

FAR NORTH COAST REGIONAL STRATEGY – SUSTAINABILITY CRITERIA

COMPLIANCE TABLE FOR PINEAPPLE ROAD, LISMORE

Threshold Sustainability Criteria for any proposed development site outside designated areas in regional strategies	Measurable explanation of criteria	Compliance
1. Infrastructure provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way	• Development is consistent with the outcomes of the Far North Coast Regional Strategy, any subregional strategy, regional infrastructure plan and relevant section 117 directions. • The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on Government methodology for determining infrastructure development contributions. • Preparedness to enter into development agreement.	• The majority of the proposed residential land is identified in the Lismore Urban Strategy 2003. • The planning proposal is consistent with relevant FNCRS outcomes, in particular with regard to infrastructure provision. Where more detail is needed, further assessment and studies are required post gateway determination including an infrastructure delivery plan, a traffic management plan and a stormwater management plan. • The proposed residential land is generally free of natural hazards with the exception of small areas of bush fire prone land. • The land is adjacent to existing residential land and in close proximity to all existing services including water, sewer, telecommunications and transport demonstrating consistency with s117 Direction 3.1 Residential Zones. • Local bus services will be able to access the development and opportunities will be provided for walking and cycling, demonstrating consistency with s117 Direction 3.4 Integrating Land Use and Transport. A traffic impact assessment is required post gateway determination. • The planning proposal will assist in achieving the settlement and housing targets set by the FNCRS. • Open space forms part of the planning proposal. A site specific DCP will provide appropriate controls with regard to open space. • Applicable section 94 contributions and section 64 headwork charges will be levied in accordance with Council's s94 Plan and Development Servicing Plan.

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2. Access Accessible transport options for efficient and sustainable travel between home, jobs, services and recreation to be existing or provided	• Accessibility of the area by public transport and/or appropriate road access in terms of: ➢ Location/land use – to existing networks and related activity centres. ➢ Network – the area's potential to be serviced by economically efficient transport services. ➢ Catchment – the area's ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals. • No negative impact on performance of existing subregional road, bus, rail, ferry and freight network.	• The Pineapple Road precinct is strategically located adjacent to the future Northern By-pass which will provide opportunities for improved connectivity with Bangalow Road and the Lismore CBD in addition to providing scope for public transport connectivity. • The land is located within 4 kilometres of the Goonellabah Town Centre which contains supermarkets and specialty shops. The proposed residential land is accessible to health, education, retail, recreation, religious and other services located within Lismore. Close proximity to other regional centres and upgraded highways. • The provision of a roundabout or other intersection treatment in the early stages of the development will enhance traffic flow at the intersection of Pineapple Road, Ballina Road and Oliver Avenue.
3. Housing Diversity Provide a range of housing choices to ensure a broad population can be housed	• Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.	• The planning proposal makes provision for a variety of residential housing options from integrated housing, seniors living self-contained dwellings, single dwelling sites ranging in area in a manner that responds to the topographical characteristics of the land.
4. Employment Lands Provide regional/local employment opportunities to support the Far North Coast's expanding role in wider regional and NSW economies	• Maintain or improve the existing level of subregional employment self-containment. • Meets subregional employment projections. ➢ Employment related land is provided in appropriately zoned areas.	• The proposal is for residential development and does not include any future commercial or industrial land use zones. The location is considered more suitable for residential uses consistent with the surrounding land uses. The precinct provides for the development of an integrated aged care proposal with ancillary services such as a café, hairdresser etc. • It is submitted adequate employment generating lands are identified within the FNCRS, some of which are being

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		rezoned to business or industrial as part of Lismore LEP 2012. Moreover, Lismore City Council is in the preliminary stages of developing a Local Growth Management Strategy which may identify potential future employment lands.
5. Avoidance of Risk Land use conflicts and risks to human health and life, avoided	• No residential development within 1:100 floodplain. • Avoidance of physically constrained land e.g. ➢ High slope. ➢ Highly erodible. • Avoidance of land use conflicts with adjacent existing or future land use as planned under relevant subregional or regional strategy. • Where relevant available safe evacuation route (flood and bush fire).	• The land is not constrained by flood or acid sulfate soils nor is the land in the coastal zone. <u>Land contamination</u> • A preliminary contaminated lands assessment was undertaken as part of the 2006 rural residential rezoning proposal. However, the investigation did not cover the entire Pineapple Road precinct included for residential development as part of this planning proposal. • It is recommended that a contaminated land assessment is undertaken for the entire area proposed for residential zoning post Gateway Determination, prior to the making of the plan. <u>Bush fire</u> • The Pineapple Road precinct is largely cleared of woody vegetation and as such only small areas of the proposed residential land are mapped as bush fire prone land. • Council is required under section 117 of the EP&A Act 1979, Ministerial Direction 4.4 to consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination and prior to undertaking community consultation in satisfaction of section 57 of the EP&A Act, and take into account any comments so made. • The requirements of Planning for Bush Fire Protection 2006 can be satisfied with minimal environmental impact. <u>Buffer areas</u>

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		- Lismore Development Control Plan Chapter 11 – Buffer Areas, recommends that dwelling sites adjoining grazing land shall have a minimum 30m setback in order to minimise potential land use conflicts. The indicative lot layout plan is generally consistent with this requirement. Further refinements may be undertaken at development application stage. - The proposed residential land does not adjoin land currently used for intensive plant agriculture so DCP Chapter 11 horticultural buffer provisions do not apply. <u>Geotechnical</u> - The applicant refers to a geotechnical report prepared by Shaw Urquhart that accompanied a previous rural residential rezoning proposal for the Pineapple Road precinct. This report did not accompany the current planning proposal. - The planning proposal lists recommendations made by Shaw Urquhart including: <i>“it is considered that areas of slopes of 20° or less on the site are suitable for proposed residential development within the constraints outlined in this report. Areas where slopes are steeper than 20° are considered to be unsuitable for residential construction (roads and building envelopes)...”</i> - This planning proposal is for residential use of the land, which is a more intensive form of development compared with the previous proposed rural residential use. Moreover, the development footprint, while similar, is not the same as that of the previous rural residential rezoning application. - It is recommended that a geotechnical report is submitted post gateway determination that reflects the proposed more

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		intensive residential use and addresses existing controls in relation to the slope of the land.
6. Natural Resources Natural resource limits not exceeded/environmental footprint minimised	• Demand for water within infrastructure capacity to supply water and does not place unacceptable pressure on environmental flows. • Demonstrates most efficient/suitable use of land. ➢ Avoids identified significant agricultural land. ➢ Avoids productive resource lands – extractive industries, coal, gas and other mining and quarrying. • Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy – requires demonstration of efficient and sustainable supply solution.	• The Precinct will be capable of being serviced by the reticulated water network supplied by Rous Water. Further consultation with Rous Water will be undertaken post Gateway Determination with the preparation of an Infrastructure Delivery Plan. • The majority of the proposed residential land is not identified as significant farmland under the Northern Rivers Farmland Protection Project 2005. A small section of the land is identified as State Significant Farmland in the south eastern section of the site. This land is identified for future potential urban use in the Lismore Urban Strategy 2003; consequently, the use of the land for residential development is consistent with the recommendations of the Farmland Protection Project. • The land is not zoned or mapped for the purposes of an extractive industry. • The favourable location of the site is such that the use of solar aspect and sea breezes will maximise thermal comfort without unreasonable demands on existing energy infrastructure. • It is recommended that the applicant provide an Infrastructure Delivery Plan post Gateway Determination. This will require discussions with Essential Energy with regards to the supply of electricity.
7. Environmental Protection Protect and enhance biodiversity, air quality, heritage and waterway health	• Consistent with Government approved Regional Conservation Plan (if available). • Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC). This includes regionally significant	• The Planning Proposal is consistent with the outcomes of the Far North Coast Regional Conservation Plan. The proposed residential zone is located well clear of riparian areas and generally clear of isolated areas of regrowth endemic woody vegetation. Development of the site provides an opportunity to rehabilitate the degraded

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	vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats. • Maintain or improve existing environmental condition for air quality. • Maintain or improve existing environmental condition for water quality. ➢ Consistent with community water quality objectives for recreational water use and river health (DEC and CMA). ➢ Consistent with catchment and stormwater management planning (CMA and council). • Protects areas of Aboriginal cultural heritage value (as agreed by DEC).	riparian areas of the site. A flora and fauna assessment is required post Gateway Determination. • Preliminary assessment of the land for European and Aboriginal heritage has been undertaken with no items of significance revealed. It is recommended that a European and Aboriginal heritage assessment is undertaken post Gateway Determination in order to establish consistency with the Regional Conservation Plan. • Stormwater management incorporating water sensitive urban design principles will be used within the development. A stormwater management plan is recommended post Gateway Determination.
8. Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible	• Available and accessible services. ➢ Do adequate services exist? ➢ Are they at capacity or is some capacity available? ➢ Has Government planned and budgeted for further service provision? ➢ Developer funding for required service upgrade/access is available	The development of the site for residential purposes would result in an increase in population in the area. Adequate services exist within the locality as shown below. Lismore provides a wide range of education, health, recreational, legal, religious, retail, cultural and community services which are sufficient to meet the needs of the population increase proposed on the site. Consolidation of urban development within Lismore will reinforce the centre's role as a 'Major Regional Centre' as described in the FNCRS. The area is in close proximity to the following services: • Goonellabah Town Centre, including Sports and Aquatic Centre (3km). • Lismore Base Hospital (6km) and St Vincent's Hospital (8km). • Schools: 7 high schools, six in the Lismore urban area;

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		numerous primary schools. • Southern Cross University (5km). • Lismore CBD and regional retail and banking facilities, industrial centres, professional services, churches (10km). • Sports fields/recreation facilities including soccer, rugby league, netball, tennis, rugby union, swimming, roller skating, PCYC, Marshall arts academy, golf course, shooting, ten pin bowling, lawn bowls, cinemas, (10km) • Goonellabah Medical Centre (3km). • Neighbourhood Shopping Centre (2km).