

# Planning Proposal

## **Rural and Nature Based Tourism Development**

December 2018



# TABLE OF CONTENTS

|   |   |
|---|---|
| Part 1 – Objectives or Intended Outcomes.....                 | 2 |
| Site Context and Setting .....                                | 2 |
| Part 2 – Explanation of Provisions.....                       | 2 |
| Part 3 – Justification .....                                  | 4 |
| Section A – Need for the Planning Proposal .....              | 4 |
| Section B – Relationship to Strategic Planning Framework..... | 4 |
| Section C – Environmental, Social and Economic Impact .....   | 5 |
| Section D – State and Commonwealth Interests .....            | 5 |
| Part 4 – Mapping .....  | 6 |
| Part 5 – Community Consultation .....                         | 6 |
| Part 6 – Project Timeline .....                               | 6 |
| Conclusion.....   | 7 |

## TABLES

- Table 1: Assessment of Planning Proposal's Compliance with State Environmental Planning Policies
- Table 2: Assessment of Planning Proposal's Compliance with Section 9.1 Directions
- Table 3: North Coast Regional Plan 2036 Compliance Table

## Part 1 – Objectives or Intended Outcomes

The objectives of this Planning Proposal are to:

- enable rural tourist development that falls outside the existing restrictive Lismore LEP 2012 definitions of Eco Tourist Facility and Farm Stay Accommodation
- ensure that rural tourism development is small scale and low impact and does not adversely impact agricultural production or the scenic or environmental values of the land

These objectives will be achieved through an amendment to the *Lismore Local Environmental Plan (LEP) 2012*. The proposed new LEP Clause 6.11 Rural and Nature-based tourism development is included in Part 2.

### Site Context and Setting

The Planning Proposal will facilitate a broader range and type of rural tourism developments that are currently prohibited by virtue of these developments being unable to satisfy the relatively restrictive LEP definitions of either Eco Tourist Facility (and the associated LEP Clause 5.13) or Farm Stay Accommodation (and the associated LEP Clause 5.4).

The new LEP Clause 6.11 will apply to land within Zone RU1 Primary Production and Zone RU2 Rural Landscape throughout the entire Local Government Area.

## Part 2 – Explanation of Provisions

The objectives of the LEP Amendment will be achieved by:

1. amending the Land Use Table for Zone RU1 Primary Production to:

- omit Bed and Breakfast Accommodation and Farm Stay Accommodation from item 3 (Permitted with Consent)
- insert the term Tourist and Visitor Accommodation to item 3 (Permitted with Consent)
- insert the terms Backpackers accommodation, Hotel or Motel Accommodation and Serviced Apartments to item 4 (Prohibited)

2. inserting the following LEP Clause 6.11 in Part 6 of the Additional Local Provisions:

### Rural and nature-based tourism development

- (1) The objective of this clause is to ensure that tourism development in rural and natural areas is small scale and does not adversely impact on the agricultural production, scenic or environmental values of the land.
- (2) This clause applies to land in the following zones:
  - (a) Zone RU1 Primary Production,
  - (b) Zone RU2 Rural Landscape.
- (3) Development consent must not be granted to tourism development on land to which this clause applies unless the consent authority is satisfied that:
  - (a) there is, or will be, adequate vehicular access to and from a road, other than a classified road, taking into account the scale of the development proposed, and
  - (b) the development is small scale and low impact, and
  - (c) the development is complementary to the rural or environmental attributes of the land and its surrounds, and
  - (d) the development is designed, sited and will be managed to minimise any adverse impact on agricultural production, amenity or significant features of the natural environment.

- (4) Development consent must not be granted to development for the purpose of tourism development on land to which this clause applies unless:
- (a) a lawfully erected dwelling house or dual occupancy is situated on the land, or
  - (b) a dwelling house may be erected on the land under this Plan.
- (5) Development consent must not be granted to development under subclause (4) if the development:
- (a) includes an ancillary caretaker's or manager's residence, or
  - (b) is for the purpose of more than 1 bed and breakfast accommodation.
- (6) In this clause:
- small scale** means a scale that is small enough to be generally managed and operated by the principal owner living on the property.
- tourism development** includes, but is not necessarily limited to, development for any of the following purposes:
- (a) bed and breakfast accommodation,
  - (b) camping grounds,
  - (c) caravan parks,
  - (d) cellar door premises,
  - (e) eco-tourist facilities,
  - (f) farm stay accommodation
  - (g) home industries that provide services, or the sale of goods, on site to visitors,
  - (h) information and education facilities,
  - (i) kiosks,
  - (j) restaurants or cafes,
  - (k) rural industries that provide services, or the sale of goods, on site to visitors

## **Part 3 – Justification**

### **Section A – Need for the Planning Proposal**

There is a need for the Planning Proposal to respond to sustained demand for rural tourist development that does not currently fit into the current restrictive LEP definitions of Eco Tourist Facility or Farm Stay Accommodation.

#### **Q1. Is the planning proposal a result of any strategic study or report?**

No, the Planning Proposal is the result of the introduction of the new Lismore Local Environmental Plan in 2012 which imposed stricter limitations on rural tourism development. The previous LEP 2000 contained a broad definition of rural tourist facility that allowed a diverse range of rural tourism developments without the requirement for the development to be linked to a working farm or land with ecological significance.

#### **Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The Planning Proposal that introduces a new Clause 6.11 Rural and nature-based tourism development and amends the zone table for Zone RU1 Primary Production is the only way to achieve the objective of allowing a broader range and type of tourism developments that are currently prohibited under LEP 2012.

### **Section B – Relationship to Strategic Planning Framework**

#### **Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?**

This Planning Proposal is consistent with Direction 8 ‘Promote the growth of tourism’ of the North Coast Regional Plan (NCRP) 2036 that supports opportunities to expand nature-based tourism. The Regional Plan emphasises that ‘eco-tourism and nature-based tourism should only be located where a long-term, beneficial and sustainable relationship with the environment can be established’.

In particular, this Planning Proposal is directly relevant to Action 8.2 of the NCRP: “Facilitate tourism and visitor accommodation and supporting land uses in coastal and rural hinterland locations through local growth management strategies and local environmental plans”.

The Local Government Narrative section of the NCRP that focuses on the Lismore LGA outlines one of the regional priorities to be the identification of “opportunities to expand nature-based, adventure and cultural tourism places and enhance visitor experiences associated with areas such as the Gondwana Rainforests and Border Ranges”.

This Planning Proposal will assist in implementing these NCRP objectives.

#### **Q4. Is the planning proposal consistent with a council’s local strategy or other local strategic plan?**

The Planning Proposal is consistent with the Imagine Lismore Delivery Program 2017-2021 objective D2 ‘Our built environment is managed and enhanced to meet the needs of our growing community’ and D3 ‘Our land-use planning caters for all sections of the community’.

More specifically the Planning Proposal corresponds directly to the following strategies:

- D2.1.1 Monitor and review the Lismore Development Control Plan to include contemporary controls that will result in development that improves the local area

- D3.2.1 'Monitor the Local Environmental Plan and amend as required in response to community and development industry needs'.

**Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The Planning Proposal is consistent with applicable State Environmental Planning Policies (SEPP's). Refer to the checklist against these SEPP's provided at Table 1.

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?**

The Planning Proposal is consistent with most Section 9.1 Directions. Where inconsistencies occur, they can be justified. Refer to the checklist against these Directions provided at Table 2.

**Section C – Environmental, Social and Economic Impact**

**Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

It is not expected that this Planning Proposal result in any adverse impacts on critical habitat or threatened species, populations or ecological communities or their habitats. Any potential impacts will be assessed as part of the development approval process.

The guiding principles for the proposed LEP Clause 6.11 are that the tourism development is small scale and low impact in order to minimise any adverse impacts on the natural environment. Therefore, all future development applications will be assessed against these principles in addition to meeting the development controls of the proposed new Development Control Plan Chapter 4 Rural Tourist Accommodation. This DCP Chapter requires that development applications be accompanied by an ecological assessment (where relevant) to determine impacts, and avoid or mitigate if necessary.

**Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

On a broad level, other likely environmental issues that affect land across the Lismore LGA include bushfire hazard, steep lands, mass movement, regionally or State significant agricultural land, acid sulfate soils and flooding.

These environmental issues are addressed on a case-by-case basis where relevant through the development assessment process.

**Q9. Has the planning proposal adequately addressed any social and economic effects?**

It is expected that the Planning Proposal will facilitate increased levels of rural tourist development in the Lismore LGA which has the potential for positive economic impacts to flow onto employment in the local tourism and hospitality sectors.

It is not predicted that this Planning Proposal will have any adverse social or economic impacts on the community.

**Section D – State and Commonwealth Interests**

**Q10. Is there adequate public infrastructure for the planning proposal?**

Through the development application process, proponents will need to demonstrate that road infrastructure is adequate or can be made adequate for predicted traffic volumes by complying with the development controls outlined in the proposed new Chapter 4 of the DCP. Other public infrastructure such as electricity, telecommunications and water will be assessed on a site-by-site basis.

A section 94 contributions plan for Lismore LGA was adopted by Council in 2014 and is available on its website. Contributions for public infrastructure will apply to new rural tourist developments.

**Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

It is not expected that any Commonwealth authorities would have an interest in the content of this Planning Proposal.

It is proposed that the authorities listed below are consulted in relation to this Planning Proposal, and that this consultation is undertaken concurrent with public exhibition:

- Rural Fire Service,
- Department of Primary Industries,
- Office of Environment and Heritage, and
- Ngulingah LALC

## **Part 4 – Mapping**

The planning proposal does not involve any amendments to the Lismore LEP 2012 maps.

## **Part 5 – Community Consultation**

Council will commence community consultation post-Gateway Determination. For the purposes of public notification, Council considers that a twenty-eight (28) day public exhibition period is appropriate. Notification of the exhibited Planning Proposal will include:

- A newspaper advertisement (Local Matters) that circulates in the area affected by the Planning Proposal,
- The web site of Lismore City Council and the Department of Planning and Environment,

The written notice will:

- Provide a brief description of the objectives or intended outcomes of the Planning Proposal,
- Indicate the land that is the subject of the Planning Proposal,
- State where and when the Planning Proposal can be inspected,
- Provide detail that will enable members of the community to make a submission.

Exhibition Material:

- The Planning Proposal, in the form approved for community consultation by the Director General of the Department of Planning and Environment, and
- The Gateway Determination.

The Gateway Determination will confirm the public consultation requirements.

## **Part 6 – Project Timeline**

- Report to Council – **December 2018**
- Gateway determination – **January to February 2019**
- Timeframe for government agency consultation and public consultation – **March to April 2019**
- Timeframe for consideration of submissions – **May 2019**
- Timeframe for consideration of the Planning Proposal, post-exhibition, by Council – **June 2019**
- Date of submission to the Department to finalise the LEP – **July 2019**
- Anticipated date for plan making – **August 2019**

## **Conclusion**

This Planning Proposal seeks to amend Lismore LEP 2012 to enable a broader range of rural tourist development than that which is currently permitted under the current LEP. The objective of the Planning Proposal is to ensure that rural tourism development is small scale and low impact without adverse impacts on agricultural production or environmental values.

An assessment of the Planning Proposal indicates that it is consistent with relevant SEPPs and most of the relevant s 9.1 Directions with inconsistencies being justified. It is consistent with the regional priorities to expand nature based tourism that are outlined in the North Coast Regional Plan 2036 and the objectives of the Imagine Lismore Strategic Plan 2017-2021 to contemporise the DCP and amend the LEP in response to community needs.

There is sufficient information to enable Council to support the Planning Proposal and forward it to the Department of Planning and Environment for its consideration and Gateway Determination.



**TABLE 1 – COMPLIANCE WITH STATE ENVIRONMENTAL PLANNING POLICIES**

| <b>State Environmental Planning Policy</b> | <b>Requirements</b>   | <b>Compliance</b>  |
|--|---|--|
| SEPP 44 – Koala Habitat Protection         | <p>3 Aims, objectives etc</p> <p>(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and</p> <p>(b) by encouraging the identification of areas of core koala habitat, and</p> <p>(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.</p> | Any impacts on core koala habitat will be determined appropriately when a DA is assessed for a rural tourist development.  |
| SEPP 55 – Remediation of Land              | 6 Contamination and remediation to be considered in zoning or rezoning proposal.  | This Planning Proposal is not rezoning land. Any potential land contamination issues can be dealt with as part of the DA process.  |
| SEPP (Rural Lands) 2008                    | <p>Consistency with the following:</p> <p>7 Rural Planning Principles</p> <p>8 Rural Subdivision Principles</p>   | <p>Consistent.</p> <p>The proposed new LEP Clause 6.11 stipulates that tourism development in rural areas does not adversely impact on agricultural production. All future development applications will be assessed against this objective.</p> |
| SEPP (Coastal Management)                  | Not applicable  | At the development approval stage, it will be determined if the DA has any impact on coastal wetlands and coastal environment areas.   |

**TABLE 2 – COMPLIANCE WITH SECTION 9.1 MINISTERIAL DIRECTIONS**

| <b>Ministerial Directions</b>   | <b>Requirements</b>   | <b>Compliance</b>  |
|---|---|--|
| <b>1. Employment and Resources</b>  |   |  |
| 1.1 Business and Industrial Zones   | 4(b) Retain the areas and locations of existing business and industrial zones.  | Not applicable   |
| 1.2 Rural Zones   | (4) A draft LEP shall:<br>(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.<br>(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). | This Planning Proposal does not involve the rezoning of land.<br><br>The proposed new LEP Clause 6.11 may increase the permissible density of land within a rural zone, however, it is expected that any new development will be small scale and low impact. Development controls that limit the density and scale of development are proposed to be introduced in an associated new DCP Chapter 4 on Rural Tourist Accommodation. |
| 1.5 Rural Lands   | The planning proposal must be consistent with the Rural Planning Principles and the Rural Subdivision Principles listed in SEPP (Rural Lands) 2008.   | Not applicable - this Planning Proposal does not change the zoning or minimum lot size of land.  |
| <b>2. Environment and Heritage</b>  |   |  |
| 2.1 Environment Protection Zones  | Must include provisions that facilitate the protection and conservation of environmentally sensitive areas.<br><br>Must not reduce protection standards for environmental protection zones.   | This Planning Proposal does not seek to rezone land.   |
| 2.2 Coastal Protection  | Not applicable  | Not applicable   |
| 2.3 Heritage Conservation   | Planning proposal must incorporate provisions that facilitate the conservation of European and Aboriginal heritage items or places.   | Not applicable   |
| 2.4 Recreation Vehicle Areas  | Not applicable  | Not applicable   |
| 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs | A Planning Proposal that introduces an E2 Environmental Conservation zone must be consistent with the Northern Councils E Zone Review Final Recommendations   | Not applicable – this Planning Proposal does not introduce Environmental zones.  |
| <b>3. Housing, Infrastructure and Urban Development</b>                               |   |  |

| <b>Ministerial Directions</b>                   | <b>Requirements</b>   | <b>Compliance</b>  |
|---|---|--|
| 3.1 Residential Zones                           | The planning proposal must: <ul style="list-style-type: none"> <li>• Broaden the choice of housing types and locations.</li> <li>• Make efficient use of existing infrastructure and services.</li> <li>• Reduce consumption of land.</li> <li>• Housing of good design.</li> <li>• Residential development not permitted until land is adequately serviced.</li> <li>• Not contain provisions that will reduce residential density.</li> </ul> | Not applicable – this Planning Proposal introduces a new Clause 6.11 which is only applicable to Zone RU1 – Primary Production and Zone RU2 Rural Landscape.   |
| 3.2 Caravan Parks and Manufactured Home Estates | <ul style="list-style-type: none"> <li>• Retain provisions that permit development of caravan parks.</li> <li>• Appropriate zone for existing caravan parks.</li> </ul>   | Not applicable   |
| 3.3 Home Occupations                            | The planning proposal must permit home occupations in dwelling houses without development consent.  | Not applicable   |
| 3.4 Integrating Land Use and Transport          | A planning proposal must locate zones for urban purposes that give effect to: <ul style="list-style-type: none"> <li>• Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</li> <li>• The Right Place for Business and Services – Planning Policy (DUAP 2001)</li> </ul>  | Not applicable   |
| 3.5 Development Near Licensed Aerodromes        | Not applicable  | Not applicable   |
| 3.6 Shooting Ranges                             | Not applicable  | Not applicable   |
| <b>4. Hazard and Risk</b>                       |   |  |
| 4.1 Acid Sulfate Soils                          | (6) A council shall not prepare a draft LEP that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Map unless the council has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.  | The Planning Proposal will not necessarily lead to increased development on land identified on the Acid Sulfate Soil maps. This issue will be dealt with at the development application stage if relevant. |
| 4.2 Mine Subsidence and Unstable Land           | <ul style="list-style-type: none"> <li>• Applies to mine subsidence areas</li> </ul>  | Not applicable   |

| Ministerial Directions               | Requirements   | Compliance  |
|--------------------------------------|--|---|
|                                      | <ul style="list-style-type: none"> <li>Applies to areas identified as unstable</li> </ul>  | <p>The planning proposal does not involve mine subsidence areas or areas identified as unstable.</p>  |
| 4.3 Flood Prone Land                 | <p>A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.</p> <p>A draft LEP shall not contain provisions that apply to the flood planning areas which:</p> <ul style="list-style-type: none"> <li>(a) permit development in floodway areas,</li> <li>(b) permit development that will result in significant flood impacts to other properties,</li> <li>(c) permit a significant increase in the development of that land,</li> <li>(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</li> <li>(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.</li> </ul> | <p>This Planning Proposal does not propose to rezone land.</p> <p>While this Planning Proposal introduces a planning provision that is applicable to the entire LGA, flood risk and impacts will be assessed at the development application stage where relevant.</p> |
| 4.4 Planning for Bushfire Protection | <p>A planning proposal in bush fire prone land:</p> <ul style="list-style-type: none"> <li>Is to be referred to the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination prior to community consultation.</li> <li>Have regard to Planning for Bush Fire Protection 2006.</li> <li>Restrict inappropriate development from hazardous areas.</li> </ul>  | <p>Consistent.</p> <p>This direction requires Council to consult with the Rural Fire Service following a Gateway Determination being issued and prior to community consultation occurring.</p>  |

| Ministerial Directions   | Requirements  | Compliance   |
|--|---|--|
|  | <ul style="list-style-type: none"> <li>Ensure bush fire hazard reduction is not prohibited within the APZ.</li> </ul>   |  |
| <b>5. Regional Planning</b>  |   |  |
| 5.1 Implementation of Regional Strategies                                    | <ul style="list-style-type: none"> <li>The planning proposal must be consistent with the Far North Coast Regional Strategy.</li> </ul>  | Consistent.<br>The planning proposal is consistent with the regional priority of the North Coast Regional Plan 2036 with regard to identifying 'opportunities to expand nature-based, adventure and cultural tourism places' in the Lismore LGA. |
| 5.2 Sydney Drinking Water Catchments   | Not applicable  | Not applicable   |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast   | <ul style="list-style-type: none"> <li>The planning proposal must not rezone land mapped as State or regionally significant farmland under the Northern Rivers Farmland Protection Project.</li> </ul>  | Not applicable – this Planning Proposal does not rezone land.  |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | Not applicable  | Not applicable   |
| 5.8 Second Sydney Airport: Badgerys Creek                                    | Not applicable  | Not applicable   |
| 5.9 North West Rail Link Corridor Strategy                                   | Not applicable  | Not applicable   |
| <b>6. Local Plan Making</b>  |   |  |
| 6.1 Approval and Referral Requirements                                       | <ul style="list-style-type: none"> <li>A planning proposal should not contain provisions requiring concurrence, consultation or referral of a Minister or public authority without approval from the relevant Minister or public authority; and the Director General of Department of Planning &amp; Environment (DP&amp;E).</li> <li>Not identify development as designated development unless justified.</li> </ul> | Consistent<br><br><ul style="list-style-type: none"> <li>The planning proposal does not introduce concurrence, consultation or referral requirements.</li> </ul>   |
| 6.2 Reserving Land for Public Purposes                                       | <ul style="list-style-type: none"> <li>A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without approval of the relevant public authority and the Director General of DP&amp;E.</li> </ul>   | The Planning Proposal does not rezone land or reserve land for public purposes.  |

| <b>Ministerial Directions</b>                   | <b>Requirements</b>  | <b>Compliance</b> |
|---|--|-------------------|
| 6.3 Site Specific Provisions                    | <ul style="list-style-type: none"> <li>A planning proposal to allow a particular land use (residential development) must rezone the site to an existing zone already applying to the LEP that allows the land use, without additional development standards to those already in use in that zone.</li> </ul> | Not applicable    |
| <b>7. Metropolitan Planning</b>                 |  |                   |
| 7.1 Implementation of the Metropolitan Strategy | Not applicable   | Not applicable    |

### Attachment 3 – North Coast Regional Plan 2036 Compliance Table

| Action   | Requirement  | Compliance  |
|--|--|---|
| <b>Direction 1: Deliver environmentally sustainable growth</b>                               |  |   |
| 1.1  | Urban development in mapped areas.   | N/A   |
| 1.2  | Review mapped areas for high environmental value.  | N/A   |
| 1.3  | Identify residential, commercial or industrial uses in GMS.  | N/A   |
| 1.4  | Prepare land release criteria to assess appropriate locations for future urban growth.                     | N/A   |
| <b>Direction 2: Enhance biodiversity, coastal and aquatic habitats, and water catchments</b> |  |   |
| 2.1  | Implement the 'avoid, minimise, offset' hierarchy to biodiversity.   | The main objective of the new Clause 6.11 is to ensure rural tourism development does not adversely impact the environment. |
| 2.2  | Ensure local plans manage marine environments, water catchment areas and groundwater sources.              | N/A   |
| <b>Direction 3: Manage natural hazards and climate change</b>                                |  |   |
| 3.1  | Reduce the risk from natural hazards by identifying, avoiding and managing                                 | N/A   |
| 3.2  | Review flood risk, bushfire and coastal management mapping.  | N/A   |
| 3.3  | Use latest knowledge on regional climate projections for new urban development.                            | N/A   |
| <b>Direction 4: Promote renewable energy opportunities</b>                                   |  |   |
| 4.1  | Identifying renewable energy resource precincts and infrastructure corridors.                              | N/A   |
| 4.2  | Enable appropriate smaller-scale renewable energy projects   | N/A   |
| 4.3  | Promote appropriate smaller and community-scale renewable energy projects.                                 | N/A   |
| <b>Direction 5: Strengthen communities of interest and cross-regional relationships</b>      |  |   |
| 5.1  | Collaborate on regional and intra-regional housing and employment land delivery, and industry development. | N/A   |
| 5.2  | Integrate cross-border land use planning between NSW and SE Qld.   | N/A   |
| 5.2  | Cooperation and land use planning between the City of Gold Coast and Tweed Shire Council.                  | N/A   |
| 5.4  | Prepare a regional economic development strategy.  | N/A   |
| <b>Direction 6: Develop successful centres of employment</b>                                 |  |   |

| Action  | Requirement  | Compliance   |
|---|--|--|
| 6.1   | Facilitate economic activity around industry anchors by considering new infrastructure needs & encourage clusters of related activity. | N/A  |
| 6.2   | Flexible planning controls, business park development opportunities and opportunities for start-up industries.                         | N/A  |
| 6.3   | Reinforce centres through LGMS and LEP as primary mixed-use locations  | N/A  |
| 6.4   | Focus commercial activities in existing centres; place-making focused planning   | N/A  |
| 6.5   | Appropriate mix of land uses; prevent encroachment of sensitive uses on employment land  | N/A  |
| 6.6   | Deliver employment land through LGMS and LEP   | N/A  |
| 6.7   | Ensure employment land delivery is maintained through an annual North Coast Housing and Land Monitor.                                  | N/A  |
| <b>Direction 7: Coordinate the growth of regional cities</b>              |  |  |
| 7.1   | Prepare action plans for regional cities   | N/A  |
| <b>Direction 8: Promote the growth of tourism</b>                         |  |  |
| 8.1   | Facilitate appropriate large-scale tourism developments in prime tourism development areas.  | N/A – Lismore LGA is not identified as a prime tourism development area  |
| 8.2   | Facilitate tourism and visitor accommodation and supporting land uses in coastal and rural hinterland locations through LGMS and LEP.  | Consistent – the proposed new LEP Clause 6.11 is expected to facilitate increased tourism and visitor accommodation development that is small scale and low impact in rural hinterland locations.                      |
| 8.3   | Prepare destination management plans or other tourism focused strategies.  | N/A  |
| 8.4   | Promote opportunities to expand visitation to regionally significant nature-based tourism places.                                      | The proposed new LEP Clause 6.11 is expected to facilitate increased visitation to regionally significant nature-based tourism places in close proximity to the Border Ranges and Wollumbin-Mt Warning National Parks. |
| 8.5   | Preserve the region's existing tourist and visitor accommodation.  | N/A  |
| <b>Direction 9: Strengthen regionally significant transport corridors</b> |  |  |
| 9.1   | Encouraging business and employment activities that leverage major transport connections.  | N/A  |
| 9.2   | Minimise impact of development on regionally significant transport infrastructure.   | N/A  |
| 9.3   | Ensure the effective management of the State and regional road network.  | N/A  |



| Action  | Requirement   | Compliance |
|---|---|------------|
| <b>Direction 10: Facilitate air, rail and public transport infrastructure</b>               |   |            |
| 10.1  | Deliver airport precinct plans that maximise potential of value-adding industries close to airports.  | N/A        |
| 10.2  | Consider airport-related employment/precincts that capitalise on future expanded Gold Coast Airport.  | N/A        |
| 10.3  | Protect the North Coast Rail Line and high-speed rail corridor.   | N/A        |
| 10.4  | Provide public transport where urban area has potential to generate sufficient demand.  | N/A        |
| 10.5  | Deliver a safe and efficient transport network to serve future release areas.   | N/A        |
| <b>Direction 11: Protect and enhance productive agricultural lands</b>                      |   |            |
| 11.1  | Direct urban and rural residential development away from important farmland. Support existing and small-lot primary production.               | N/A        |
| 11.2  | Update the Northern Rivers Farmland Protection Project (2005).  | N/A        |
| 11.3  | Identify and protect intensive agriculture clusters in local plans.   | N/A        |
| 11.4  | Encourage commercial/tourist/recreation that complements/promotes agricultural sector.  | N/A        |
| 11.5  | Address sector-specific considerations for agricultural industries through local plans.   | N/A        |
| <b>Direction 12: Grow agribusiness across the region</b>                                    |   |            |
| 12.1  | Promote the expansion agribusiness in LGMS and LEPs.  | N/A        |
| 12.2  | Encourage the co-location of intensive primary industries and compatible processing activities.   | N/A        |
| 12.3  | Leverage proximity from the Gold Coast and Brisbane West Wellcamp airports for agribusiness.  | N/A        |
| 12.4  | Facilitate investment in the agricultural supply chain.   | N/A        |
| <b>Direction 13: Sustainably manage natural resources</b>                                   |   |            |
| 13.1  | Locate sensitive development eg residential away from region's natural mineral and forestry resources.  | N/A        |
| 13.2  | Plan for the ongoing use of lands with regionally significant construction material resources.  | N/A        |
| <b>Direction 14: Provide great places to live and work</b>                                  |   |            |
| 14.1  | Prepare precinct plans in growth areas or centres bypassed by the Pacific Highway. Establish appropriate zoning, development standards & S94. | N/A        |
| 14.2  | Deliver precinct plans that are consistent with the Precinct Plan Guidelines (Appendix C).  | N/A        |
| <b>Direction 15: Develop healthy, safe, socially engaged and well-connected communities</b> |   |            |

| Action  | Requirement  | Compliance |
|---|--|------------|
| 15.1  | Deliver guidelines for healthy built environments.   | N/A        |
| 15.2  | Facilitate more recreational walking and cycling paths.  | N/A        |
| 15.3  | Implement actions and invest in boating infrastructure priorities.   | N/A        |
| 15.4  | Create socially inclusive communities.   | N/A        |
| 15.5  | Deliver CPTED.   | N/A        |
| <b>Direction 16: Collaborate and partner with Aboriginal communities</b>                |  |            |
| 16.1  | Develop partnerships with Aboriginal communities to facilitate engagement during the planning process.         | N/A        |
| 16.2  | Engage with Aboriginal communities with preparation of LGMS and LEP.   | N/A        |
| <b>Direction 17: Increase the economic self-determination of Aboriginal communities</b> |  |            |
| 17.1  | Deliver opportunities to increase the economic independence of Aboriginal communities.                         | N/A        |
| 17.2  | Foster closer cooperation with LALC.   | N/A        |
| 17.3  | Identify priority sites with economic development potential that LALC may wish to investigate.                 | N/A        |
| <b>Direction 18: Respect and protect the North Coast's Aboriginal Heritage</b>          |  |            |
| 18.1  | Ensure Aboriginal objects and places are protected, managed and respected.                                     | N/A        |
| 18.2  | Undertake Aboriginal cultural heritage assessments to inform planning and development proposals.               | N/A        |
| 18.3  | Adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage.              | N/A        |
| 18.4  | Prepare maps to identify sites of Aboriginal heritage in 'investigation' areas to protect Aboriginal heritage. | N/A        |
| <b>Direction 19: Protect historic heritage</b>  |  |            |
| 19.1  | Ensure best-practice guidelines are considered when assessing heritage significance.                           | N/A        |
| 19.2  | Prepare, review and update heritage studies and include appropriate local planning controls.                   | N/A        |
| 19.3  | Deliver the adaptive or sympathetic use of heritage items and assets.  | N/A        |
| <b>Direction 20: Maintain the region's distinctive built character</b>                  |  |            |
| 20.1  | Development consistent with the North Coast Urban Design Guidelines (2009).                                    | N/A        |
| 20.2  | Review the North Coast Urban Design Guidelines (2009).   | N/A        |
| <b>Direction 21: Coordinate local infrastructure delivery</b>                           |  |            |
| 21.1  | Undertake detailed infrastructure service planning to support proposals for new major release areas.           | N/A        |
| 21.2  | Maximise the cost-effective and efficient use of infrastructure.   | N/A        |
| <b>Direction 22: Deliver greater housing supply</b>                                     |  |            |

| Action  | Requirement  | Compliance |
|---|--|------------|
| 22.1  | Deliver an appropriate supply of residential land within LGMS and local plans.   | N/A        |
| 22.2  | Facilitate housing and accommodation options for temporary residents.  | N/A        |
| 22.3  | Monitor the supply of residential land and housing through the North Coast Housing and Land Monitor.   | N/A        |
| <b>Direction 23: Increase housing diversity and choice</b>                |  |            |
| 23.1  | Encourage housing diversity - target 40% of new housing as dual occupancies, apartments, townhouses, villas or dwellings on 400m <sup>2</sup> , by 2036. | N/A        |
| 23.2  | Develop LGMS to respond to changing housing needs and support initiatives for ageing in place.   | N/A        |
| <b>Direction 24: Deliver well-planned rural residential housing areas</b> |  |            |
| 24.1  | Facilitate the delivery of well-planned rural residential housing areas.   | N/A        |
| 24.2  | Enable sustainable use of the region's sensitive coastal strip - new rural residential areas located outside the coastal strip, unless in LGMS           | N/A        |
| <b>Direction 25: Deliver more opportunities for affordable housing</b>    |  |            |
| 25.1  | Deliver more opportunities for affordable housing.   | N/A        |
| 25.2  | Prepare guidelines for local housing strategies to plan for local affordable housing needs.  | N/A        |