

Appendix A - Urban growth area variation principles

Urban Growth Area Variation Principles

Council response

Policy	<p>The variation needs to be consistent with the objectives and outcomes in the <i>North Coast Regional Plan 2036</i> and any relevant Section 117 Directions and State Environmental Planning Policies, and should consider the intent of any applicable local growth management strategy.</p>	<p>The subject site is not identified in the Lismore Growth Management Strategy, however the Planning Proposal is consistent with the Imagine Lismore Community Strategic Plan 2012-2027 objective 'Our community has access to essential services' and strategy that Council:</p> <p><i>Provide suitable and well-planned cemeteries, chapel and crematorium services.</i></p> <p>This Planning Proposal will assist Council provide crematorium services in the long term by provision of suitably zoned and classified land.</p> <p>Attachment 3 of the Planning Proposal addresses compliance with relevant SEPPS.</p> <p>Attachment 4 of the Planning Proposal addresses compliance with Section 9.1 Ministerial Directions.</p>
Infrastructure	<p>The variation needs to consider the use of committed and planned major transport, water and sewerage infrastructure, and have no cost to government.</p> <p>The variation should only be permitted if adequate and cost-effective infrastructure can be provided to match the expected population.</p>	<p>The future development of the subject site for the expansion of the Lismore Crematorium is a logical extension of the current facility and is a cost effective long term strategy in regard to infrastructure for Council in fulfilling its responsibility for providing crematorium services to the community.</p>
Environmental and farmland protection	<p>The variation should avoid areas:</p> <ul style="list-style-type: none"> • of high environmental or heritage value; and • mapped as important farmland, unless consistent with the interim variation criteria prior to finalising the farmland mapping review. 	<p>The land subject to this Planning Proposal contains high conservation vegetation including small areas of koala habitat, habitat for threatened species and riparian rainforest.</p> <p>The Planning Proposal recommends the application of Zone E2 Environmental Conservation to the riparian rainforest area adjacent to Tucki Creek, based on the Department of Planning criteria outlined in the Northern Councils E Zone Review.</p>

		The site is mapped as containing both State and Regionally Significant Farmland according to the Northern Rivers Farmland Protection Project 2005. However, the land has been developed for rural residential and its constraints and ownership by Council preclude its use for productive agriculture.
Land use conflict	The variation must be appropriately separated from incompatible land uses, including agricultural activities, sewage treatment plants, waste facilities and productive resource lands.	The potential for land use conflict is very minor as surrounding land is vegetated forest to the south and the existing cemetery north of the subject site.
Avoiding risk	<p>The variation must avoid physically constrained land identified as:</p> <ul style="list-style-type: none"> • flood prone; • bushfire-prone; • highly erodible; • having a severe slope; and • having acid sulfate soils. 	<p>The land is bushfire prone with vegetation identified as Category 1 and 2. The Planning Proposal will be referred to the RFS for specialist advice prior to community consultation occurring.</p> <p>The subject site is not: Flood prone Highly erodible Affected by severe slopes or acid sulfate soils</p>
Heritage	The variation must protect and manage Aboriginal and non-Aboriginal heritage.	No areas of Aboriginal or historic heritage significance have been identified.
Coastal area	Only minor and contiguous variations to urban growth areas in the coastal area will be considered due to its environmental sensitivity and the range of land uses competing for this limited area.	Not applicable – subject land is not in a Coastal area

Appendix B - Important farmland interim variation criteria

Land may be suitable for uses other than farmland if:

Council response

Agricultural capability	The land is isolated from other important farmland and is not capable of supporting sustainable agricultural production.	The land has already been developed for rural residential purposes and its riparian rainforest areas and ownership by Council precludes its use for productive agriculture.
Land use conflict	The land use does not increase the likelihood of conflict and does not impact on current or future agricultural activities in the locality.	The potential for land use conflict is very minor as surrounding land is vegetated forest to the south and the

		existing cemetery north of the subject site.
Infrastructure	The delivery of infrastructure (utilities, transport, open space, communications and stormwater) required to service the land is physically and economically feasible at no cost to State and Local Government.	The future development of the subject site for the expansion of the Lismore Crematorium is a logical extension of the current facility and is a cost effective long term strategy in regard to infrastructure for Council in fulfilling its responsibility for providing crematorium services to the community.
Environment and heritage	The proposed land uses do not have an adverse impact on areas of high environmental value, and Aboriginal or historic heritage significance.	<p>The land subject to this Planning Proposal contains high conservation vegetation including small areas of koala habitat, habitat for threatened species and riparian rainforest.</p> <p>The Planning Proposal recommends the application of Zone E2 Environmental Conservation to the riparian rainforest area adjacent to Tucki Creek which will limit any development and protect this area.</p> <p>No areas of Aboriginal or historic heritage significance have been identified.</p>
Avoiding risk	<p>Risks associated with physically constrained land are identified and avoided, including:</p> <ul style="list-style-type: none"> • flood prone; • bushfire-prone; • highly erodible; • severe slope; and • acid sulfate soils. 	<p>The land is bushfire prone with vegetation identified as Category 1 and 2. The Planning Proposal will be referred to the RFS for specialist advice prior to community consultation occurring.</p> <p>The subject site is not: Flood prone Highly erodible Affected by severe slopes or acid sulfate soils</p>