

## Chapter 6

# Nimbin Village



## 6 Nimbin Village

This Chapter applies to lands in Nimbin village as shown on Map No 1.

Nimbin Village is historically significant as it provides clear evidence of two major historical phases of development which relate to two distinctive aspects of regional and national history; the growth of rural service centres for dairying hinterlands and the alternative lifestyle movement.

The core of the existing Village is an outstanding streetscape, which comprises one of the most intact and cohesive early twentieth century townscapes in the NSW North Coast Region. It retains all the key elements of an inland service centre having provided for the needs of the dairy farmers, village residents and then at a later stage for the members of the alternative lifestyle movement.

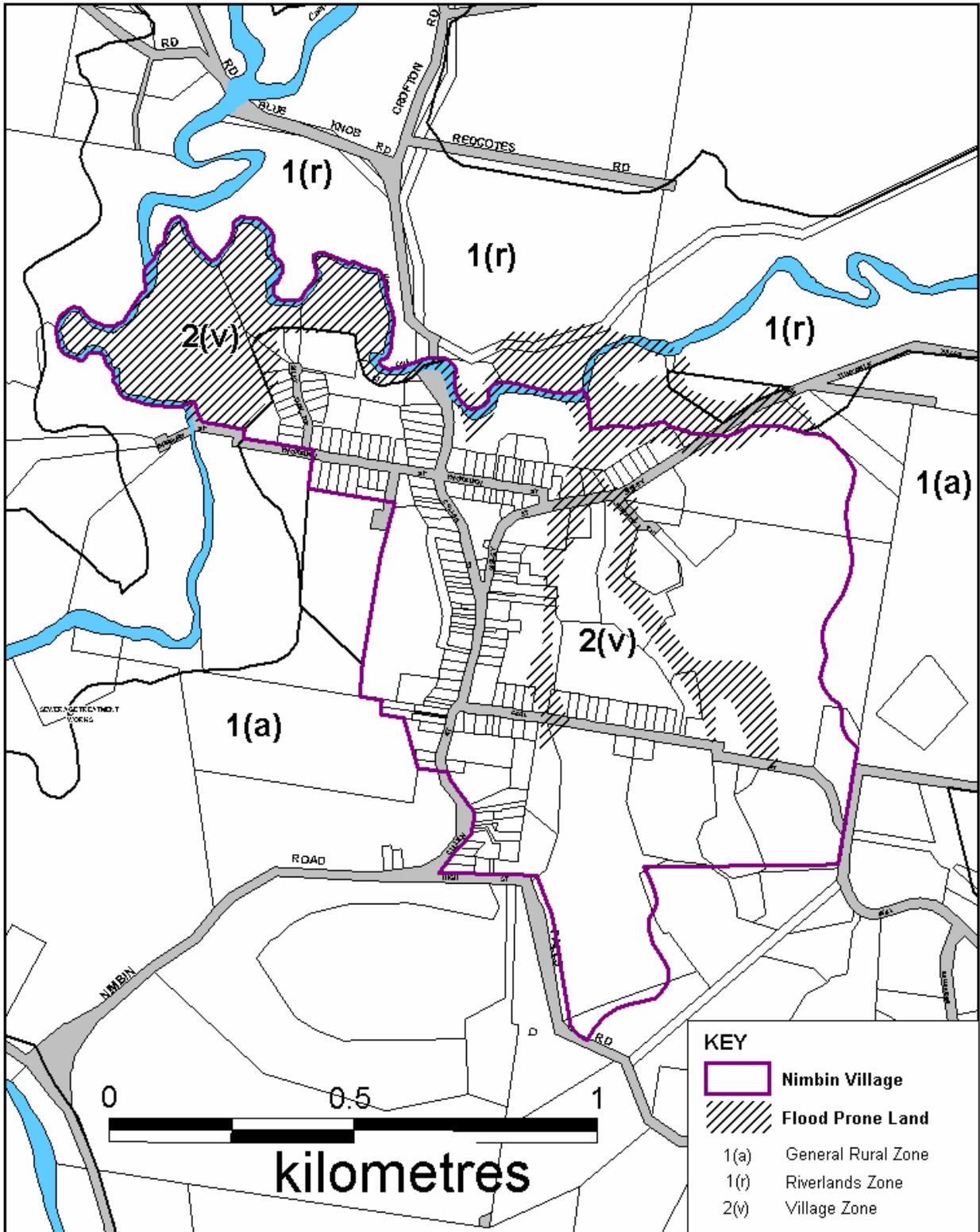
The commercial area townscape is remarkable in the region as a compact grouping of predominantly modest buildings constructed almost exclusively of chamferboard walls and corrugated iron roofs. The residential areas adjoining the commercial area contain dwellings and buildings such as churches and government buildings also constructed mostly of chamferboard walls and corrugated iron roofs that establishes the character of the village and shows the residential growth of the village

The associations with the alternative lifestyle movement and Aquarius Festival have been given outstanding visual expression in the form of the murals on the Cullen Street shops, the like of which exists nowhere else in Australia in such a cohesive and vibrant display.

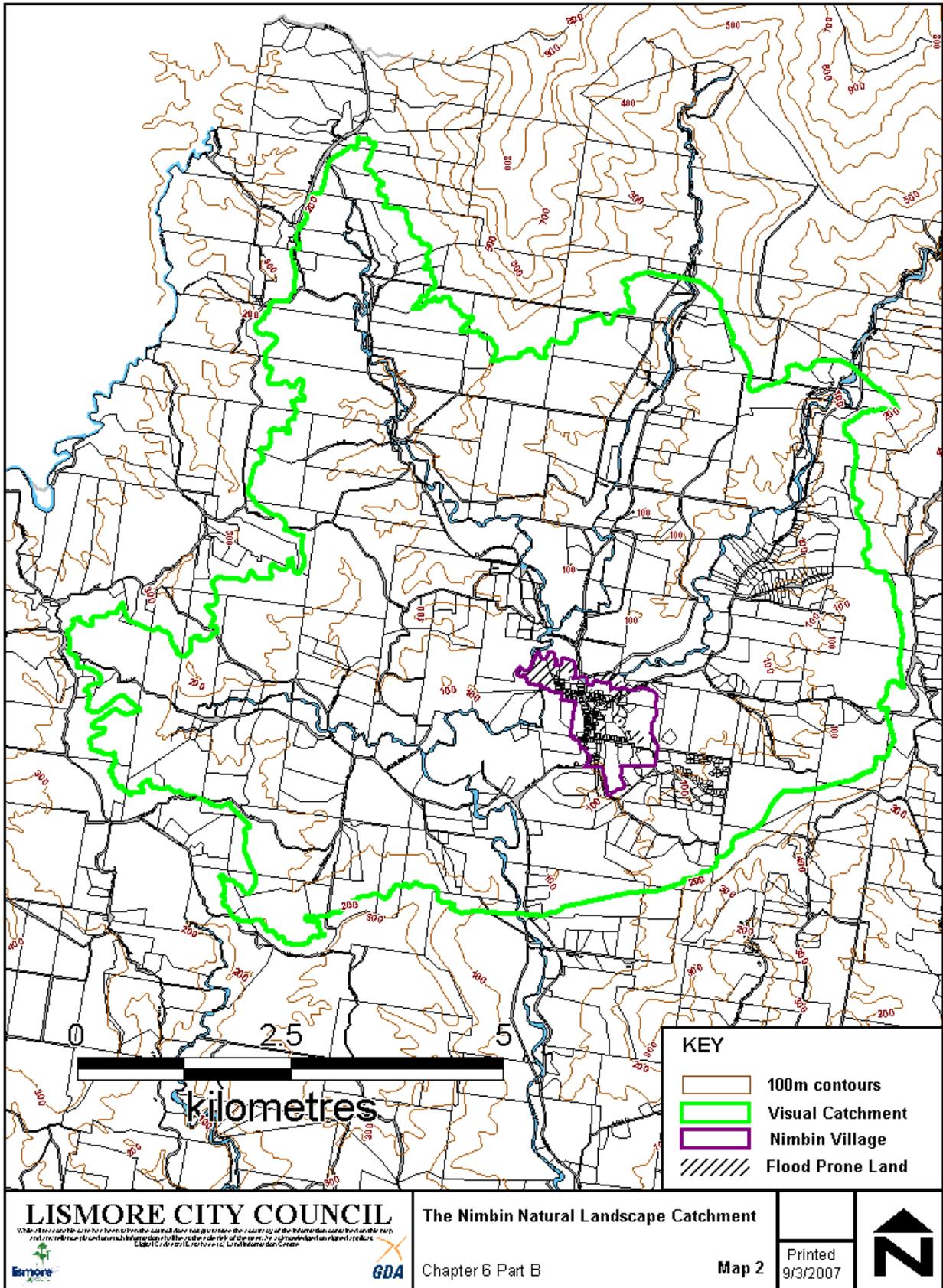
The murals are visually significant in their own right as a creative achievement and are dynamic reflecting the evolution of the alternative lifestyle movement. They contribute to the outstanding visual impact of Cullen Street giving new life to the inter-war architecture, as a signal of the economic benefits brought by a new rural population, and during the 1990's, increasing numbers of tourists.

Visually, the Village is significant because of its outstanding landscape setting, with views over rural land to the spectacular natural features of Blue Knob, Lillian Rock, Nimbin Rock and Nightcap Range.

To conserve both the heritage values and the setting of the village of Nimbin the provisions of this Chapter will be taken into consideration by Lismore City Council when assessing and determining Development Applications made on land within the village zone as well as in areas adjoining the village zone and within the natural landscape catchment of the village (see Map No 2). Applicants should also refer to clause 12.7.6 of Chapter 12 (Heritage Conservation) of Part A of this DCP.



<p><b>LISMORE CITY COUNCIL</b>  <small>The Council of the City of Lismore is a local government body established under the Local Government Act 1995. It is responsible for the provision of local government services to the City of Lismore.</small></p>	Land to which this Chapter applies		
	Chapter 6 Part B	Map 1	



## **6.1 Objectives of this Chapter**

1. To define a landuse framework for the planned growth of the village.
2. To promote development that seeks to achieve the principles of ecologically sustainable development.
3. To establish guidelines for the conservation of the environmental heritage and significant natural and landscape vegetation in the village.
4. To encourage the rehabilitation of natural drainage systems.
5. To ensure development avoids environmentally sensitive areas and areas that are potential environmental hazards and / or risks.
6. To ensure new development provides adequate village infrastructure to meets the needs of the future inhabitants.
7. To promote affordable housing.



## 6.2 VILLAGE PRECINCTS

This section identifies and describes development standards and guidelines for each of the Village Precincts.

### 6.2.1 Residential Village Precincts

Two Residential Village Precincts (New and Existing) are defined and shown on Map 3. There is a clear physical and age distinction between the 'existing' and future or 'new' Residential Village Precincts in the village.

Development opportunity in the existing residential precinct is likely to be limited to alterations to existing development, infill redevelopment, site redevelopment and minor subdivision and development of the few existing vacant sites. The character and amenity of the existing residential area is established by single storey dwellings, predominantly timber, on allotments generally greater than 1000 m<sup>2</sup>. The age of dwellings within the existing residential area greatly influences village character and amenity. This is related to the time at which the original village subdivision occurred.

The New Residential Village Precincts, in general terms are currently vacant 'undeveloped' lands. These precincts present opportunities to provide contemporary approaches to ecologically sustainable village development and landuse, which should reflect, but not necessarily 'duplicate' the physical, economic and social character of Nimbin and its inhabitants.

Development in new residential precincts:

- should locate a transport system that provides good levels of access for people, bicycles, horses and motor vehicles within the precinct and to the existing community, commercial, industry and residential village precincts,
- adopt an energy efficient cluster approach to subdivision that provides for a range of housing types, employment and small business enterprise and commercial activities that do not detract from the existing village commercial precinct,
- provide or enhance adjoining areas to meet the active and passive recreational needs of future residents and
- incorporate passive solar design and conservation of energy design principles into all building types.

### Existing Residential Village Precinct

#### *Objectives of the precinct*

1. Maintain and enhance the village character and scale of the precinct.
2. Conserve the built heritage and streetscape significance of the precinct where it is located within the Nimbin Conservation Area.
3. Encourage infill subdivision and development which, reflects the character and scale of adjoining land use and precinct generally.
4. Encourage the incorporation of energy and resource efficient building design principles in all residential alterations and additions and new infill developments.

#### *Preferred landuses*

- dwelling houses,
- dual occupancies,
- home occupations,
- bed and breakfast establishments, and
- residential flat buildings, where residential density is greater than 1 dwelling to 500 m<sup>2</sup> site area.

## **Development standards and guidelines**

### ***Heritage Conservation***

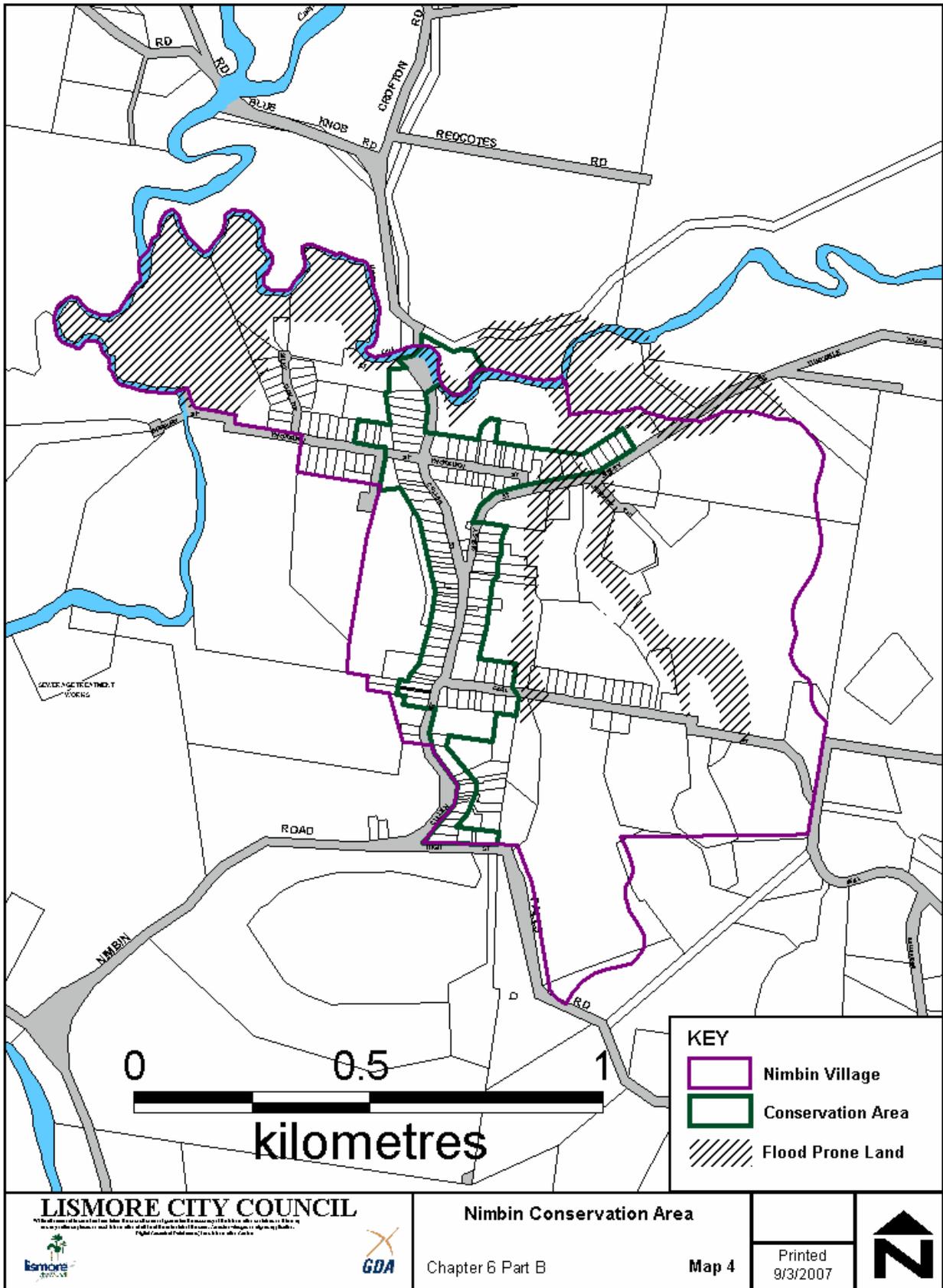
The following standards and guidelines apply to Development Applications in the Nimbin Conservation Area within the Existing Residential Village Precinct.

### ***Specific heritage objectives***

1. To retain the residential qualities which contribute to the heritage significance of the Nimbin Conservation Area.
2. To enable changes to the streetscape and buildings within the conservation area but only where the proposed changes have been subject to public exhibition and do not remove or detract from the character, scale, form and heritage significance of the conservation area.
3. To ensure that where new buildings are constructed, they are carefully designed to fit in with the streetscape character and heritage significance of the conservation area.
4. To encourage the removal and reversal of those components which detract from the heritage significance of the conservation area.

### ***Heritage development standards and guidelines***

The design of new residential buildings and additions to existing residential buildings in the conservation area is to take into account the following elements and design principles.



**LISMORE CITY COUNCIL**

City of Lismore Council is a local government body established under the Local Government Act 1995. It is a public authority for the purposes of the Freedom of Information Act 1992. Council's website is [www.lismore.nsw.gov.au](http://www.lismore.nsw.gov.au). Council's telephone number is 07 6621 1111. Council's fax number is 07 6621 1112. Council's email address is [info@lismore.nsw.gov.au](mailto:info@lismore.nsw.gov.au).



**Nimbin Conservation Area**

Chapter 6 Part B

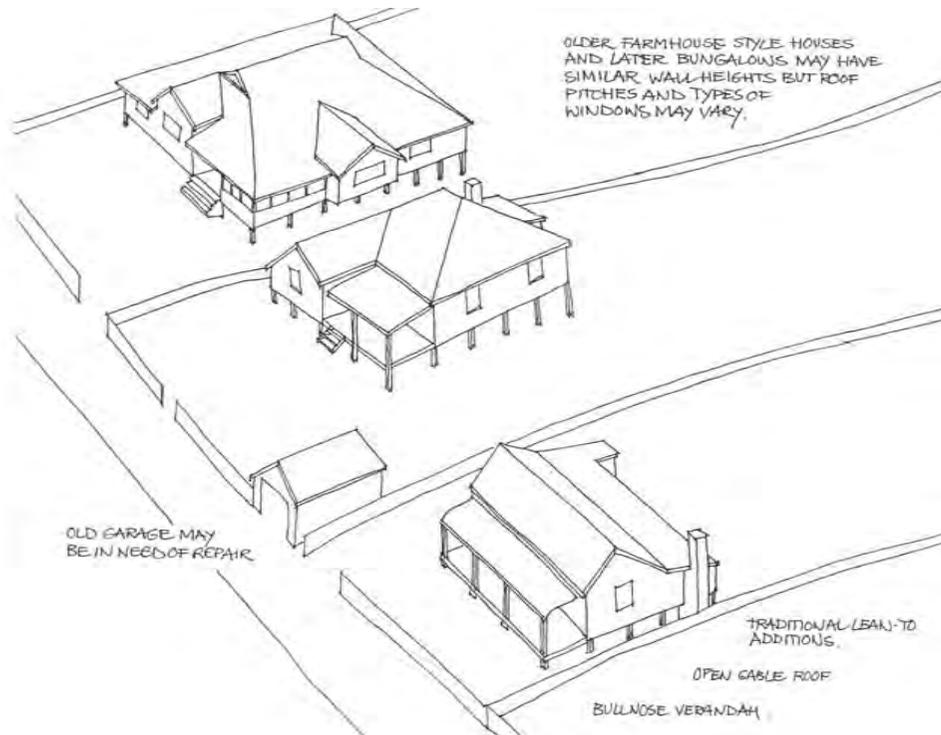
Map 4

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## ELEMENT

### Residential buildings - character, scale & form



### Element and design principles

Places that are valued for their **character**:

have continuity with the past,  
harmonise with their surroundings and  
relate to the pattern of existing development.

Single storey timber and 'gal iron' residential buildings built between 1910 and 1930 on a minimum  $\frac{1}{4}$  acre block create the **residential character** of Nimbin village.

Villages and towns with a sense of unity usually have a consistent **scale**. Buildings to have a consistent **scale** have similar:

height,  
size and  
proportion to adjoining buildings and buildings in the locality.

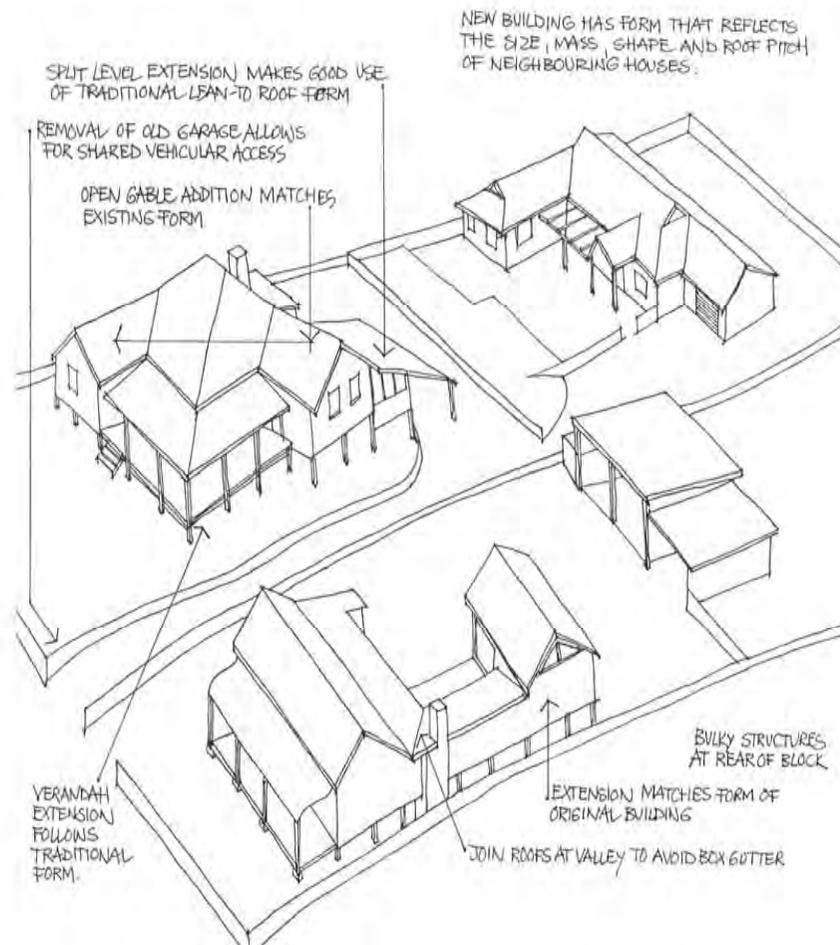
The **form** of a building comprises its overall bulk, shape, height and building parts. The **form** of buildings in the conservation area is a relatively simple arrangement of the parts including roofs, facades, verandahs, parapets etc.

Buildings should not appear so large as to dominate its neighbours.

Large parts of buildings should be stepped back from the street.

The size, shape and pitch of roofs should relate to the main roof or those existing in the street.

## RESIDENTIAL BUILDINGS - ROOFS, VERANDAHS, GARAGES AND SETBACK & LEVELS



**Roof** extensions are to relate sympathetically to the original roof in shape, pitch, proportion and materials. New buildings are to have **roofs** that reflect the size, mass, shape and pitch of neighbouring original roofs. Replacement **roof** materials are to match original materials or approved alternative materials.

Existing original **verandahs** are to be kept and repaired or reinstated where necessary. Removal, or infill of **verandahs** visible from a public place is discouraged.

**Verandah** additions are to be simple in design and are not to compete with the importance of the original verandah.

Authentic reconstruction of **verandahs** is encouraged.

The retention, repair and reconstruction of early **garages** is encouraged.

New **garages** and **carports** are to be located preferably at the rear of the house or at least 1 metre back from the front wall of the house.

**Carports** may be permitted forward of the building line where access is not available to the rear or side of the house.

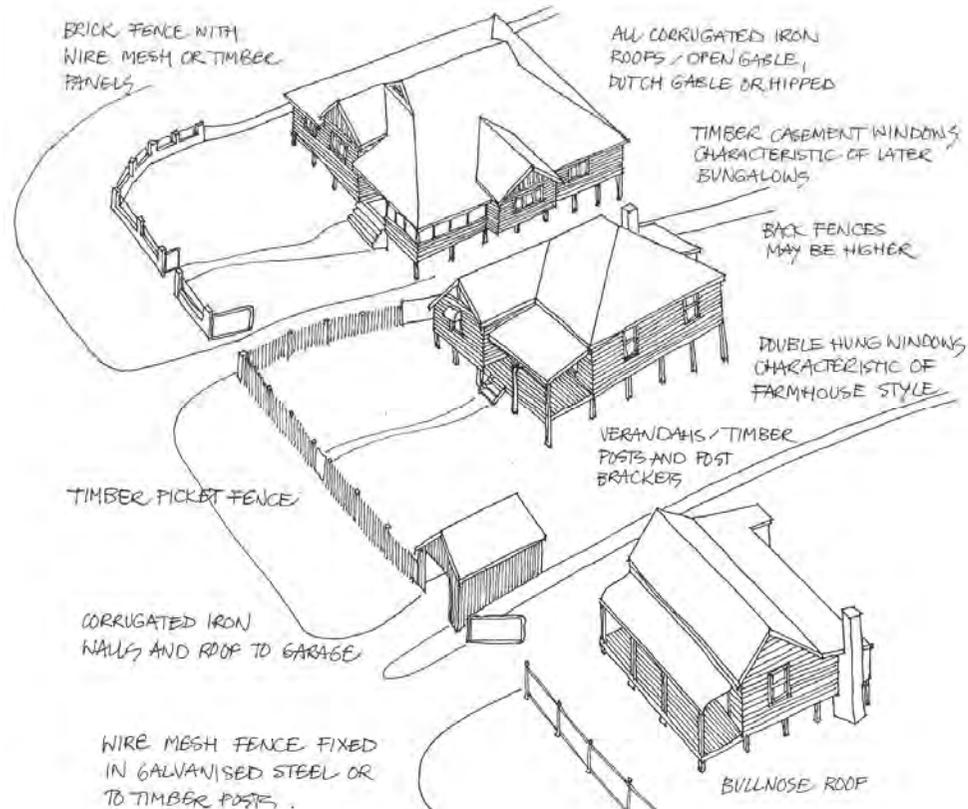
**Garages** and **carports** are to be a simple utilitarian design.

The established pattern of **front and side setback** should be retained.

New buildings or extensions to existing buildings should not be built forward of the existing **front setback** and building line.

Where land slope or the existing building height will be maintained spilt level development is permitted, provided the building does not appear as a two-storey building.

## RESIDENTIAL BUILDINGS - FACADES, MATERIALS AND FENCES



### Facades should:

emphasise horizontal proportions and have a simple design, and have clearly distinguishable features (verandahs, walls, windows, doors and joinery).

Post supported verandahs, porches and pergolas are appropriate.

Construction should be simply detailed.

Building **external materials** correct for, or compatible to the period of original construction should be used.

Preferred **materials** include:

Walls – timber ‘feathered’ chamferboard,

Roofs – corrugated iron,

Windows – timber framed, for new buildings

compatible design metal framed may be appropriate.

**Fence** height ranges should be between 750-1400 mm.

**Fences** should not completely obscure buildings.

**Fences** may be constructed of timber picket, chain or woven wire between timber posts or hedges alone or in combination with timber posts.

## **6.2.2 New Residential Village Precincts**

### **Objectives of the precincts**

1. Develop settlements within the precincts based on providing sustainable residential neighbourhoods, which provide a range of housing, employment, and recreation opportunities that maintain the viability of the precinct and whole of the village.
2. Provide a transport system that provides access for people, bicycles, horses and motor vehicles within the precincts and to the existing community, commercial, industry and residential village precincts.
3. Require the design of the land subdivision to consider the following principles:
  - the orientation, aspect, size and shape of the lots to maximise solar access for likely future buildings and landuses,
  - demonstrate a relationship with the natural environment by avoiding environmentally sensitive areas, rehabilitation of degraded drainage systems and preservation of significant trees,
  - provision of recreation areas that permit production of food, passive recreation and act as a meeting place and provide social and cultural facilities,
  - provision of areas on which employment generating small business enterprises and initiatives can be developed by future inhabitants, and
  - provision of areas on which small scale convenience retail and commercial activities can occur without duplication of activities in the commercial precinct.
4. Encourage energy and resource efficient buildings, which integrate with the design of the subdivision.
5. Encourage the provision of a wide range of housing types that will cater for the human life cycle and encourages population age and social diversity.

### **Preferred landuses**

- dwelling houses,
- expanded dwelling houses,
- dual occupancies,
- residential flat buildings,
- buildings such as hostels that provide shared forms of accommodation for both permanent (co-housing) and short term tourist style accommodation,
- home occupations,
- home industries, where that industry will not impact on residential amenity,
- bed and breakfast establishments,
- places of worship and assembly (located where those places will not impact on residential amenity),
- convenience scale retail and commercial activities that do not duplicate existing development in the commercial precinct.

## Development standards and guidelines

### Development of the Precinct Areas - Masterplan

Development of the main undeveloped areas of the precincts is to be in accordance with an approved masterplan or precinct site management plan, which should address the following matters:

- a landuse concept plan,
- an energy plan,
- design guidelines for buildings,
- a landscape plan,
- a vegetation management plan,
- a pedestrian and traffic movement plan,
- a water management plan and
- a social contract or social management plan (where the land is to be developed for co-housing or similar).

### Vegetation Conservation

The following standards and guidelines apply to Development Applications within the New Residential Village Precincts and lands on which native and native remnant vegetation and natural drainage systems exist.

### Objectives

1. To identify and conserve significant local native vegetation in the village.
2. To identify environmental weeds declared noxious under the Noxious Weeds Act 1993 and other environmental weeds considered posing a threat to the vegetation biodiversity and drainage ecosystems in the village.
3. To encourage the management and eradication of environmental weeds.
4. To describe the circumstance and requirements for a Vegetation Management Plan.

### Significant local native vegetation

Significant vegetation identified in Table 1 is not to be ringbarked, cut down, lopped, removed, injured or destroyed without the prior consent of Council.

**Table 1 Significant Vegetation**

Location	Type of tree/s and occurrence
High St (south side of road reserve)	Ficus benjamina – row planting
Lot 18 DP 839286 (below Falls Rd)	Ficus macrophylla & Ficus watkinsiana – isolated 'paddock' specimens
Nimbin Showground	Araucaria cunninghamiana, Eucalyptus siderophloia – creek and grounds
Headers Soccer Grounds	Eucalyptus saligna – grouping near facilities
Lot 64 DP 1013043 on creek below School of Arts	1 large Mischocarpus australis – isolated specimen near creek
Lot 11 DP 785239 (near confluence of Mulgum Creek and creek from Sibley St)	Melaleuca bracteata, large Casuarina cunninghamiana – grouping
Lot 64 DP 1013043 (near Cecil St) Land to north-east of showground	Large Eucalyptus saligna – grouping
Silky Oak Drive	Large Grevillea robusta – grouping

The approximate location of significant vegetation is shown on Map 5.

## Introduced Environmental Weeds

The following tables identify introduced environmental weeds that are::

- declared noxious under the Noxious Weeds Act 1993 in the Far North Coast County Council administrative area, or
- considered environmental weeds that pose a significant threat to rainforest biodiversity and drainage ecosystems.

Species identified in Tables 2 and 3 should not be knowingly planted, propagated or sold. People are encouraged to eradicate all plants identified as noxious or environmental weeds.

Two species in particular are a serious problem:

- Queen (Cocos) Palm *Syagrus romanzoffiana*, is planted extensively in the village area. The green palm fruits are known to be toxic to certain species of flying-fox.
- Madeira Vine *Anredera cordifolia*, is a rampant vine that has the potential to overwhelm most of the creek ecosystems within the village area and beyond.

**Table 2 Noxious Weeds – Noxious Weeds Act 1993**

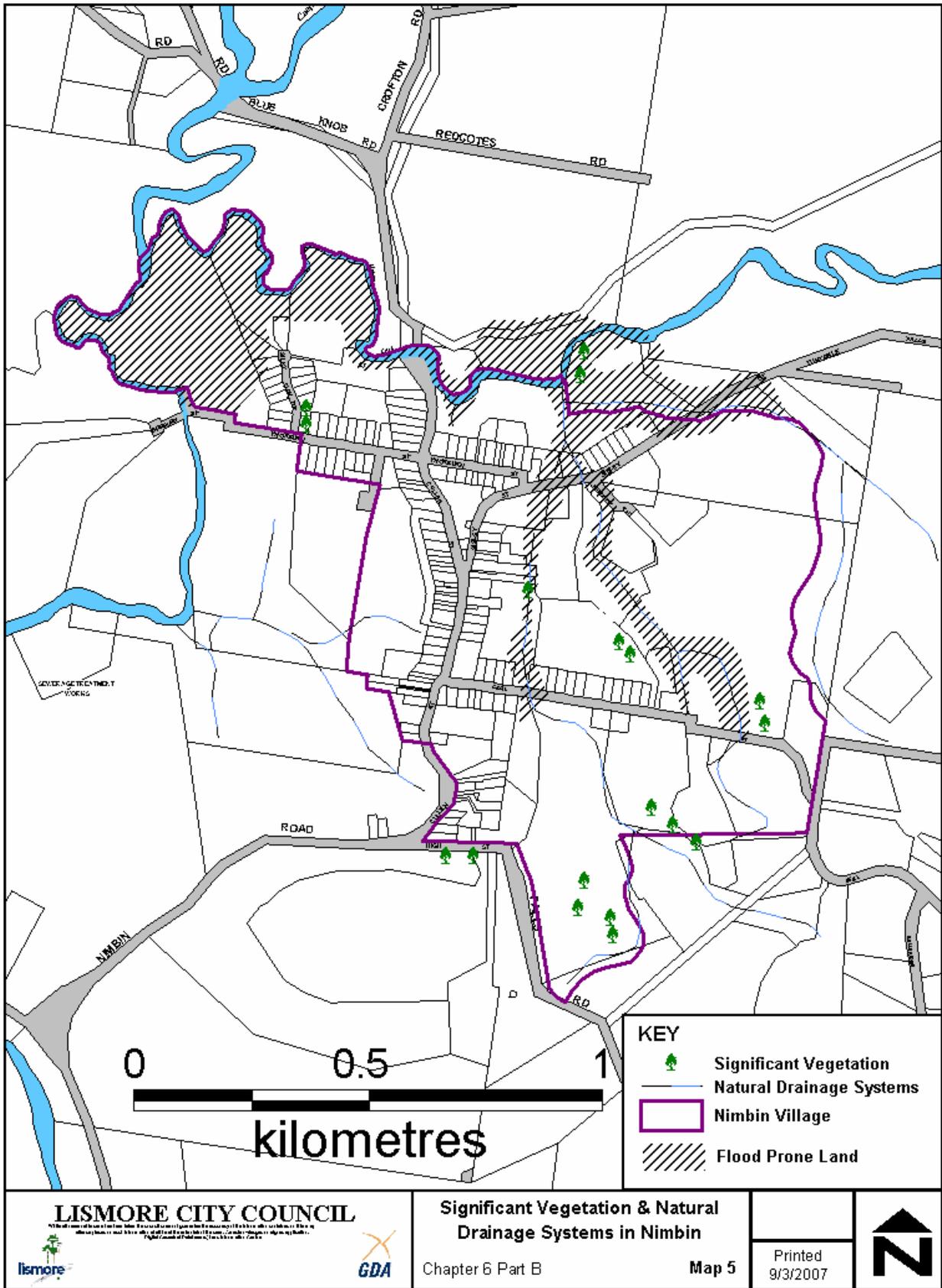
Common name	Category	Common name	Category
Alligator weed	W 1	Johnson grass	W 2
Black Knapweed	W 1	Nodding thistle	W 2
Hawksweeds	W 1	Pampus grass	W 2
Horsetail	W 1	Rhus tree	W 2
Karoo Thorn	W 1	Salvinia	W 2
Kochia (a)	W 1	Scotch / English broom	W 2
Lagarosiphon	W 1	Spiny Burrgrass	W 2
Miconia	W 1	St Johns Wort	W 2
Parthenium weed	W 1	Giant Parramatta grass (b)	W 2/3
Senegal Tea Plant	W 1	Bitou bush	W 3
Siam weed	W 1	Crofton weed	W 3
Spotted Knapweed	W 1	Lantana – except Pink Lantana	W 3
Water lettuce	W 1	Mistflower	W 3
Blackberry	W 2	Water hyacinth	W 3
Burrs – Bathurst, Californian, Cockle & Noogoora	W 2	Camphor Laurel (c)	W 4(d)
Columbus grass	W 2	Harrisa Cactus	W 4(f)
Giants Rats Tail grass	W 2	Prickly Pears (d)	W 4(f)
Green Cestrum	W 2	Cabomba – except Pink Cabomba	W 4(g)
Groundsel bush	W 2	Willows	W 4(g)

Notes to Table 2.

- (a) Kochia scoparia other than sub species Tricophylla
- (b) W3 in the whole area of operations except in the council areas of Byron, Ballina & Tweed where it shall be W2.
- (c) W4d in all local government area except Shires of Tweed and Byron and in the part of the Shire of Ballina north of the Bruxner highway where it is not declared a noxious weed
- (d) Opuntia spp. Except Opuntia ficus indica (Indian Fig)
- W1 The presence of the weed on land must be notified to the local control authority and the weed must be fully and continuously suppressed and destroyed.
- W2 The weed must be fully and continuously suppressed and destroyed.
- W3 The weed must be prevented from spreading and its numbers and distribution reduced.
- W4(d) The weed must not be sold. Propagated or knowingly distributed and the weed must be fully and continuously suppressed and destroyed if it is; 3 m in height or less, or within 0.5 km of remnant urban bushland as defined by SEPP #19, and is not deemed by a Local Control Authority as having historical or heritage significance or over 3 m in height and not included in a Management Plan by a Local Control Authority.
- W4(f) Shall not be sold, propagated or knowingly distributed. Occupier must implement biological control or other program directed by a Local Control Authority.
- W4(g) The weed must not be sold, propagated or knowingly distributed.

**Table 3 Introduced Plants Considered Environmental Weeds**

<b>Common name</b>	<b>Scientific name</b>
Madeira Vine	Anredera cordifolia
Moth Vine	Araujia sericiflora
Ardisia	Ardisia crenata
Coral Berry	Ardisia crenata
Dutchman's Pipe	Aristolochia elegans
Creeping Bamboo	Arundinaria spp.
Mother of Millions	Bryophyllum delagoense
Resurrection Plant	Bryophyllum pinnatum
Canna Lily	Canna indica
Balloon Vine	Cardiospermum grandiflorum
Chinese Elm	Celtis sinensis
Camphor Laurel	Cinnamomum camphora
Hairy Commelina	Commelina benghalensis
Cadaghi	Corymbia torelliana
Cape Ivy	Delairea odorata
Silver-leaved Desmodium	Desmodium uncinatum
Duranta	Duranta repens
Cockscomb Coral Tree	Erythrina crista-galli
Coral Tree	Erythrina X sykesii
Painted Spurge	Euphorbia cyathophora
Rubber Tree	Ficus elastica
Glory Lily	Gloriosa superba
Five-leaved Morning Glory	Ipomoea cairica
Blue Morning Glory	Ipomoea indica
Jacaranda	Jacaranda mimosifolia
Golden Rain Tree	Koelreuteria paniculata
Lantana	Lantana camara
Creeping Lantana	Lantana montevidensis
Large-leaved Privet	Ligustrum lucidum
Small-leaved Privet	Ligustrum sinense
Japanese Honeysuckle	Lonicera japonica
Cat's Claw Creeper	Macfadyena unguiscati
Orange Jessamine	Murraya paniculata
Fishbone Fern	Nephrolepis cordifolia
Ochna	Ochna serrulata
Corky Passionfruit	Passiflora suberosa
White Passion Flower	Passiflora subpeltata
Black Bamboo	Phyllostachys nigra
Slash Pine	Pinus elliottii
Ground asparagus	Protasparagus aethiopicus
Asparagus Fern	Protasparagus africanus
Climbing Asparagus Fern	Protasparagus plumosus
Kudzu	Pueraria lobata
Castor Oil Plant	Ricinus communis
Coral Berry	Rivina humilis
Willow	Salix spp.
Mother-in-law's Tongue	Sansevieria trifasciata
Umbrella Tree	Schefflera actinophylla
Winter Senna	Senna pendula var. glabrata
Smooth Senna	Senna X floribunda
Tobacco Bush	Solanum mauritianum
Climbing Nightshade	Solanum seafortianum
Cocos Palm	Syagrus romanzoffianum
Wandering Jew	Tradescantia fluminensis (albiflora)
Striped Wandering Jew	Tradescantia zebrina



### **Vegetation Management Plans**

A Vegetation Management Plan is to be submitted with Development Applications in the New Residential Village Precincts and with Development Applications for subdivision and development of lands immediately adjoining natural drainage systems.

A Vegetation Management Plan should show and document the following, where relevant to the lands:

Plans showing:

- existing native vegetation and agricultural lands,
- wildlife corridors and vegetation connecting significant areas of native vegetation,
- watercourses and water supplies,
- proposed planting locations,
- scenic management areas and
- common agricultural areas.

Documentation describing:

- an assessment of remnant bushland,
- an assessment of priority areas for rehabilitation and reforestation,
- planting strategy and timeframe,
- specifications for the planting areas
- site preparation details describing clearing of competitive grasses and weeds
- specify plant species – having regard to rainfall, slope, soils, existing native vegetation with a preference to local species and diversity,
- water supply and plant irrigation,
- maintenance and replacement of dead plants, fertilising, fencing to exclude animals,
- control of noxious weeds,

### **Rehabilitation of Natural Drainage Systems**

The following standards and guidelines apply to:

- all Development Applications within the New Residential Village Precincts and
- Development Applications for subdivision and new development on lands on which natural drainage systems exist.

### **Objectives**

1. To identify significant local natural drainage systems in the village.
2. To encourage the rehabilitation and on-going management of degraded natural drainage systems.
3. To encourage the multiple use of natural drainage systems.
4. To ensure that management of stormwater from new development is undertaken in a manner to protect and enhance local natural drainage systems.
5. To describe the circumstance and requirements of a Natural Drainage System Protection Rehabilitation and Management Plan.

### **Drainage system management**

Significant natural drainage systems in the village are shown on Map 5.

Where a proposed development includes land shown as a significant local natural drainage system the rehabilitation of any degraded sections and sections substantially colonised by exotic and introduced plant species is required.

Natural drainage systems can be developed for multiple use such as recreation and production of food.

A Natural Drainage System Protection Rehabilitation and Management Plan is to be submitted with Development Applications in the New Residential Village Precincts and with Development Applications for subdivision and development of lands immediately adjoining natural drainage systems.

A Natural Drainage System Protection Rehabilitation and Management Plan should show and document the following, where relevant to the lands:

- location of drainage lines, and ground water supply sources, springs, dams, swamps, floodplain and seasonal wet areas,
- distance and vegetation buffers areas between areas of development and waterways,
- erosion and sediment control measures for development sites and areas,
- areas subject to land clearing and shaping,
- proposed development stormwater drainage facilities and discharge points, and
- a Vegetation Management Plan.

### **Energy Conservation and Subdivision**

The following standards and guidelines apply to Development Applications to subdivision of land.

#### **Objectives**

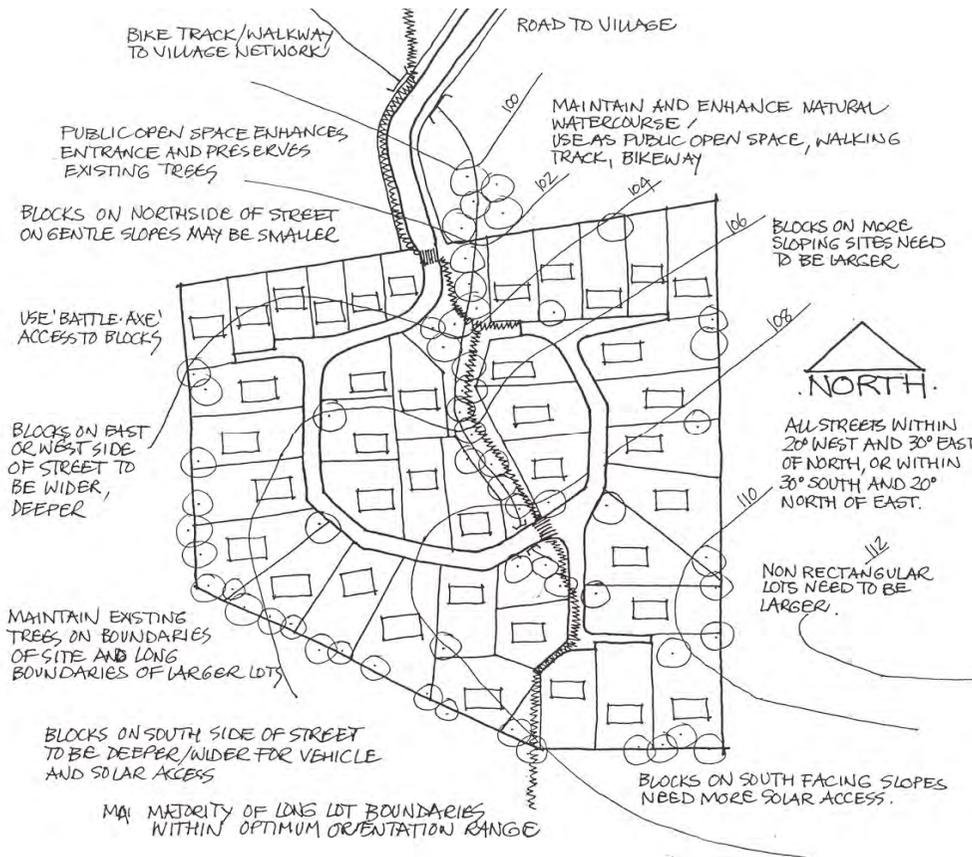
1. Encourage the design of land subdivisions and buildings to optimise site conditions to achieve energy efficiency and conservation.
2. Maximise the number of residential allotments, which have good solar access, which optimises potential for energy efficiency and conservation.

#### **Development standards and guidelines.**

The design of new buildings and additions to existing buildings is to take into account the following elements and design principles.

## ELEMENT

### Subdivision - orientation, street layout, lot location & shape, size of lot or equivalent lot, building envelopes and setbacks



## Element and design principles

Streets are to be aligned east-west and north-south wherever possible.

North-south streets should be within 20° west and 30° east of true north.

East-west streets should be within 30° south and 20° north of true east.

Use rectangular lots where streets are located within the acceptable orientation ranges. (Refer to Table 4)

Locate as many long lot boundaries as possible within the permissible orientation range. (Refer to Table 4)

Where the street is not within the orientation range use a skewed lot shape, with lot boundaries in the orientation range.

Locate the narrowest lots on the north side of east-west streets.

Lots on the south side of east-west streets need to be wider to accommodate vehicular access.

East-west lots need to be wider unless 2 storey buildings are to be restricted.

East-west lots can be narrow if there is road or open space to the north (eg a corner lot).

Lots on south facing slopes need to be provided with more space to the north to protect solar access, while lots on north facing lots need less open space. (Refer to Table 5)

Concentrate small lots on north facing slopes with slopes less than 15% (1:9).

Larger lots should be located on land facing south.

Sloping sites should be used for medium and larger lots.

Existing vegetation should be located on the boundaries of larger lots.

Larger lots, non-residential uses or public open space are to be located where solar access is poorer.

**SUBDIVISION - LOT SIZE OR LOT EQUIVALENT, BUILDING ENVELOPES AND SETBACKS, ACCESS AND LANDSCAPING**

Lots or equivalent lots < 350 m<sup>2</sup> are to be located on land with less than 15% (1:9) slope across the frontage.

Lots or equivalent > 450 m<sup>2</sup> are to be capable of containing a building envelope minimum 10m x 15m. Lots or equivalent 300 – 450 m<sup>2</sup> are to be capable of containing a building envelope 9 x 15 m where the major axis of the lot is between 30<sup>0</sup> east and 20<sup>0</sup> west of true north.

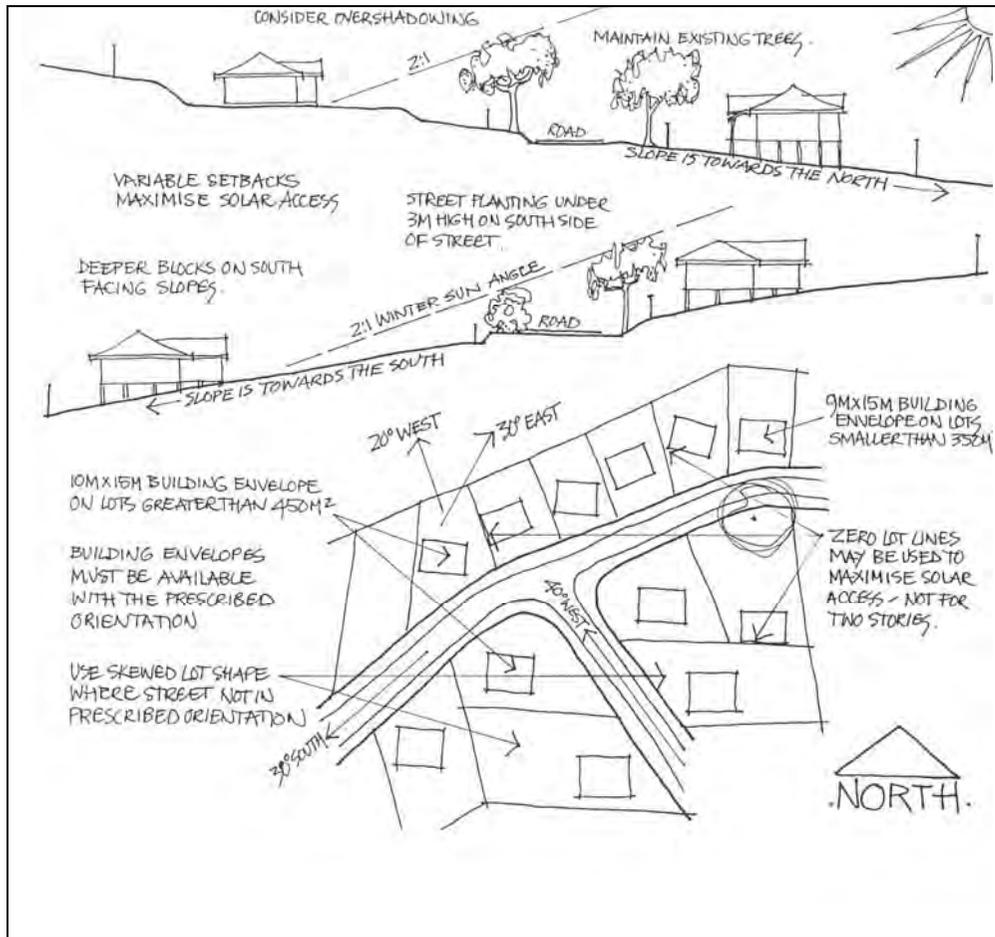
Lots or equivalent < 300 m<sup>2</sup> should be square or rectangular in shape.

Where lots or equivalent do not comply with orientation a building envelope minimum 9 x 15 m is to be available within 20<sup>0</sup> west and 30<sup>0</sup> east of true north.

Variable setbacks and zero lot or equivalent lines can be varied to maximise solar access, especially to narrow lots.

Subdivision design is to include a clearly marked bicycle network that provides linkages to the approved routes of the Nimbin Cycleway Plan.

Footpaths are to be constructed to provide access to the existing village.



Existing vegetation is retained and subdivision designed to ensure those trees will not impede solar access.

Street trees and landscaping is undertaken with species:

that do not impede solar access to buildings,

that are taller trees occurring on the northern side of east-west aligned streets and shorter species on the southern side,

that are native to the locality and require low levels of on-going maintenance and watering, and to provide windbreaks where required.

### Lot Orientation and Widths to Maximise Solar Access

Table 4 shows desirable lot widths where the height of buildings is not known. In general reducing lot width results in a reduction in the solar access star rating. Lot width can be reduced without impacting on the solar access rating by placing height restrictions to houses on the north boundaries.

**Table 4 - Lot Orientation and Widths to Maximise Solar Access**

Lot orientation	Minimum lot width (metres)				
	5 star rating	4 star rating	3 star rating	2 star rating	1 star rating
East west	> 16.2	15.1-16.2	14.2-15.0	13.4-14.1	< 13.4
North	> 13.5	11.7-13.5	10.9-11.6	10.5-10.8	< 10.5
South	> 15.5	13.7-15.5	12.9-13.6	12.5-12.8	< 12.5

Definitions:

East/west Bearing of 1 long side within 250 and 300<sup>0</sup>, street on east or west side

North Bearing of 1 long side within 340 and 30<sup>0</sup>, street on southern side

South Bearing of 1 long side within 340 and 30<sup>0</sup>, street on northern side

### Adjusting Lot Width to Recognise Slope of the Land

Table 5 shows that the setback (and lot width for east-west lots) required, can be adjusted to allow for the slope of the land. South facing slopes will need larger setbacks to protect solar access while north facing slopes can have reduced setbacks. Add the figures below for south slopes and subtract for north slopes to obtain the appropriate setback from the north boundary.

**Table 5 Slope Adjustments to Lot Width**

Degree of Slope	Star rating (5 star)		Star rating (4 star or less)	
	1 storey	2 storey	1 storey	2 storey
5 < 10% 1:20 < 1:10	0.8	0.8	0.6	0.6
10 < 15% 1:10 < 1:6.7	1.0	1.5	0.8	1.2
15 < 20% 1:6.7 < 1:5	1.4	2.1	1.1	1.7

### **6.2.2 Commercial Village Precinct**

The Commercial Village Precinct is shown on Map 3. There is approximately 2.87 ha (28700 m<sup>2</sup>) of land in the Commercial Village Precinct or Cullen St. 'centre' of the village used for commercial purposes including shops, offices, cafés, restaurants etc. There are some 23 commercial buildings in the precinct which have a gross floor area of approximately 6,050 m<sup>2</sup>.

The predominant type of commercial building is timber, single storey (at street level), and painted murals on above awning facades and parapets, with galvanised iron roofs. Most commercial buildings in the precinct have been constructed before 1920-30. The precinct has considerable streetscape and heritage significance, which warrants on-going conservation management. Refer to Section 3.2

Expansion of commercial floor space is available through minor site redevelopment, change of building use and on under-utilised land between existing development and the western car parking area. There is approximately 6,000 m<sup>2</sup> of vacant lands to the east of Cullen Street. that may also be suitable for additional commercial development. The co-ordinated development of these areas is required to ensure the adequate provision of services, pedestrian and vehicular access to and from the lands.

A street beautification strategy and plans has been prepared for Cullen Street within the precinct. (See map 7). Though some works have been undertaken generally in accordance the strategy it has not previously been recognised in any formal planning policy. The plans have been included in this DCP for information only as they provide guidelines for future streetscape works in Nimbin.

#### **Objectives of the precinct**

1. Conserving the streetscape and heritage significance of the precinct.
2. Encouraging the development of commercial land adjoining the western car parking area in a co-ordinated manner that provides service vehicle access and public access to Cullen Street.
3. Encouraging the development of commercial land adjoining to the east of Cullen Street in a co-ordinated manner that provides for car parking and service vehicle access and public pedestrian access to lands to the east of the existing village.
4. Enhancing and expanding the public domain of Cullen Street with streetscape improvements.
5. To encourage the continued beautification of Cullen Street in a manner consistent with the schemes identified in the reports:
  - Nimbin: Sense of Place: Designing our Future – Community Consultation Outcomes and Conceptual Design for Cullen Street and Nimbin Village Centre and
  - Nimbin Sense of Place – Nimbin Village Centre – Landscape Enhancement Cullen Street.

### **Preferred landuses**

- Shops,
- Restaurants,
- Cafes,
- Commercial premises,
- Craft studios and art galleries,
- Medical centres

### **Development standards and guidelines**

#### ***Heritage Conservation***

The following standards and guidelines apply to Development Applications in the Nimbin Conservation Area within the Commercial Village Precinct.

#### ***Specific heritage objectives***

1. To retain the commercial buildings and streetscape qualities which contribute to the heritage significance of the commercial area within the Nimbin Conservation Area.
2. To enable changes to the streetscape and buildings within the conservation area but only where the proposed changes have been subject to public exhibition and do not remove or detract from the character, scale, form and heritage significance of the conservation area.
3. To ensure that where new buildings are constructed, they are carefully designed to fit in with the streetscape character and heritage significance of the conservation area.
4. To encourage the removal and reversal of those components which detract from the heritage significance of the conservation area.

#### ***Development standards and guidelines***

The design of new commercial buildings and additions to existing commercial buildings in the conservation area is to take into account the following elements and design principles.

<b>ELEMENT</b>	
<b>Commercial buildings - character, scale &amp; form</b>	<b>Element and design principles</b>
	<p>Places that are valued for their <b>character</b>:</p> <ul style="list-style-type: none"> <li>have continuity with the past,</li> <li>harmonise with their surroundings and</li> <li>relate to the pattern of existing development.</li> </ul> <p>Single storey timber and ‘gal iron’ commercial buildings with post supported verandahs and simple above awning facades built between 1910 and 1920 create the <b>commercial character</b> of Nimbin village.</p>
	<p>Villages and towns with a sense of unity usually have a consistent <b>scale</b>. Buildings to have a consistent <b>scale</b> have similar:</p> <ul style="list-style-type: none"> <li>height,</li> <li>size and</li> <li>proportion to adjoining buildings and buildings in the locality.</li> </ul>
	<p>The <b>form</b> of a building comprises its overall bulk, shape, height and building parts. The <b>form</b> of buildings in the conservation area is a relatively simple arrangement of the parts including roofs, facades, verandahs, parapets etc.</p> <p>Buildings should not appear so large as to dominate its neighbours.</p> <p>Large parts of buildings should be stepped back from the street.</p> <p>The size, shape and pitch of roofs should relate to the main roof or those existing in the main commercial area.</p>

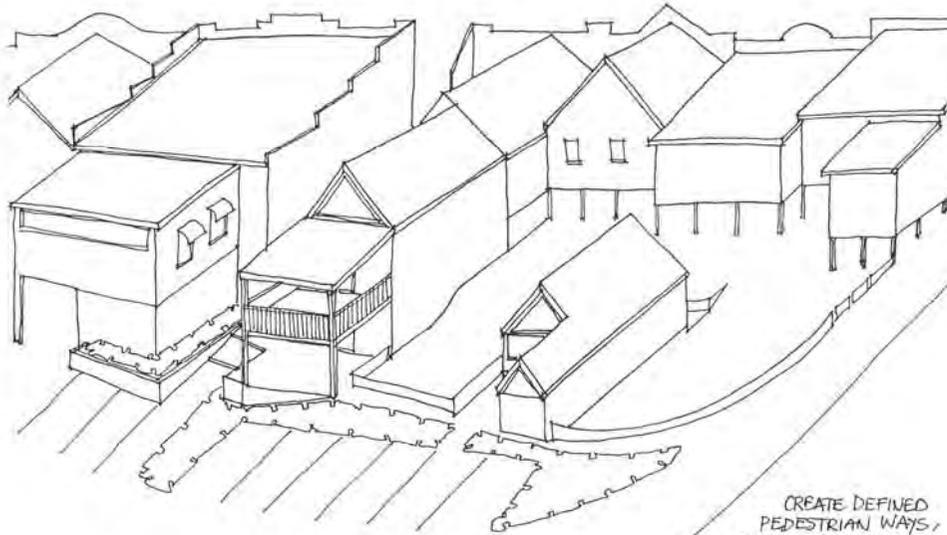
## COMMERCIAL BUILDINGS – EXTENSIONS & ADDITIONS - ROOFS, SETBACK & LEVELS AND MATERIALS

ROOF EXTENSIONS  
SYMPATHETIC TO  
EXISTING BUILDINGS

INCLUDE AUTHENTIC  
DETAILS

NEW WALLS ON  
ZERO LOT LINES  
OR PARTY WALLS  
MAY NEED TO BE  
MASONRY

NEW PARTS OR  
BUILDINGS MAY  
BE SEPARATE FROM  
CULLEN STREET  
STRUCTURES



CREATE DEFINED  
PEDESTRIAN WAYS /  
CONSIDER USERS WITH  
DISABILITIES

USE LANDSCAPING TO PROVIDE  
SHADE, RETAIN SLOPES,  
CREATE PATHWAYS AND  
IMPROVE VISUAL AMENITY

CARPARKING AND  
LOADING BAY  
REAR OF CULLEN STREET

NOT ALL SITES WILL BE  
DEVELOPED / FENCING AND  
MAINTENANCE MAY BE  
REQUIRED.

**Roof** extensions are to relate sympathetically to the original roof in shape, pitch, proportion and materials. New buildings are to have **roofs** that reflect the size, mass, shape and pitch of neighbouring original roofs. Replacement **roof** materials are to match original materials or approved alternative materials.

The existing pattern of **building setback** within the commercial area is to be maintained. Forecourts and entrance areas are not appropriate located directly onto Cullen St. as they interrupt the continuity and strength of the streetscape.

Infill development to the rear of the existing shops is encouraged, either as additions to buildings or with separation for natural light and ventilation.

Development should provide accessways from car parks and consider people with disabilities.

Building **external materials** correct for, or compatible to the period of original construction should be used.

Preferred **materials** include:

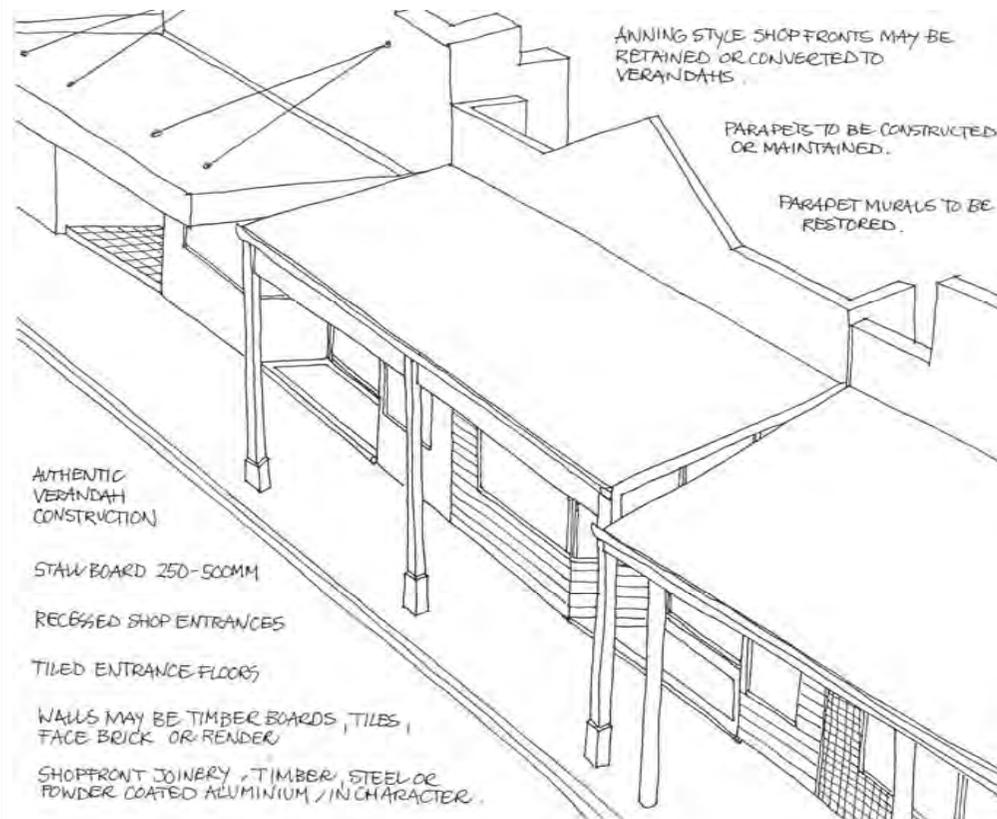
Walls – timber ‘feathered’ chamferboard, small areas of face brickwork, tiles and rendered masonry,

Roofs – corrugated iron,

Windows – timber framed, for new buildings compatible design metal framed may be appropriate.

Materials should comply with the Building Code of Australia as appropriate.

## COMMERCIAL BUILDINGS - FACADES, MURALS, VERANDAHS & AWNINGS AND SHOP FRONT DETAIL



Removal of or alteration to original **facades** and murals is not permitted without consent of Council. Retention, repair and restoration of original above awning **facades** are encouraged. Retention, repair and restoration of original above awning parapet **murals** are encouraged. The design of new commercial buildings is to include **verandahs or awning**, to provide footpath shelter and consolidate the streetscape. A parapet should be included on new commercial buildings.

Existing original **verandahs** are to be kept and repaired or reinstated where necessary. Removal, or infill or **verandahs** visible from a public place is discouraged. **Verandah** additions are to be simple in design and are not to compete with the importance of the original verandah. Authentic reconstruction of **verandahs** is encouraged.

Below awning level, new building work and **shop front detail** work is to be in sympathy with, and not detract from the style and character of the building and streetscape. Reinstatement of original street level facades and post supported verandahs is encouraged. Recessed shop entrances are appropriate. Height of stallboards should be consistent (250-500 mm) with those in the commercial area.

### **Cullen Street Beautification and Western Car Parking Area**

1. Cullen St beautification, streetscape and landscape works are to be generally in accordance with Map 7.
2. Pedestrian accesses to and from the western car parking area and Cullen St. are provided in the following locations:
  - southern entrance / exit,
  - Lot B DP 390096 (54 Cullen St),
  - Lot 2 DP 361154 (68 Cullen St) and
  - northern entrance / exit.
3. Council shall seek the provision of legal 'right of footways' over land to legally enable those pedestrian ways.
4. A bus and coach parking area is to be designed and provided in the future extension of the western car parking area.
5. The eastern batter of the western car parking area is to be properly retained and landscaped and suitable provision be made for vehicular access for cars and small delivery trucks from the car parking area to the adjoining commercial lands to the east.
6. Tree planting within the car parking area is to conform to Chapter 7 (Off Street Car Parking) of Part A of this DCP.

### **6.2.3 Light Industrial Village Precinct**

The Light Industrial Village Precinct is shown on Map 3. There is approximately 3.13 ha (31,000 m<sup>2</sup>) of land, primarily on 3 allotments in the northeast sector of the village, adjoining Sibley St and Alternative Way that is used for light industrial purposes. Most industrial buildings and uses are located in this area, though the allotments tend to be mostly vacant or under-utilised. Other than the landscaping undertaken at the time 'Rainbow Power Company' was established, screening and landscaping of existing industrial landuses to reduce visual impacts is minimal.

There is approximately 13,000 m<sup>2</sup> of vacant filled land outside the existing village zone on Sibley Street, which is suitable for light industrial development. As the lands are particularly visible from Sibley Street and lands to the south good building design and landscaping of the site is important. Detailed hydraulic and flood impact assessment is required prior to developing these and adjoining lands considered potentially suitable for light industrial use.

#### **Objectives of the precinct**

1. Encouraging the light industrial development of land, which will not compromise existing light industrial development in the precinct and not affect existing development in the Commercial Village Precinct.
2. Enabling the development of lands for uses other than 'preferred uses' where it can be demonstrated that there is not other suitable alternative site available and that the proposed use will not detrimentally affect existing light industrial development.
3. Requiring new light industrial development to make adequate provision for landscaping, vegetation conservation and rehabilitation of natural drainage systems
4. Preserving local residential amenity where existing residential areas abut the precinct.
5. Discouraging potentially offensive or hazardous industry where in the opinion of Council the activity is likely to cause adverse environmental impacts or major up-grading of utility services.

#### **Preferred landuses**

- Light industries,
- Craft and light manufacturing industries,
- Bulky goods stores,

- Warehouses,
- Retail and wholesale plant nurseries, and
- Transport depots
- Storage sheds

#### **6.2.4 Community Village Precinct**

The Community Village Precincts are shown on Map 3. The Community Village Precincts comprise lands and existing development that is currently used for community purposes including:

- Education
- Policing
- Health and welfare,
- Religious,
- Community development,
- Public open space and
- Private open space.

Local community based organisations, Lismore City Council and various State Government Departments own the lands.

The area in the village currently utilised for community purposes is 23.26 ha (232,600 m<sup>2</sup>). This is approximately 22% of the total village area 104.9 ha (104,9300 m<sup>2</sup>).

Whilst there appears to be sufficient land used and available to be used for community purposes in the village to provide for the immediate and probably at least future 10 years predicted growth of the village, much of the lands appear to be under-utilised. The plan seeks to promote and enable the continued development and use of lands within the precincts for a wider variety of community and related purposes.

#### **Objectives of the precinct**

1. Promoting development and use of the lands within the precincts in the manner nominated on the Map.
2. Enabling development or use of the lands within the precincts that is compatible to the nominated use provided the development or use does not interfere with the nominated use and is compatible with adjoining land uses.
3. Encouraging the multi-use of presently under utilised lands for a wider variety of community uses.
4. Conserving the significance of heritage items and landscapes in the precincts.

#### **Preferred landuses**

- Development and landuse in accordance with the nominated use,
- Development and landuse compatible with and subordinate to the nominated use,
- Childcare facilities,
- Places of worship and assembly and
- Community facilities.

### **6.3 General Provisions**

#### **6.3.1 Heritage Management**

A Heritage Conservation Management Plan is to be prepared and submitted with a Development Application that proposes significant alterations or additions of the buildings identified as

Architectural Heritage Items in the Lismore Citywide Heritage Study, 1996. A Statement of Heritage Impact is to be prepared if the building is to be removed and site redeveloped.

A Heritage Conservation Management Plan is a document setting out what is significant in a building, measures to mitigate negative impacts and therefore, what policies are appropriate to enable the significance to be retained in its future use and development. A Statement of Heritage Impact addresses why the building is of heritage significance, the impact of the proposed works and description why more sympathetic solutions are not viable.

The following table identifies those buildings identified as Architectural Heritage Items in the Lismore Citywide Heritage Study, 1996. Map 4 shows the location of the Nimbin Conservation Area.

**Table 6 Lismore Citywide Heritage Study - Architectural Heritage Items**

<b>Item</b>	<b>Address</b>
Freemasons Hotel	53 Cullen St
Doctors surgery (Former Bank NSW)	39 Cullen St
House	34 Cullen St
House (former Community School)	72 Cullen St
St Patricks Church (Catholic Church)	92-96 Cullen St
Shop (Tomato Sauce building)	51 Cullen St
Shop (Nimbin Rocks Café)	60 Cullen St
Shop (Nimbin Village Meats)	52 Cullen St
Nimbin Post Office	43 Cullen St
House	18 Thorburn St
House (former Teachers residence)	71 Cullen St
Uniting Church (former Methodist Church)	90 Cullen St
Community Centre (former Central School)	71 Cullen St
Shop (former Nimbin Bakery)	62 Cullen St
Presbyterian Church	37 Cullen St
St Marks Anglican Church	27 Cullen St

### **6.3.2 Environmental Hazards and Buffer Areas**

The following standards and guidelines apply to all Development Applications within the New Residential Village, Light Industrial Precincts and undeveloped lands within the Commercial and Community Village Precincts.

#### **Objectives**

1. To identify natural and other hazards and nuisances that may affect the safety of people and property and establish means to manage or avoid those hazards.
2. To prevent development of the following environmentally constrained lands:
  - land that is a floodway,
  - land that is steeply sloped and potentially subject to slip, subsidence or mass movement,
  - land that is in a high bushfire hazards area and
  - land within the buffer distances of the Showground cattle tick dip site (unless remediated) and sewerage treatment works.
3. To minimise land use conflicts between potentially incompatible land uses within the residential and light industrial land use precincts by requiring the establishment of buffer areas.

## **Development standards and guidelines**

1. Detailed geotechnical and engineering assessment is required to be provided for all Development Applications to subdivide land in New Residential Village Precincts.
2. Geotechnical and engineering assessment at a minimum are to consider the proposed development and factors such as slope angle, position on the slope, terrain elements and specific soil conditions (plasticity, wet strength, shrink-swell, stoniness, sodicity/dispersion, erodibility, permeability, acidity, salinity etc.).
3. Land that is floodway is not to be used for residential development.
4. A flood impact and hydraulic assessment is required for other forms of development that may be located on lands potentially flood prone.
5. Buffer areas in accordance with Chapter 11 (Buffer Areas) of Part A of this DCP are to be provided between residential and light industrial land use precincts.

### **6.3.3 Provision of Village Infrastructure**

The following standards and guidelines apply to all Development Applications within the village, as appropriate.

#### **Objectives**

1. To encourage the integrated provision of all utility services, particularly in New Residential Village Precincts which combines new and traditional technologies.
2. To provide utility services in a manner which is sensitive to the ecological and scenic values and socio-economic character of the village.
3. To encourage innovative partnerships and approaches to conservation and supply of energy.

#### **Development standards and guidelines**

Separate requirements for water supply and wastewater disposal apply to the New Residential Precinct and the Existing Residential Precinct as follows:

##### **New Residential Precinct**

The option exists for new residential development to either connect to Council's reticulated water and sewer system or to provide on-site water supply and effluent disposal.

##### **Water Supply**

Where water is to be supplied from Council's reticulated network it is to be in accordance with:

- Chapter 6 of Part A of this DCP, and
- Council's 'Water Reticulation – Technical Specifications and Drawings'.

Where appropriate, reticulated water mains are to be provided in a common trench with telecommunication cabling.

Where water supply is to be provided on-site, such supply shall be provided in accordance with:

- Chapter 6 (Subdivision & Infrastructure) of Part A of this DCP.

##### **Wastewater Disposal**

Where development is to connect to Council's sewer system, it is to be in accordance with:

- Chapter 6 of Part A of this DCP, and
- Council's 'Sewer Reticulation – Technical Specifications and Drawings'

Where wastewater disposal is to be provided on-site, such system(s) is to be designed in accordance with Council's On-Site Sewer and Wastewater Management Strategy.

## **Other Precincts (Including Existing Residential Precinct)**

### ***Water Supply:***

Water is to be supplied from Council's reticulated network and is to be in accordance with:

- Chapter 6 of Part A of this DCP, and
- Council's 'Specification for the Construction of Water Reticulation'

Use of rainwater tanks as an additional water supply is permitted.

### ***Wastewater Disposal***

Wastewater is to be disposed of to Council's reticulated network and is to be in accordance with:

- Chapter 6 of Part A of this DCP, and
- Council's 'Specification for the Construction of Sewers'

## **All Precincts**

### ***Roads and access***

1. The existing and preferred local road, cycleway and footpath network is shown on Map 6.
2. Unless otherwise substantiated roads and associated drainage structures are to be provided in accordance with:
  - Chapter 6 of Part A of this DCP and
  - Council's 'General Specification for the Construction of Roads and Drainage Works'.
3. Road design is to provide a reasonable balance between providing for the projected traffic flows and maintenance and required minimum standards and reduction of construction costs to achieve ecologically sustainable development.
4. Road design and location is:
  - to be separated from environmentally sensitive areas, such as drainage systems, treed areas and significant trees, and
  - to follow contours and ridgelines unless the design and construction of the proposed road is more cost effective and achieves broader community benefits.
5. A link road, located approximately in the location shown on Map 6 between Cecil Street and Alternative Way, is to be provided to a standard that reflects its hierarchical use.
6. Intersection upgrading is required at the following intersections: Cullen/Cecil Street; Sibley/Cullen Streets; Alternative Way/Sibley Streets; and Alternative Way/Cecil Streets.
7. Footpath infrastructure is to be provided between the New Residential Village Precinct southeast of Alternative Way and Cullen Street.
8. Cullen Street is the only existing trafficable route through the village (north/south) and often suffers from congestion. In the longer term a by-pass route to the west of the village should be provided.

### ***Drainage***

1. Drainage networks are to be developed and managed in accordance with Chapter 6 of Part A of this DCP.
2. The natural drainage systems of a site are to be retained and treated as a key element in design of the subdivision.
3. Stormwater generated from any intensification of landuse should not be directed over adjoining lands unless adequate provision is made for easements to drain or discharge to a defined watercourse to a point where that watercourse does not need improvement or upgrade to provide for the discharged stormwater.
4. Kerb and gutter within the Existing Residential Village Precinct may be required as a consequence of a Development Application that subdivides or intensifies the use of land where designed and constructed kerb and gutter already adjoins the site.

**Electricity**

1. All reticulated electricity services within new residential precincts are to be underground. The design of the subdivision and construction of buildings is to facilitate the principle of grid interaction.
2. Consultation with Country Energy is to occur at the time of designing the subdivision and be documented in the Development Application for subdivision.

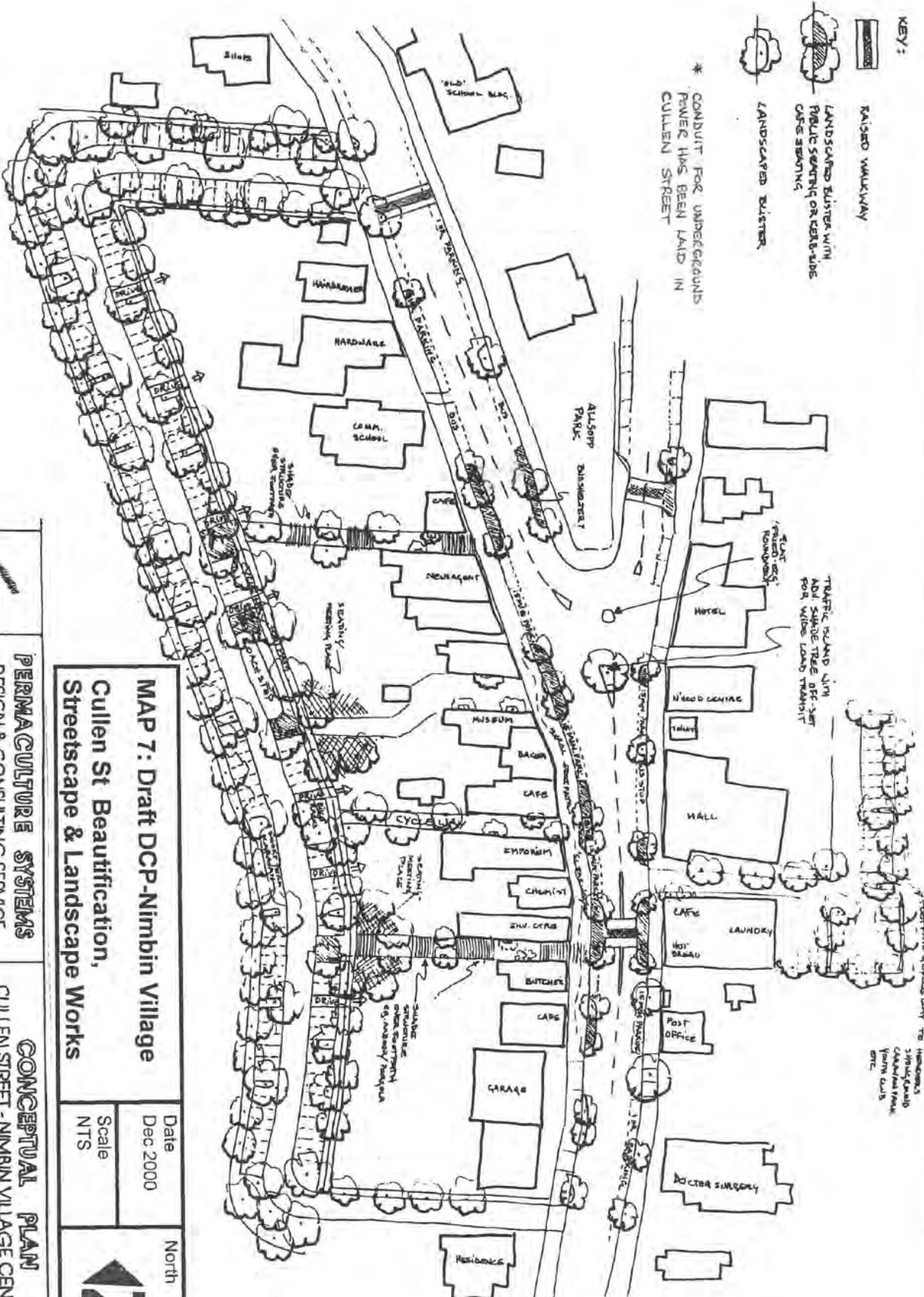
**Telecommunications**

1. An underground reticulated telecommunications systems and associated cabling is to be designed and provided that enables the future provision of the full range of telephone and electronic communications systems within the capacity of the network.
2. Telecommunication cabling is to be provided in a common trench with reticulated water mains, where appropriate.
3. Consultation with the Lismore Regional Office of Telstra Countrywide is to occur at the time of designing the subdivision and be documented in the Development Application for subdivision.



- KEY:**
-  RAISED WALKWAY
  -  LANDSCAPED BUSTLER WITH PUBLIC SEATING OR SIDE-SIDE CAFE SEATING
  -  LANDSCAPED BUSTLER

\* CONDUIT FOR UNDERGROUND POWER HAS BEEN LAID IN CULLEN STREET



**MAP 7: Draft DCP-Nimbin Village  
Cullen St Beautification,  
Streetscape & Landscape Works**

Date	Dec 2000	North
Scale	NTS	

**PERMACULTURE SYSTEMS  
DESIGN & CONSULTING SERVICE**  
DESIAN TRINH, Sa Oyn, Franou, Vongkiet Rodan, Phat-Hoan-Lak,  
PO BOX 527 NIMBIN VILLAGE SAO PI/SA/KOOL-911725

**CONCEPTUAL PLAN  
CULLEN STREET - NIMBIN VILLAGE CENTRE**  
NIMBIN: SENSE OF PLACE - COMMUNITY DESIGN  
LEIGHBOROUGH CITY COUNCIL - NOVEMBER 1994



## SCHEDULE 1 - CHECKLIST

The following checklist is provided to assist applicants to prepare Development Applications that meet the requirements of this Chapter. The checklist is a summary only of the Chapter's requirements and do not replace requirements specified in the Chapter.

The checklist identifies the **clause and page number** and identifies by a question and in **bold font** the keyword or summary of either the **objective, preferred landuse or development standards and guidelines** of the Chapter.

Applicants are encouraged to use the checklist as a means of demonstrating to Council that the Development Application has addressed the **objective, preferred landuse or development standards and guidelines** of the Chapter.

Checklist - Question	Response
Is the development consistent with the <b>objectives of the plan</b> ?	
In which <b>village precinct</b> is the development proposed? Refer to Map 3 of the DCP	
<b>EXISTING RESIDENTIAL PRECINCT/S</b>	
Is the development consistent with the <b>objectives of the precinct</b> ?	
Is the development a <b>preferred landuse</b> or ancillary to a preferred landuse?	
<b>Development standards and guidelines</b>	
<b>Heritage conservation</b>	
Is the development consistent with the <b>heritage objectives</b> of the precinct?	
Is the development consistent with the <b>heritage development standards and guidelines</b> of the precinct?	
Does the development consider the <b>character</b> of the precinct by showing continuity with the past, harmonising with surroundings and relating to the pattern of existing development?	
Does the development reflect the <b>scale</b> of the precinct by complementing, height, size and proportion to adjoining buildings and buildings in the locality?	
Does the development consider the <b>form</b> of the development and not dominate its neighbours and are large parts of buildings stepped back from the street?	
Does the size, shape, pitch and proportion and materials of the <b>roof</b> relate to the main roof or those existing in the street?	
Does the development incorporate the design, retention removal, infill of <b>verandahs</b> ?	
Does the development incorporate the design, retention, repair or reconstruction of a <b>garage</b> ? Where is the proposed <b>garage</b> to be located?	

Does the development consider the established pattern of <b>front and side setback</b> ?	
Does the <b>façade/s</b> of the development emphasise horizontal proportions and have a simple design, and have clearly distinguishable features (verandahs, walls, windows, doors and joinery)?	
Do the <b>external materials</b> of the development reflect the following? walls – timber ‘feathered’ chamferboard, roofs – corrugated iron, windows – timber framed, for new buildings compatible design metal framed may be appropriate.	
Is a <b>fence</b> proposed as part of the development and what height and materials is it to be constructed?	
<b>Related provisions</b>	
Does the proposed development require further consideration under <b>Section 4</b> ?	
<b>NEW RESIDENTIAL PRECINCTS</b>	
Is the development consistent with the <b>objectives of the precinct</b> ?	
Is the development a <b>preferred landuse</b> or ancillary to a preferred landuse?	
<b>Development standards and guidelines</b>	
Has a <b>masterplan</b> for the overall development of the site been prepared?	
Is the development and / or <b>masterplan</b> consistent with the <b>objectives for vegetation conservation</b> ?	
Does the development and / or <b>masterplan</b> protect <b>significant vegetation</b> identified in Table 1?	
Does the development and / or <b>masterplan landscape plan</b> seek the destruction of noxious weeds identified in Table 2 and exclude use of vegetation identified in Table 3?	
Has a <b>vegetation management plan</b> been prepared for the site and address the considerations of the Chapter?	
Is the development and / or <b>masterplan</b> consistent with the <b>objectives for rehabilitation of natural drainage systems</b> ?	
Has a <b>natural drainage system protection, rehabilitation and management plan</b> been prepared for the site and address the considerations of the Chapter?	

Is the development subdivision and / or <b>masterplan</b> consistent with the <b>objectives for energy and conservation</b> ?	
Does the subdivision consider the <b>orientation</b> of the lands and achieve energy conservation principles through <b>street layout and alignment</b> ?	
Does the subdivision achieve energy conservation principles and consider the <b>orientation</b> of the lands and the <b>street layout and alignment</b> ?	
Does the subdivision <b>lot location, size of lots, building envelopes and setbacks</b> achieve energy conservation principles?	
Does the subdivision consider the future provision of vehicular, cyclist and pedestrian <b>access</b> to lots and the subdivision to the village?	
Does the future provision of <b>landscaping</b> within the subdivision <b>retain existing trees</b> and ensure that vegetation will <b>not impede solar access</b> to future buildings?	
Does the <b>orientation and widths of lot maximise solar access</b> in accordance with Tables 4 and 5?	
<b>Related provisions</b>	
Does the proposed development require further consideration under <b>Section 4</b> ?	
<b>COMMERCIAL PRECINCT</b>	
Is the development consistent with the <b>objectives of the precinct</b> ?	
Is the development a <b>preferred landuse</b> or ancillary to a preferred landuse?	
<b>Development standards and guidelines</b>	
<b>Heritage conservation</b>	
Is the development consistent with the <b>heritage objectives</b> of the precinct?	
Is the development consistent with the <b>heritage development standards and guidelines</b> of the precinct?	
Does the development consider the <b>character</b> of the <b>commercial</b> precinct by showing continuity with the past, harmonising with surroundings and relating to the pattern of existing development?	
Does the development reflect the <b>scale</b> of the <b>commercial</b> precinct by complementing, height, size and proportion to adjoining buildings and buildings in the locality?	

Does the development consider the <b>form</b> of the <b>commercial</b> precinct and not dominate its neighbours and larger parts of buildings stepped back from the street?	
Does the size, shape, pitch and proportion and materials of the <b>roof</b> relate to the main roof or those existing in the street?	
Does the <b>building setback</b> of the development consider the existing pattern of building setbacks?	
Do the <b>external materials</b> of the development reflect the following? walls – timber ‘feathered’ chamferboard, roofs – corrugated iron, windows – timber framed, for new buildings compatible design metal framed may be appropriate.	
Is the development proposing to remove or alter original <b>facades</b> and <b>murals</b> ?	
Does the design of new commercial buildings include a <b>verandah or awning</b> to provide footpath shelter and <b>parapet</b> to reflect the streetscape.	
Does the development incorporate the design, retention removal, infill of <b>verandahs</b> ?	
Is the <b>shop front detail</b> below awning level sympathetic with and not detract from the style and character of the building and streetscape?	
Is the development consistent with the <b>Cullen St beautification plan</b> and design of the <b>western car parking area</b> by reflecting Map 7, provision of <b>pedestrian access</b> and <b>bus and coach parking area</b> , <b>landscaped</b> and suitable provision be made for <b>vehicular access</b> for cars and small delivery trucks?	
<b>Related provisions &amp; DCPs</b>	
Does the proposed development require further consideration under <b>Section 4</b> ?	
<b>LIGHT INDUSTRIAL PRECINCT</b>	
Is the development consistent with the <b>objectives of the precinct</b> ?	
Is the development a <b>preferred landuse</b> or ancillary to a preferred landuse?	
<b>Related provisions &amp; DCPs</b>	
Does the proposed development require further consideration under <b>Section 4</b> ?	

<b>COMMUNITY PRECINCT</b>	
Is the development consistent with the <b>objectives of the precinct?</b>	
Is the development a <b>preferred landuse</b> or ancillary to a preferred landuse?	
<b>Related provisions</b>	
Does the proposed development require further consideration under <b>Section 4?</b>	
<b>GENERAL PROVISIONS</b>	
<b>Heritage management</b>	
Is the land or existing building identified as a heritage item within the <b>Lismore Citywide Heritage Study, 1996?</b> Refer to Table 6.	
If the land or existing building is identified within Table 6 is it necessary that a <b>heritage conservation management plan</b> be prepared?	
<b>Environmental hazards and buffer areas</b>	
Is the development consistent with the <b>objectives for environmental hazards and buffer areas?</b>	
<b>Development standards and guidelines</b>	
Has a <b>geotechnical and engineering assessment</b> been prepared for the development?	
Is the development site in a <b>floodway?</b>	
Are <b>buffer areas</b> to separate residential and industrial development provided in accordance with <b>Chapter 11 of Part A?</b>	
<b>PROVISION OF VILLAGE INFRASTRUCTURE</b>	
Is the development consistent with the <b>objectives for provision of village infrastructure?</b>	
<b>Development standards and guidelines</b>	
Has adequate provision made to supply <b>water</b> to the development?	
Has adequate provision made for <b>wastewater</b> disposal from the development?	
Does the provision of <b>roads and access</b> to the development meet the relevant requirements?	
Does the provision of <b>drainage</b> to the development meet the relevant requirements?	
Does the provision of <b>electricity</b> to the development meet the relevant requirements?	
Does the provision of <b>telecommunications</b> to the development meet the relevant requirements?	