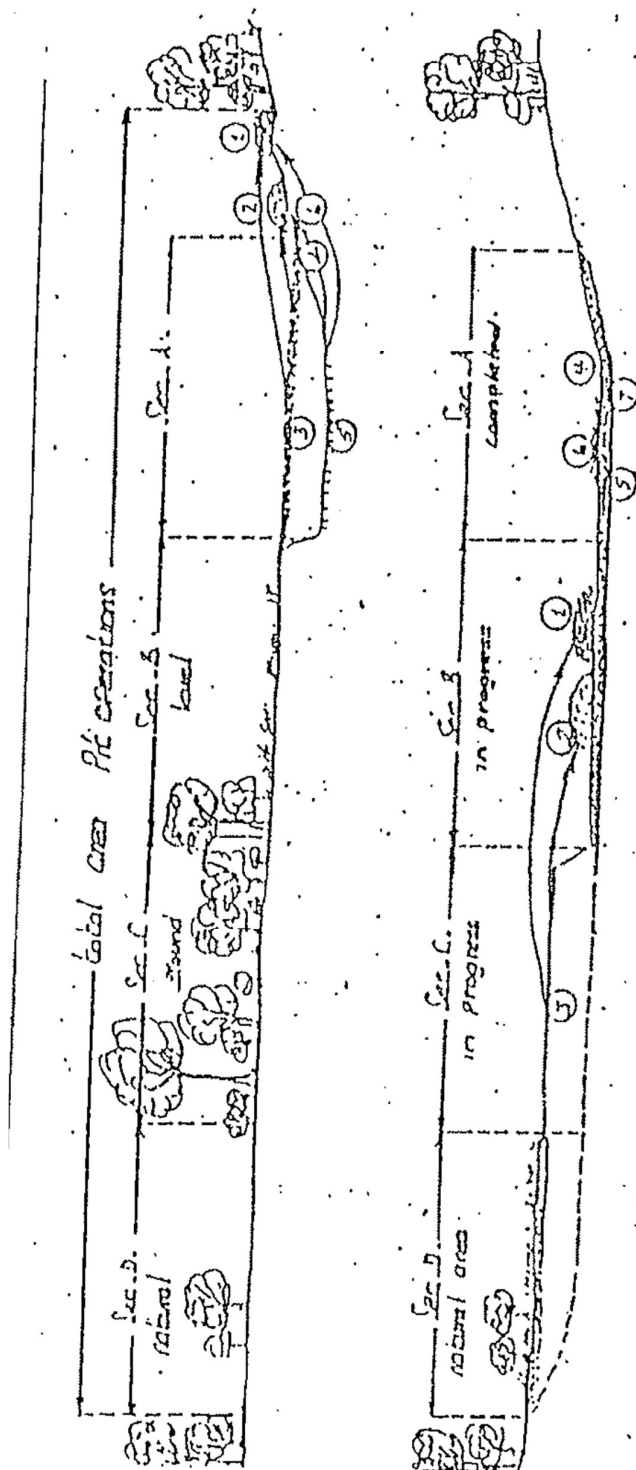
In areas of steeper land the use of benches or terraces may be required, in addition to the planned bays. The quarry should therefore be developed in a series of benches commencing at the top of the hillside and progressing downwards. The topmost bench invariably has the greatest visual impact on the landscape. It is therefore desirable to commence operations at the highest point so that rehabilitation of the scar can be carried out early in the life of the operations. The benches should be of a sufficient number to allow drilling and blasting (if required), loading, and clean up of material to be carried out without one operation interfering with the other.

The minimum height of the quarry face may be determined by the thickness of the bed of material being worked, by places of weakness in the bed or by environmental considerations. Low faces are desirable from a safety aspect and for a reduced environmental impact. The maximum height which a quarry face may reach is determined in consultation with the Mines Inspector of the NSW Department of Mineral Resources.

The width of quarry benches must provide sufficient space to permit safe working. In some cases the benches will be of sufficient width for the loading of machine and the transport equipment to be used in safety to allow the extracted material to be stockpiled.

All benches should be self draining with the drainage arranged in such a low pattern so as to minimise erosion. Upon completion of extraction operations on each bench, or suitable section thereof, rehabilitation should be carried out. This rehabilitation is enhanced by drilling of drill holes one metre below the final bench height during extraction operations. The fracturing of the rock material, which occurs as a result of this drilling, provides conditions amenable to plant growth.

Where appropriate the benches may be treated (blasting, ripping etc) to create benches of irregular length, height and width such that when rehabilitation is complete, they will blend more effectively with the surrounding area. The sharp and regular outlines characteristic of quarries increase their prominence in the landscape, and should thus be avoided. Where rehabilitation of benched areas require topsoil for plant growth, special measures may be required, such as backslope benching or excavated holes filled with soil.

Figure 5 Planned Bay Method

#### PIT TREATMENT

Operations to be phased progressively in sections A-D.  
Each section to be developed in sequence 1-7.

1. Remove vegetation and stockpile.
2. Remove topsoil and stockpile.
3. Remove gravel.
4. Return topsoil to floor of pit and spread evenly.
5. Rip floor of pit along contour to mix topsoil and allow water penetration.
6. Spread vegetation evenly over floor of pit.
7. Seed with appropriate grass/clover or native tree seed/fertiliser mixture.

### 4.3 Water Management

One of the major causes of pollution arising from quarry sites is the sediment derived from the water erosion of the disturbed sites. Water erosion can cause sheet, rill and gully erosion and the siltation of water storage, access roads, agricultural drainage systems and natural flow lines and creek systems. Water may come from rainfall falling onto the site, existing, streams running through it and any water used in the extraction process. Erosion can be controlled by one or more of the following methods:-

- i) restricting the amount of water before entering the site or divert them away from the quarry site. Consultation with the Department of Water Resources is required;
- ii) limiting the area of the site which is disturbed;
- iii) managing the water leaving the site. Discharge shall pass through a vegetative filter before entering any water course.

#### 4.3.1 Water

##### i) Water Entering the Site

The volume of run-off water entering the site may be reduced by the use of diversionary or holding structures such as drains, banks or dams. Run-off should be diverted into stable flow lines outside the area of the pit where possible. Every effort should be made to site quarries away from natural water courses and flow lines. Where this is not possible it may be necessary to dam these water courses or divert them away from quarry sites.

##### ii) Limiting Area of the Site Disturbed

It is often not possible to prevent all water entering the site, such as from rainfall and ground water, thus it is essential that the area disturbed is minimised. This will be achieved if the method of operation, as outlined above, is utilised. Further, access roads should be maintained in a stable condition such that water does not concentrate and flow along them by the use of cross drains and table drains. It is also essential that traffic is restricted to defined tracks and roads which are located so as not to contribute to degradation by channelling excess run-off onto pit areas or adjacent land.

##### iii) Management of Water Leaving the Site

The water that does enter the site and flow over disturbed area must be controlled to prevent the transport of sediment into nearby watercourses or adjacent land. Unless the excavation is to be later used for water storage purposes it should be adequately drained and run-off channels provided so that the quarry and the processing and storage areas are maintained in as dry a condition as possible and erosion is controlled. This is best achieved by channelling this water into silt dams or traps of adequate size which act as settling dams allowing suspended solids to settle. The clean water can then be pumped, siphoned or permitted to seep from the area. These dams should be regularly cleared of sediment and sludge which should be disposed of in such a manner as to not pollute any water courses or drains.

Further, grease and oil traps should be built in drains near workshops and places where vehicles or machines are likely to cause spillage. These traps should be regularly cleaned out and the waste oils collected and removed from the site in a satisfactory manner.



#### 4.3.2 Dust

The production of dust from quarries and gravel pits may create a safety hazard from employees or be a nuisance to nearby residents. The dust may result from all aspects of the operations including blasting, loading and transport, processing, stockpiles and the general work area including access roads. In many of these cases the dust nuisance will not be immediately apparent and will be more severe during periods of strong winds. The wind direction and possible wind abatement should be considered and if necessary operations should cease if dust production is too high.

The production of dust in quarries and gravel pits may be controlled by various techniques, depending upon the dust source.

##### Blasting

Dust may be controlled by wet drilling, mist drilling or by drilling with an exhaust system to clear and collect dust.

When blasting is conducted it should be ensured that the dust produced is blown away from neighbouring houses.

##### Loading and Transport

During drier summer months, if sufficient heavy trucks have passed over the road surface to create fines, there may be generation of dust. Therefore if the quarry is located in an area where dust is likely to be a problem all roads and access tracks within the premises should be sealed where practicable or otherwise oiled or watered when necessary.

Vehicle movements should be restricted to defined roads and tracks and the speed of vehicles should be restricted.

When leaving the quarry site vehicles carrying extracted material should have an effective cover over the load or have the load wetted down.

##### Processing

Dust produced by the operation of crushing and screening plant should be controlled by the use of fixed water sprays or dust extraction equipment installed at all fixed crushers and at all points where crushed material changes direction due to a belt transfer. Dust extraction equipment should also be incorporated with all vibrating screens.

Alternatively, the crushing and screening plant should be totally enclosed and fully serviced by dust extraction equipment. This should include the covering of all conveyor runs.

Dust production may also be controlled by the use of certain plant practices which may include the separation of non-dusty from dusty operations, the enclosure of dusty machines and the reduction of the amount of fall of materials at transfer points and into bins.

##### Stockpiles

Dust arising from stockpiles of topsoil, overburden, extracted and processed material should be controlled by one or more of the following methods:-

covering with plastic sheeting; roofing; planting with, and maintenance of, suitable vegetation; the use of water sprays or the spraying with chemicals to produce an impermeable membrane.

The location of stockpiles in an area protected from prevailing winds and away from nearby residents may also reduce the dust nuisance.

##### General Work Area

The operator should ensure that good housekeeping practices are employed in the work area. This should include the prevention of the accumulation of dust in or around any plant or building, the clean up of any spillage and the paving, oiling or watering of the general plant environs.

The quantity of dust emanating from a quarry site may also be reduced by minimising the area of the site which is disturbed. Further, the effect of prevailing winds and any consequent dust production may be reduced by the effective use of screening vegetation and the local topography.

A measure of the effectiveness of these dust control procedures is that dust should not be able to be seen leaving the general work area or the areas on which the crushing and screening plant is located, when these viewed from any point on the boundary of the premises.

#### **4.4 Noise Control**

Noise is defined as objectionable or unwanted sound. There are three major categories of noise sources which arise from quarrying operations, fixed plant, mobile plant used within the premises and external transport movements. The equipment and activities in these categories include compressors, drills, blasting, loaders, crushers, screens, conveyors and trucks.

A simple method of avoiding the noise problems associated with quarrying operations is to restrict the hours of operation at the site excluding, where possible, operations during weekends and before 7.00am and after 6.00pm on weekdays.

The level of noise reaching the general public from a quarry during working hours will depend upon the noise generated from the sources outlined above, the distance between the noise sources and the receiver and the degree of attenuation along the noise path. There are, therefore, two fundamental noise control techniques available to the quarry operator:-

1. the reduction of the noise generated at the sources; and
2. increasing the attenuation or absorption between the source and the receiver by the careful location of equipment.

##### **4.4.1 Noise Reduction at the Source**

This may be achieved by the replacement of existing equipment with more modern machinery or by altering the design or improving the maintenance of existing equipment. All drilling equipment, for example, should be effectively silenced and these silencers should be fully maintained so as to remain effective. Alternatively, the fixed equipment may be placed in an acoustically designed building or enclosure to reduce the noise emanating from the site.

##### **4.4.2 Noise Control by Equipment Location**

Site selection (Section 3) is obviously a most effective method of minimising potential noise problems from a quarry site.

A second method involves the use of barriers whether already existing, such as past excavations and the natural topography, or specially constructed for this purpose, such as topsoil or overburden stockpiles.

Noise from mobile plant is generally more difficult to control than noise from fixed plant. The former may be minimised by the location of internal haul routes close to the internal face of an excavation on site, away from nearby houses for example.

In order to achieve the greatest reduction in noise levels from noise barriers, the noise source and the barrier should be as close to each other as possible in a similar manner as for visual screens (Figure 2).

The planting of trees on earth mounds or barriers is an effective method of visually screening the quarry site as noted earlier. But barriers comprising trees are relatively ineffective in the reduction of noise levels as a wide belt of trees with a dense understorey is required to cause a significant reduction. The importance of trees as a visual screen however should not be underestimated and a combination of earth banks and tree screens may achieve desirable results from both acoustic and visual aspects.

#### *4.4.3 Blasting*

One of the major sources of noise from a quarrying operation is that generated from the blasting of rock material. Blasting operations may produce ground vibrations and low frequency air blast and it is the latter which is the greatest potential noise source from blasting.

The escape of explosive energy from quarry blasting, as air blast, not only results in excessive noise, but also represents inefficiency of the blasting technique.

The extent of air blast is determined by several factors including the type and quantity of explosive, the degree of confinement, the method of initiation, the local geology and topography and atmospheric conditions. A modification of blasting technique including reduced charge size and improved detonation, which should be carried out in accordance with the requirements of the Department of Mineral Resources, are thus effective methods of reducing air blast.

Air blast may also be reduced by avoiding blasting when the prevailing atmospheric conditions are unfavourable, such as adverse wind direction and low cloud for example, and at inappropriate times, such as early morning or late evening.

Generally, air blasting produced from secondary blasting is greater than that produced from the primary or initial blasting operations. The use of impactors as a replacement for secondary blasting will thus markedly reduce the levels of air blast emanating from the quarry site.

### **4.5 Rehabilitation**

#### *4.5.1 Rehabilitation Concurrent with Extraction Operations*

It is not possible to plan the rehabilitation of a quarry site unless the ultimate land use has been determined. In specific situations a land use different from the original may be required, such as forestry, waste disposal, recreation or conservation. In a majority of cases, however, a return to the original land use of native forest or pasture will be desirable and it is upon this assumption that the following rehabilitation guidelines are based.

For the rehabilitation of a quarry site to be successful from both an environmental and economic point of view rehabilitation procedures must be conducted concurrent with extraction operations and should be commenced as soon as possible. Initial excavations may be difficult to conceal although the use of existing screening vegetation (Section 3) may provide a visual screen until a sufficient area has been worked to enable rehabilitation to commence.

Sufficient personnel and resources must be allocated during the operation to enable progressive rehabilitation without impeding production. Funds for final rehabilitation should be budgeted for during the operation, as there may be insufficient income at the end of the operation to cover final costs.

Economically, it is more beneficial to conduct the earthmoving operations required for the rehabilitation of disturbed sites while the heavy equipment is available and working on the site rather than to bring back this equipment following cessation of operations. Similarly, the extent of any measures for erosion control which may be required will be considerably reduced if these are carried out progressively rather than allowing run-off to cause extensive and expensive (to alleviate) damage.

Rehabilitation procedures may be implemented immediately following the selection of the site and involve the minimal clearing of vegetation, stripping and stockpiling of topsoil, the use of erosion control techniques and a systematic method of site development.

The systematic method of operations outlined in Section 4 should result in the formation of stable areas such as benches or bays which may be rehabilitated concurrent with extraction operations in another area of the site. In the case of the planned bay method this stable area would be a worked out bay. In a benched quarry this area should be each successive bench so that as soon as practicable after extraction of material from the bench rehabilitation should be instigated. This is of particular importance in hard rock quarries as the upper faces are likely to be more visible and thus early screening is essential.

i) Earthworks

The first step in the rehabilitation process involves the re-shaping of the worked area. If the final land use of the site is to be the same as the site prior to extraction operations, this re-shaping should aim to approximate the original contours of the area. In the case of a benched quarry this may be achieved by the removal of the edges of each bench and the rounding off of the lip and toe of the pit face by blasting. To further approximate the surround countryside and reduce the visual impact of the site, the benches may be made irregular in length and height also by blasting. In those sites where the extraction of material has produced sheer face, these should be removed by the levelling and battering of the faces.

ii) Topsoil Spreading

Topsoil should then be spread uniformly over the stable surfaces to as great a depth as possible to encourage revegetation of the site. This will occur due to the often high nutrient status of topsoil, the improved soil structure and the water-holding capacity.

iii) Ripping

The recontoured areas covered with topsoil should then be deep-ripped where possible to a depth of 500mm to provide suitable substrata for root development by improved aeration and water-holding capacity and to create a firm bond between the ripped substrata and the topsoil or overburden. The rip lines should be parallel to the contour to reduce water run-off and increase water infiltration into the site.

iv) Revegetation

Prior to revegetation of the site any soil conservation structures such as contour banks and diversion banks that may be required should be constructed to control the run-off of water.

If the final land use is to be the same as the site prior to extraction operations the plant species selection for revegetation should be the same native species which previously occurred in the general area. The aim of these rehabilitation procedures, therefore, should be produce a self-maintaining plant community of broadly similar species composition and appearance to the surround landscape.

In disturbed sites plant growth may be limited by many factors. One of the most important of these is the nutrition of plant species and so, dependent upon the nutrient status of the site, the application of fertiliser may be required.

Revegetation on steep slopes may be assisted by the use of mulch which protects the structure of the surface soil by reducing run-off, conserving soil moisture and reducing the surface temperature. Mulching materials include straw, grass-hay and any brush or scrub removed in the initial clearing of the site. There are several other techniques to assist revegetation in steep areas and these include the use of bitumen emulsion, hydro-mulching and chemical stabilisers.

The revegetation of the site concurrent with extraction operations should not be limited to those areas at which extraction has been completed. It may be necessary, for example, to temporarily revegetate overburden and topsoil stockpiles as outlined in Section 4. In those areas where browsing by native or domestic animals may be a problem revegetated areas should be fence to exclude these animals.

In all cases provision be made for –

- 1) watering (eg drip irrigation or if to be manually watered, access ways to be provided);
- 2) maintenance (viz. replacement due to loss; and
- 3) general nurture until vegetation is well established.

In all cases it is recommended that native species are to be planted within these revegetation schemes with a preference for local species.

V) Maintenance

The revegetation of the site should be followed by a carefully planned maintenance program to ensure its success. Such measures may include watering, further fertilising, fence repair and continued pest control. When revegetation is carried out progressively personnel on-site may be used to conduct maintenance of revegetated areas.

*4.5.2 Rehabilitation Following Cessation of Extraction Operations*

The rehabilitation requirements of a quarry site following the completion of operations at the site should be considerable reduced if the progressive rehabilitation of the site has been conducted. The details of these rehabilitation procedures are provided in Section 4.5.1 and may be summarised as follows:-

- a) Earthworks;
- b) Spreading of topsoil;
- c) Ripping;
- d) Revegetation;
- e) Maintenance.

Prior to the commencement of earthworks at the site following the completion of extraction operations all fixed and mobile equipment, all temporary and permanent structures and all waste materials should be removed from the immediate rehabilitation site area. The latter materials should be disposed of at a licensed refuse disposal site.

Those disturbed areas of the site which have not been rehabilitated concurrent with extraction operations should then be rehabilitated using procedures outlined above. Rehabilitation should include treatment of the internal roads and tracks.

The quarry site should therefore be left in a stable, free draining and revegetated state which blends in with the contours and vegetation of the surrounding area.

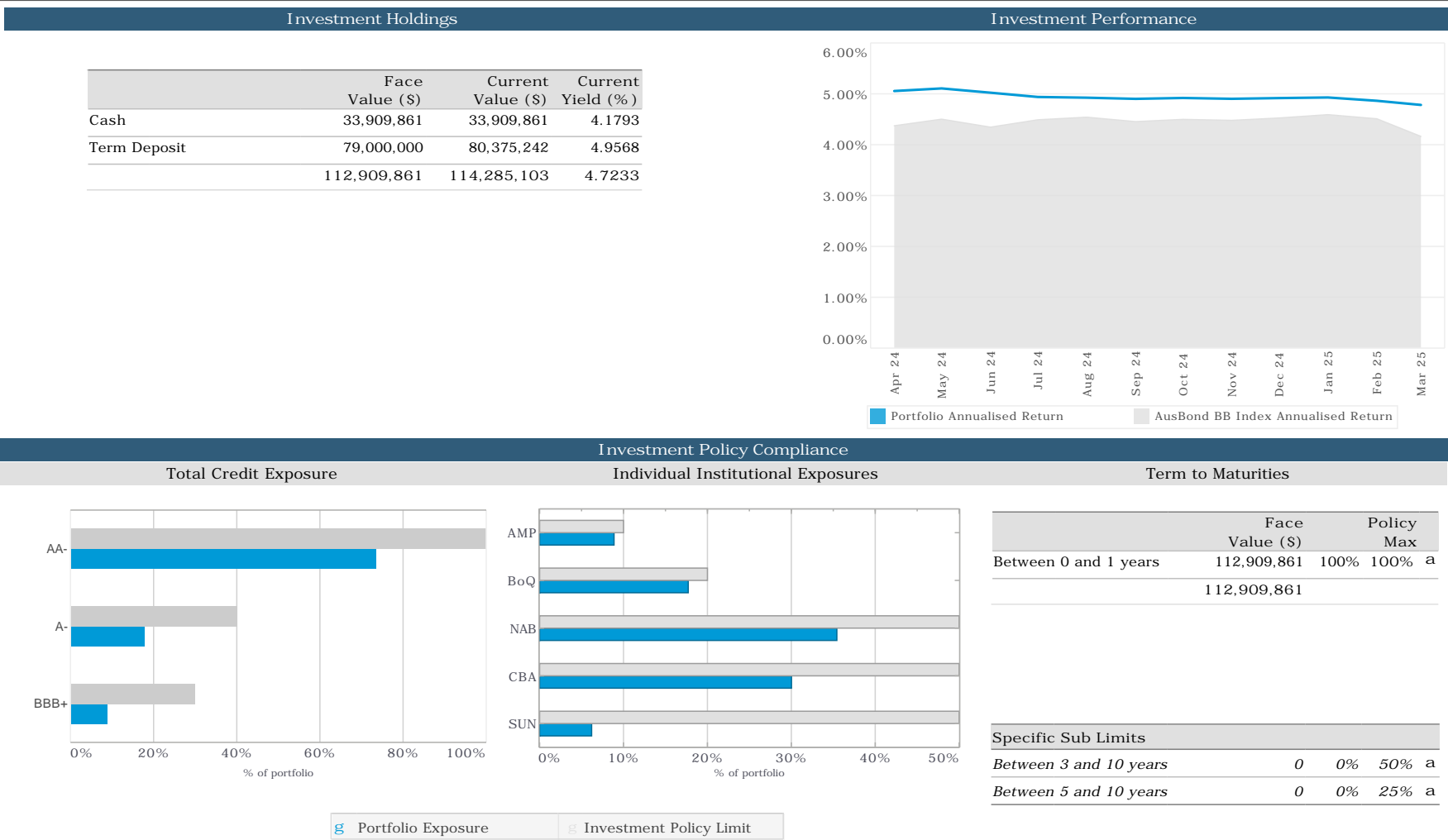


Investment Summary Report  
March 2025





Lismore City Council  
Executive Summary - March 2025



## Lismore City Council Investment Holdings Report - March 2025



### Cash Accounts

| Face Value (\$) | Current Rate (%) | Institution                    | Credit Rating | Current Value (\$) | Deal No. | Reference |
|-----------------|------------------|--------------------------------|---------------|--------------------|----------|-----------|
| 14,810.15       | 2.5000%          | AMP Bank                       | BBB+          | 14,810.15          | 545721   |           |
| 33,895,050.93   | 4.1800%          | Commonwealth Bank of Australia | AA-           | 33,895,050.93      | 543330   | 64        |
| 33,909,861.08   | 4.1793%          |                                |               | 33,909,861.08      |          |           |

### Term Deposits

| Maturity Date | Face Value (\$) | Current Rate (%) | Institution             | Credit Rating | Purchase Price (\$) | Purchase Date | Current Value (\$) | Deal No. | Accrued Interest (\$) | Next Interest Date | Reference |
|---------------|-----------------|------------------|-------------------------|---------------|---------------------|---------------|--------------------|----------|-----------------------|--------------------|-----------|
| 23-Apr-25     | 5,000,000.00    | 5.1000%          | National Australia Bank | AA-           | 5,000,000.00        | 23-Apr-24     | 5,239,630.14       | 545033   | 239,630.14            | At Maturity        |           |
| 6-May-25      | 2,000,000.00    | 5.0600%          | National Australia Bank | AA-           | 2,000,000.00        | 1-Oct-24      | 2,050,461.37       | 545534   | 50,461.37             | At Maturity        |           |
| 20-May-25     | 6,000,000.00    | 5.1500%          | Bank of Queensland      | A-            | 6,000,000.00        | 20-Nov-24     | 6,111,747.95       | 545643   | 111,747.95            | At Maturity        |           |
| 27-May-25     | 1,000,000.00    | 5.0000%          | National Australia Bank | AA-           | 1,000,000.00        | 25-Sep-24     | 1,025,753.42       | 545517   | 25,753.42             | At Maturity        |           |
| 10-Jun-25     | 2,000,000.00    | 5.1300%          | Bank of Queensland      | A-            | 2,000,000.00        | 12-Nov-24     | 2,039,353.42       | 545626   | 39,353.42             | At Maturity        |           |
| 10-Jun-25     | 5,000,000.00    | 4.8500%          | National Australia Bank | AA-           | 5,000,000.00        | 10-Feb-25     | 5,033,219.18       | 545782   | 33,219.18             | At Maturity        |           |
| 17-Jun-25     | 2,000,000.00    | 5.0700%          | Suncorp Bank            | AA-           | 2,000,000.00        | 16-Oct-24     | 2,046,393.97       | 545569   | 46,393.97             | At Maturity        |           |
| 24-Jun-25     | 3,000,000.00    | 5.1500%          | Bank of Queensland      | A-            | 3,000,000.00        | 26-Nov-24     | 3,053,334.25       | 545653   | 53,334.25             | At Maturity        |           |
| 24-Jun-25     | 4,000,000.00    | 5.1700%          | Bank of Queensland      | A-            | 4,000,000.00        | 3-Dec-24      | 4,067,422.47       | 545668   | 67,422.47             | At Maturity        |           |
| 24-Jun-25     | 5,000,000.00    | 4.7500%          | National Australia Bank | AA-           | 5,000,000.00        | 26-Mar-25     | 5,003,904.11       | 545958   | 3,904.11              | At Maturity        |           |
| 1-Jul-25      | 5,000,000.00    | 5.1500%          | Bank of Queensland      | A-            | 5,000,000.00        | 27-Nov-24     | 5,088,184.93       | 545652   | 88,184.93             | At Maturity        |           |
| 22-Jul-25     | 2,000,000.00    | 5.0000%          | National Australia Bank | AA-           | 2,000,000.00        | 22-Oct-24     | 2,044,109.59       | 545578   | 44,109.59             | At Maturity        |           |
| 5-Aug-25      | 5,000,000.00    | 4.8300%          | National Australia Bank | AA-           | 5,000,000.00        | 5-Feb-25      | 5,036,390.41       | 545771   | 36,390.41             | At Maturity        |           |
| 19-Aug-25     | 2,000,000.00    | 5.0000%          | National Australia Bank | AA-           | 2,000,000.00        | 23-Aug-24     | 2,060,547.95       | 545381   | 60,547.95             | At Maturity        |           |
| 25-Aug-25     | 1,000,000.00    | 0.9500%          | National Australia Bank | AA-           | 1,000,000.00        | 25-Aug-21     | 1,005,673.97       | 543414   | 5,673.97              | Annually           | 12        |
| 28-Aug-25     | 5,000,000.00    | 5.0300%          | National Australia Bank | AA-           | 5,000,000.00        | 29-Aug-24     | 5,148,143.84       | 545413   | 148,143.84            | At Maturity        |           |
| 28-Aug-25     | 5,000,000.00    | 5.1000%          | AMP Bank                | BBB+          | 5,000,000.00        | 29-Nov-24     | 5,085,931.51       | 545663   | 85,931.51             | At Maturity        |           |
| 2-Sep-25      | 5,000,000.00    | 5.1000%          | AMP Bank                | BBB+          | 5,000,000.00        | 2-Dec-24      | 5,083,835.62       | 545667   | 83,835.62             | At Maturity        |           |
| 10-Sep-25     | 5,000,000.00    | 5.1200%          | Suncorp Bank            | AA-           | 5,000,000.00        | 6-Nov-24      | 5,102,400.00       | 545608   | 102,400.00            | At Maturity        |           |
| 23-Sep-25     | 4,000,000.00    | 4.7500%          | National Australia Bank | AA-           | 4,000,000.00        | 21-Feb-25     | 4,020,301.37       | 545807   | 20,301.37             | At Maturity        |           |
| 11-Nov-25     | 3,000,000.00    | 4.8200%          | National Australia Bank | AA-           | 3,000,000.00        | 11-Feb-25     | 3,019,412.05       | 545787   | 19,412.05             | At Maturity        |           |



Lismore City Council  
Investment Holdings Report - March 2025



| Maturity Date | Face Value (\$) | Current Rate (%) | Institution   | Credit Rating | Purchase Price (\$) | Purchase Date | Current Value (\$) | Deal No. | Accrued Interest (\$) | Next Interest Date | Reference |
|---------------|-----------------|------------------|---------------|---------------|---------------------|---------------|--------------------|----------|-----------------------|--------------------|-----------|
| 25-Feb-26     | 2,000,000.00    | 4.7400%          | Westpac Group | AA-           | 2,000,000.00        | 25-Feb-25     | 2,009,090.41       | 545826   | 9,090.41              | Quarterly          |           |
|               | 79,000,000.00   | 4.9568%          |               |               | 79,000,000.00       |               | 80,375,241.93      |          | 1,375,241.93          |                    |           |



Lismore City Council  
Accrued Interest Report - March 2025



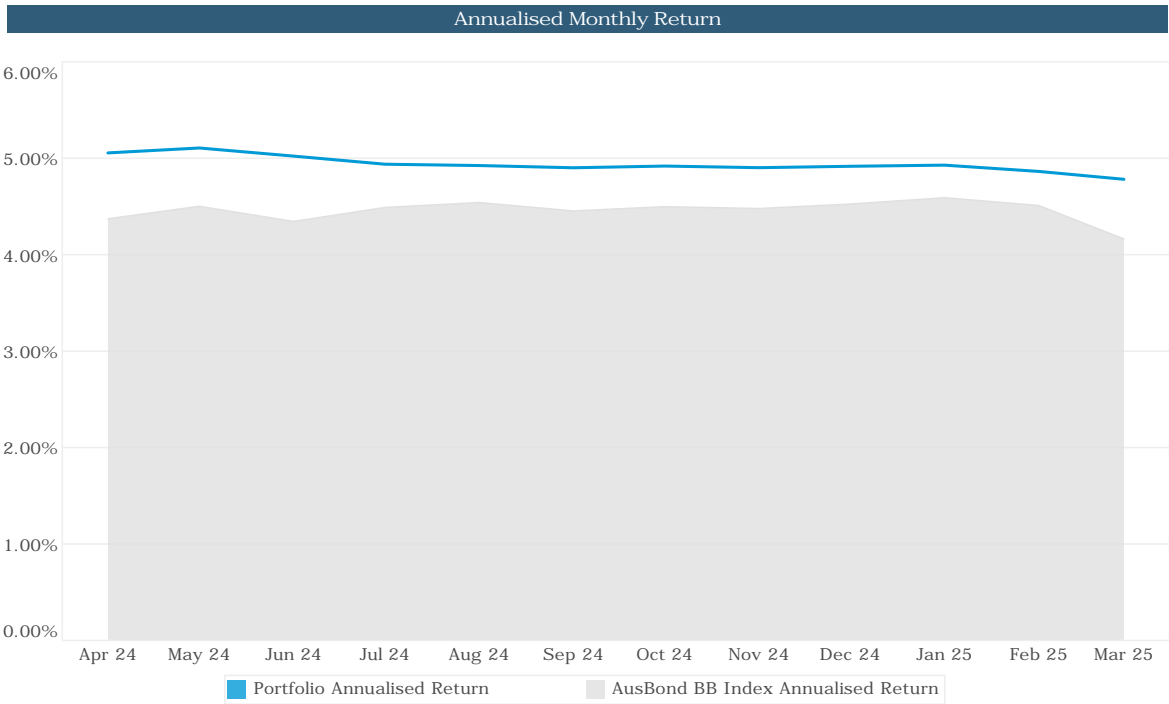
| Investment                     | Deal No. | Comments | Face Value (\$) | Settlement Date | Maturity Date | Interest Received (\$) | Days | Interest Accrued (\$) | Yield (% pa) |
|--------------------------------|----------|----------|-----------------|-----------------|---------------|------------------------|------|-----------------------|--------------|
| <b>Cash</b>                    |          |          |                 |                 |               |                        |      |                       |              |
| Commonwealth Bank of Australia | 543330   |          |                 |                 |               | 97,405.90              | 0    | 87,916.89             | 4.18%        |
| AMP Bank                       | 545721   |          |                 |                 |               | 30.37                  | 0    | 31.45                 | 2.50%        |
|                                |          |          |                 |                 |               | 97,436.27              |      | 87,948.34             | 4.18%        |
| <b>Term Deposits</b>           |          |          |                 |                 |               |                        |      |                       |              |
| Suncorp Bank                   | 545439   |          | 2,000,000.00    | 3-Sep-24        | 4-Mar-25      | 50,860.27              | 3    | 838.35                | 5.10%        |
| Suncorp Bank                   | 545447   |          | 1,000,000.00    | 4-Sep-24        | 4-Mar-25      | 25,191.23              | 3    | 417.53                | 5.08%        |
| Suncorp Bank                   | 544961   |          | 5,000,000.00    | 26-Mar-24       | 25-Mar-25     | 251,309.59             | 24   | 16,569.86             | 5.04%        |
| Suncorp Bank                   | 545957   |          | 5,251,309.59    | 25-Mar-25       | 26-Mar-25     | 589.87                 | 1    | 589.87                | 4.10%        |
| National Australia Bank        | 545033   |          | 5,000,000.00    | 23-Apr-24       | 23-Apr-25     | 0.00                   | 31   | 21,657.54             | 5.10%        |
| National Australia Bank        | 545534   |          | 2,000,000.00    | 1-Oct-24        | 6-May-25      | 0.00                   | 31   | 8,595.07              | 5.06%        |
| Bank of Queensland             | 545643   |          | 6,000,000.00    | 20-Nov-24       | 20-May-25     | 0.00                   | 31   | 26,243.84             | 5.15%        |
| National Australia Bank        | 545517   |          | 1,000,000.00    | 25-Sep-24       | 27-May-25     | 0.00                   | 31   | 4,246.57              | 5.00%        |
| Bank of Queensland             | 545626   |          | 2,000,000.00    | 12-Nov-24       | 10-Jun-25     | 0.00                   | 31   | 8,713.97              | 5.13%        |
| National Australia Bank        | 545782   |          | 5,000,000.00    | 10-Feb-25       | 10-Jun-25     | 0.00                   | 31   | 20,595.89             | 4.85%        |
| Suncorp Bank                   | 545569   |          | 2,000,000.00    | 16-Oct-24       | 17-Jun-25     | 0.00                   | 31   | 8,612.05              | 5.07%        |
| Bank of Queensland             | 545653   |          | 3,000,000.00    | 26-Nov-24       | 24-Jun-25     | 0.00                   | 31   | 13,121.92             | 5.15%        |
| Bank of Queensland             | 545668   |          | 4,000,000.00    | 3-Dec-24        | 24-Jun-25     | 0.00                   | 31   | 17,563.84             | 5.17%        |
| National Australia Bank        | 545958   |          | 5,000,000.00    | 26-Mar-25       | 24-Jun-25     | 0.00                   | 6    | 3,904.11              | 4.75%        |
| Bank of Queensland             | 545652   |          | 5,000,000.00    | 27-Nov-24       | 1-Jul-25      | 0.00                   | 31   | 21,869.86             | 5.15%        |
| National Australia Bank        | 545578   |          | 2,000,000.00    | 22-Oct-24       | 22-Jul-25     | 0.00                   | 31   | 8,493.15              | 5.00%        |
| National Australia Bank        | 545771   |          | 5,000,000.00    | 5-Feb-25        | 5-Aug-25      | 0.00                   | 31   | 20,510.96             | 4.83%        |
| National Australia Bank        | 545381   |          | 2,000,000.00    | 23-Aug-24       | 19-Aug-25     | 0.00                   | 31   | 8,493.16              | 5.00%        |
| National Australia Bank        | 543414   |          | 1,000,000.00    | 25-Aug-21       | 25-Aug-25     | 0.00                   | 31   | 806.85                | 0.95%        |
| National Australia Bank        | 545413   |          | 5,000,000.00    | 29-Aug-24       | 28-Aug-25     | 0.00                   | 31   | 21,360.28             | 5.03%        |
| AMP Bank                       | 545663   |          | 5,000,000.00    | 29-Nov-24       | 28-Aug-25     | 0.00                   | 31   | 21,657.54             | 5.10%        |
| AMP Bank                       | 545667   |          | 5,000,000.00    | 2-Dec-24        | 2-Sep-25      | 0.00                   | 31   | 21,657.54             | 5.10%        |

Lismore City Council  
Accrued Interest Report - March 2025



| Investment              | Deal No. | Comments | Face Value (\$) | Settlement Date | Maturity Date | Interest Received (\$) | Days | Interest Accrued (\$) | Yield (% pa) |
|-------------------------|----------|----------|-----------------|-----------------|---------------|------------------------|------|-----------------------|--------------|
| Suncorp Bank            | 545608   |          | 5,000,000.00    | 6-Nov-24        | 10-Sep-25     | 0.00                   | 31   | 21,742.47             | 5.12%        |
| National Australia Bank | 545807   |          | 4,000,000.00    | 21-Feb-25       | 23-Sep-25     | 0.00                   | 31   | 16,136.99             | 4.75%        |
| National Australia Bank | 545787   |          | 3,000,000.00    | 11-Feb-25       | 11-Nov-25     | 0.00                   | 31   | 12,281.09             | 4.82%        |
| Westpac Group           | 545826   |          | 2,000,000.00    | 25-Feb-25       | 25-Feb-26     | 0.00                   | 31   | 8,051.51              | 4.74%        |
|                         |          |          |                 |                 |               | 327,950.96             |      | 334,731.81            | 4.97%        |
| <u>Grand Totals</u>     |          |          |                 |                 |               | <u>425,387.23</u>      |      | <u>422,680.15</u>     | <u>4.78%</u> |

Lismore City Council  
Investment Performance Report - March 2025



| Historical Performance Summary (% pa) |           |                     |                |
|---------------------------------------|-----------|---------------------|----------------|
|                                       | Portfolio | Annualised BB Index | Outperformance |
| Mar 2025                              | 4.78%     | 4.16%               | 0.62%          |
| Last 3 months                         | 4.86%     | 4.42%               | 0.44%          |
| Last 6 months                         | 4.89%     | 4.46%               | 0.43%          |
| Financial Year to Date                | 4.90%     | 4.47%               | 0.43%          |
| Last 12 months                        | 4.94%     | 4.46%               | 0.48%          |





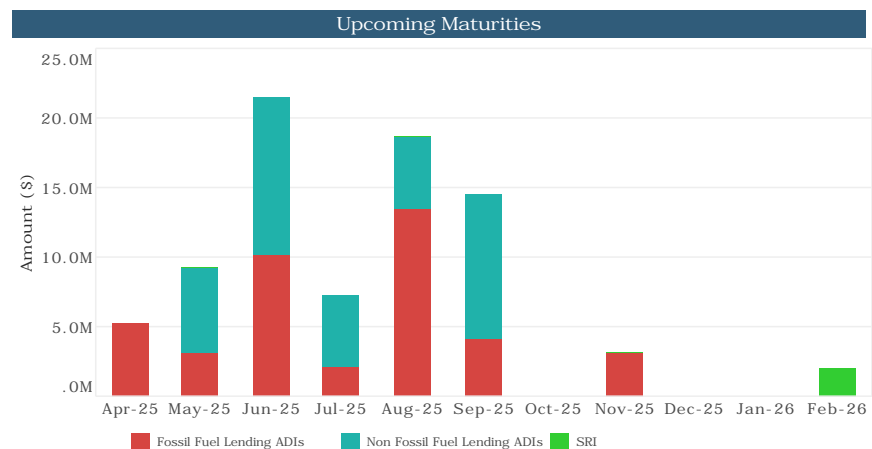
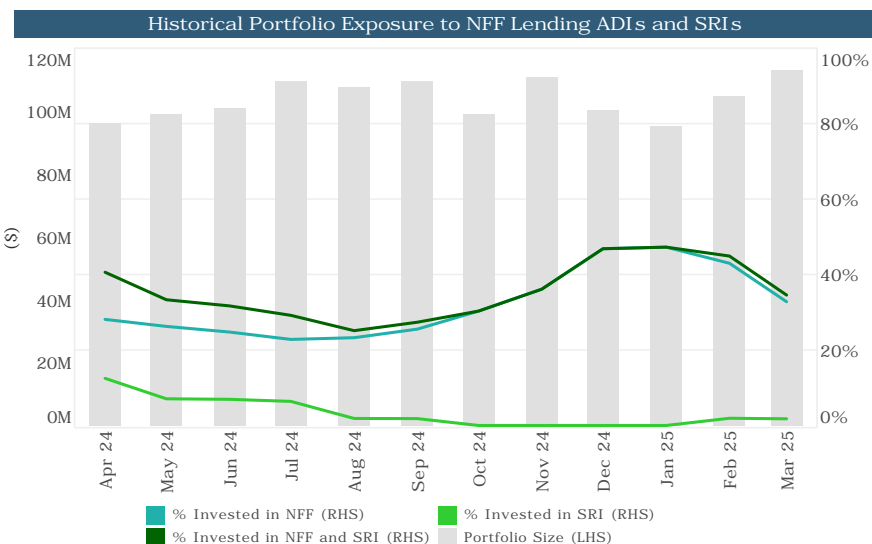
## Lismore City Council Environmental Commitments Report - March 2025



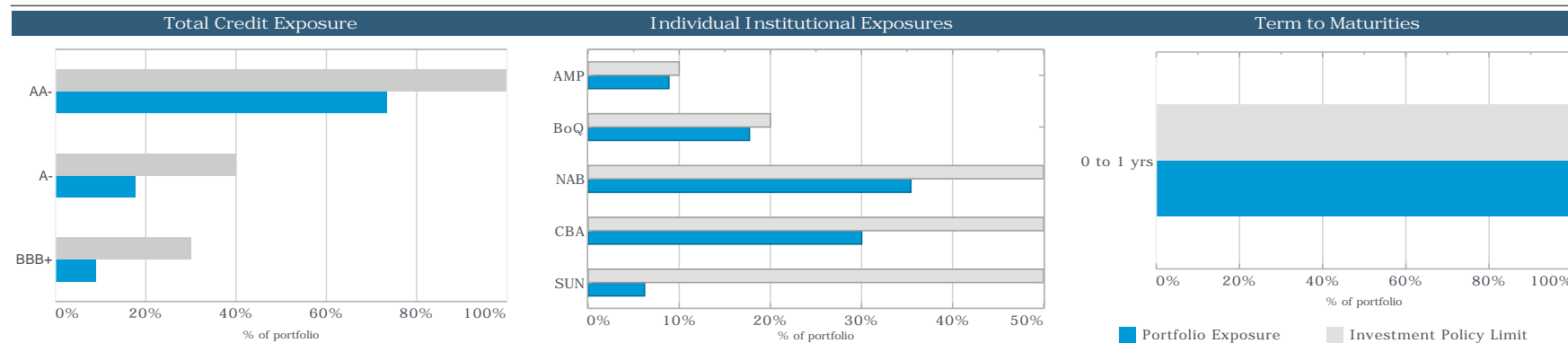
| Current Breakdown               |                    |     |                     |     |
|---------------------------------|--------------------|-----|---------------------|-----|
|                                 |                    |     |                     |     |
| ADI Lending Status *            | Current Month (\$) |     | Previous Month (\$) |     |
| Fossil Fuel Lending ADIs        |                    |     |                     |     |
| Commonwealth Bank of Australia  | 33,895,051         |     | 22,726,008          |     |
| National Australia Bank         | 40,000,000         |     | 35,000,000          |     |
|                                 | 73,895,051         | 65% | 57,726,008          | 55% |
| Non Fossil Fuel Lending ADIs    |                    |     |                     |     |
| AMP Bank                        | 10,014,810         |     | 10,014,780          |     |
| Bank of Queensland              | 20,000,000         |     | 20,000,000          |     |
| Suncorp Bank                    | 7,000,000          |     | 15,000,000          |     |
|                                 | 37,014,810         | 33% | 45,014,780          | 43% |
| Socially Responsible Investment |                    |     |                     |     |
| Westpac Group (Green TD)        | 2,000,000          |     | 2,000,000           |     |
|                                 | 2,000,000          | 2%  | 2,000,000           | 2%  |
|                                 | 112,909,861        |     | 104,740,788         |     |

\* source: Marketforces & APRA

Percentages may not add up to 100% due to rounding



## Lismore City Council Investment Policy Compliance Report - March 2025



| Credit Rating Group | Face Value (\$) |     | Policy Max |   |
|---------------------|-----------------|-----|------------|---|
| AA-                 | 82,895,051      | 73% | 100%       | a |
| A-                  | 20,000,000      | 18% | 40%        | a |
| BBB+                | 10,014,810      | 9%  | 30%        | a |
| 112,909,861         |                 |     |            |   |

| Institution                          | % of portfolio | Investment Policy Limit |   |
|--------------------------------------|----------------|-------------------------|---|
| AMP Bank (BBB+)                      | 9%             | 10%                     | a |
| Bank of Queensland (A-)              | 18%            | 20%                     | a |
| National Australia Bank (AA-)        | 35%            | 50%                     | a |
| Commonwealth Bank of Australia (AA-) | 30%            | 50%                     | a |
| Suncorp Bank (AA-)                   | 6%             | 50%                     | a |
| Westpac Group (AA-)                  | 2%             | 50%                     | a |

|                       | Face Value (\$) |      | Policy Max |   |
|-----------------------|-----------------|------|------------|---|
| Between 0 and 1 years | 112,909,861     | 100% | 100%       | a |
| 112,909,861           |                 |      |            |   |

| Specific Sub Limits |            |     |     |   |
|---------------------|------------|-----|-----|---|
| BBB+                | 10,014,810 | 9%  | 30% | a |
| A-                  | 20,000,000 | 18% | 40% | a |

| Specific Sub Limits    |   |    |     |   |
|------------------------|---|----|-----|---|
| Between 3 and 10 years | 0 | 0% | 50% | a |
| Between 5 and 10 years | 0 | 0% | 25% | a |

a = compliant  
r = non-compliant

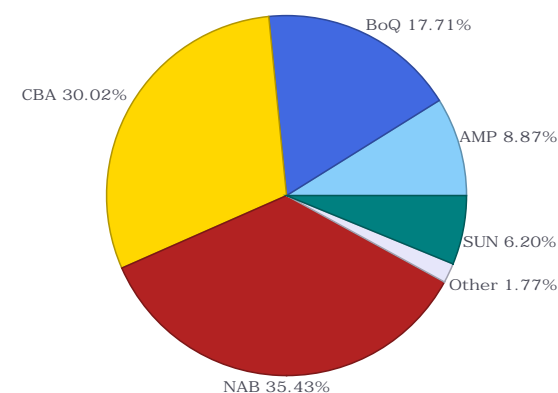
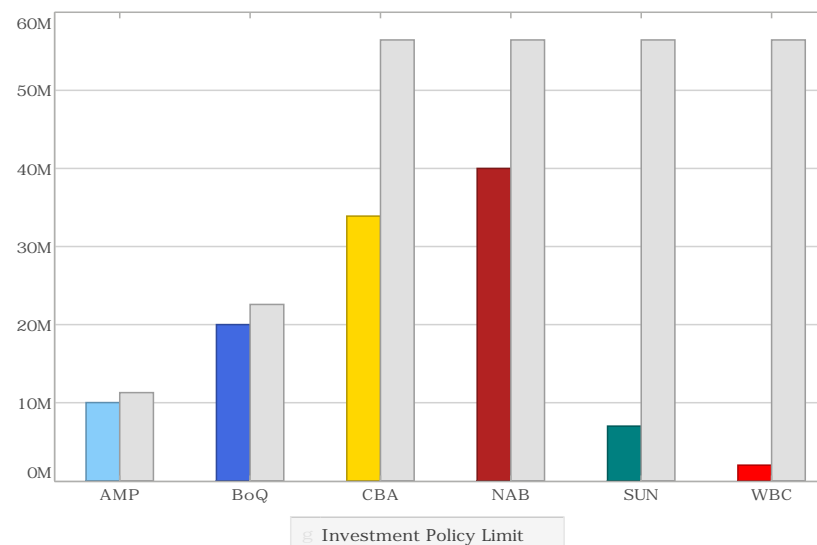
## Lismore City Council Individual Institutional Exposures Report - March 2025



Individual Institutional Exposures

|                                      | Current Exposures |     | Policy Limit |     | Capacity   |
|--------------------------------------|-------------------|-----|--------------|-----|------------|
| AMP Bank (BBB+)                      | 10,014,810        | 9%  | 11,290,986   | 10% | 1,276,176  |
| Bank of Queensland (A-)              | 20,000,000        | 18% | 22,581,972   | 20% | 2,581,972  |
| Commonwealth Bank of Australia (AA-) | 33,895,051        | 30% | 56,454,931   | 50% | 22,559,880 |
| National Australia Bank (AA-)        | 40,000,000        | 35% | 56,454,931   | 50% | 16,454,931 |
| Suncorp Bank (AA-)                   | 7,000,000         | 6%  | 56,454,931   | 50% | 49,454,931 |
| Westpac Group (AA-)                  | 2,000,000         | 2%  | 56,454,931   | 50% | 54,454,931 |
|                                      | 112,909,861       |     |              |     |            |

Individual Institutional Exposure Charts



# Lismore City Council Cashflows Report - March 2025



## Actual Cashflows for March 2025

| Date            | Deal No. | Cashflow Counterparty   | Asset Type   | Cashflow Description             | Amount        |
|-----------------|----------|-------------------------|--------------|----------------------------------|---------------|
| 4-Mar-25        | 545439   | Suncorp Bank            | Term Deposit | Maturity: Face Value             | 2,000,000.00  |
|                 |          | Suncorp Bank            | Term Deposit | Maturity: Interest Received/Paid | 50,860.27     |
|                 |          |                         |              | Deal Total                       | 2,050,860.27  |
| 4-Mar-25        | 545447   | Suncorp Bank            | Term Deposit | Maturity: Face Value             | 1,000,000.00  |
|                 |          | Suncorp Bank            | Term Deposit | Maturity: Interest Received/Paid | 25,191.23     |
|                 |          |                         |              | Deal Total                       | 1,025,191.23  |
| Day Total       |          |                         |              |                                  | 3,076,051.51  |
| 25-Mar-25       | 544961   | Suncorp Bank            | Term Deposit | Maturity: Face Value             | 5,000,000.00  |
|                 |          | Suncorp Bank            | Term Deposit | Maturity: Interest Received/Paid | 251,309.59    |
|                 |          |                         |              | Deal Total                       | 5,251,309.59  |
| 25-Mar-25       | 545957   | Suncorp Bank            | Term Deposit | Settlement: Face Value           | -5,251,309.59 |
|                 |          |                         |              | Deal Total                       | -5,251,309.59 |
| Day Total       |          |                         |              |                                  | -0.00         |
| 26-Mar-25       | 545957   | Suncorp Bank            | Term Deposit | Maturity: Face Value             | 5,251,309.59  |
|                 |          | Suncorp Bank            | Term Deposit | Maturity: Interest Received/Paid | 589.87        |
|                 |          |                         |              | Deal Total                       | 5,251,899.46  |
| 26-Mar-25       | 545958   | National Australia Bank | Term Deposit | Settlement: Face Value           | -5,000,000.00 |
|                 |          |                         |              | Deal Total                       | -5,000,000.00 |
| Day Total       |          |                         |              |                                  | 251,899.46    |
| Total for Month |          |                         |              |                                  | 3,327,950.97  |

## Forecast Cashflows for April 2025

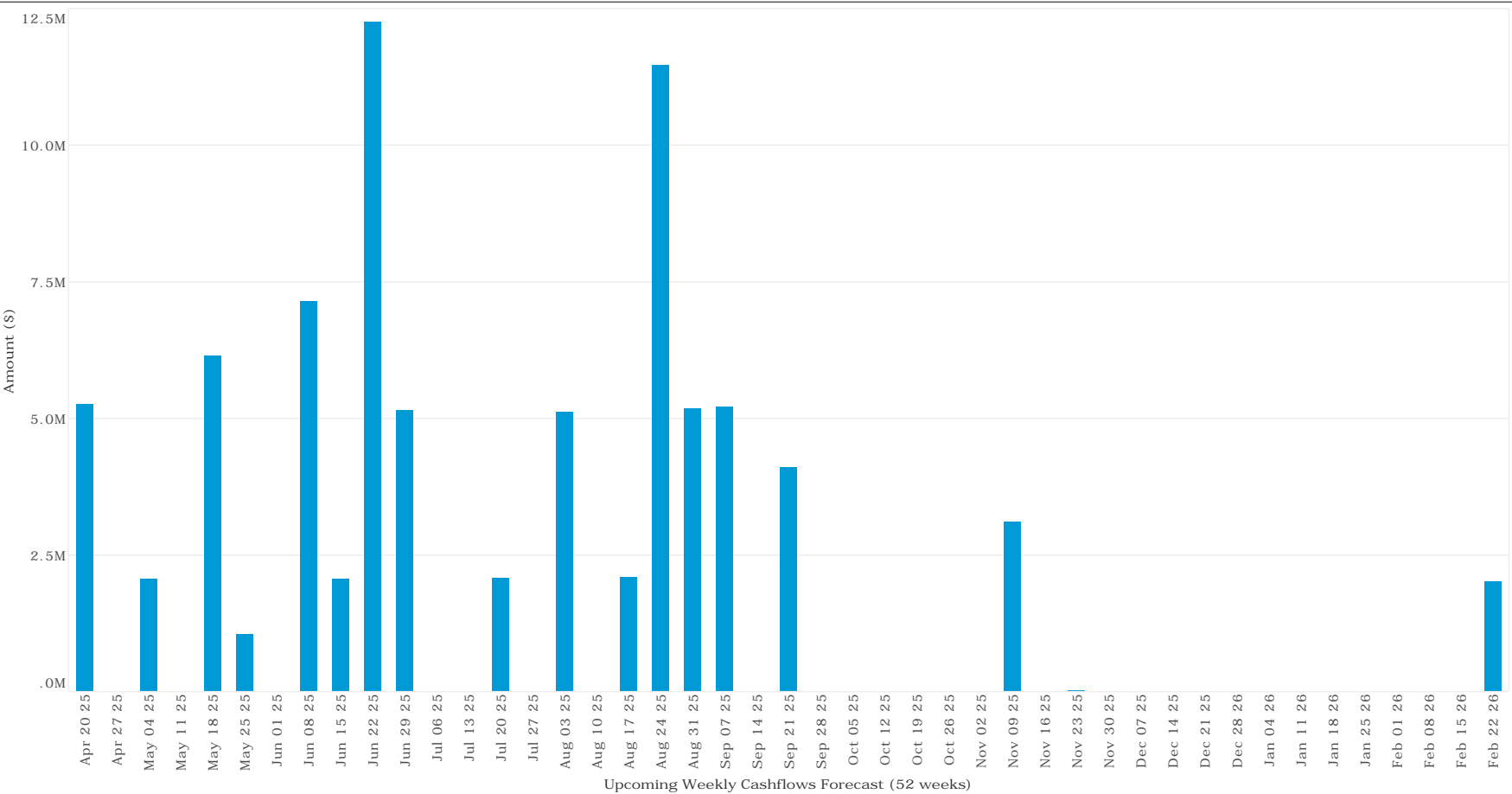
| Date      | Deal No. | Cashflow Counterparty   | Asset Type   | Cashflow Description             | Amount              |
|-----------|----------|-------------------------|--------------|----------------------------------|---------------------|
| 23-Apr-25 | 545033   | National Australia Bank | Term Deposit | Maturity: Face Value             | 5,000,000.00        |
|           |          | National Australia Bank | Term Deposit | Maturity: Interest Received/Paid | 255,000.00          |
|           |          |                         |              | <u>Deal Total</u>                | <u>5,255,000.00</u> |



Lismore City Council  
Cashflows Report - March 2025



| Date | Deal No. | Cashflow Counterparty | Asset Type | Cashflow Description | Amount       |
|------|----------|-----------------------|------------|----------------------|--------------|
|      |          |                       |            | Day Total            | 5,255,000.00 |
|      |          |                       |            | Total for Month      | 5,255,000.00 |



Lismore City Council  
Cashflows Report - March 2025

