

Chapter 2

Land at West Goonellabah



2 Land at West Goonellabah

Much of the land to which this Chapter applies is significantly constrained by the occurrence of vegetation, koala habitat and steep slopes. This Plan sets out the minimum requirements that should be addressed in a subdivision application lodged for any land within the DCP area. The indicative road layout provides a framework for future road and subdivision design on individual land parcels within the DCP area.

2.1 Objectives of this Chapter

1. To ensure that future development of the land does not degrade habitat areas either through the removal of habitat or through the creation of significant threats to koalas.
2. To integrate the future road network servicing the area with the existing surrounding road network.
3. To ensure that subdivision design takes into account the particular constraints and characteristics that apply to the land such as slope, bushfire hazard and stormwater management issues.

2.2 Habitat Values

Much of the site is significantly constrained by the location of native vegetation and fauna habitat. Map No.2 shows the extent of primary koala habitat within the subject area as mapped by Ecograph in 2001. The site supports other native vegetation including Hoop Pine and rainforest species that is likely to have habitat value for other native fauna. This should be identified in a comprehensive flora and fauna assessment to be submitted as part of any subdivision application for land within the DCP area.

Primary koala habitat is defined as vegetation communities that contain more than 35% of species preferentially utilised by koalas in the locality. Core koala habitat as defined in State Environmental Planning Policy (SEPP) No. 44 is not identified in this DCP. This would involve ground surveys to determine evidence of koala usage and will be a requirement of any subdivision application relating to the land.

SEPP 44 provides that development consent cannot be granted for the development of any land that contains core koala habitat with an area greater than one hectare unless a Koala Plan of Management (KPOM) has been prepared. The KPOM must be prepared in accordance with SEPP 44 guidelines and approved by the Director of Infrastructure, Planning and Natural Resources.

The site may also contain individual or scattered habitat trees that are not identified on Council's mapping layer. More detailed mapping will be required at the subdivision application stage to identify such trees as well as any potential koala movement corridors on the land.

2.2.1 Protection of habitat values

Future development should be designed so as to:

1. Avoid the removal or degradation of native vegetation within primary koala habitat.
2. Minimize the removal of individual preferred koala food trees wherever they occur on a development site. In the DCP area these species may include Forest Red Gum (*Eucalyptus*

tereticornis.) Tallowwood (*Eucalyptus microcorys*), Swamp Mahogany (*Eucalyptus robusta*), Brush Box (*Lophostemon confertus*), Grey Ironbark (*Eucalyptus siderophloia*), Flooded Gum (*Eucalyptus grandis*), White Mahogany (*Eucalyptus acmenoides*), Forest She-oak (*Allocasuarina torulosa*), and Pink Bloodwood (*Corymbia intermedia*).

3. Maximize retention and minimize degradation of native vegetation within marginal/unsuitable koala habitat;
4. Make provision for restoration or rehabilitation of areas identified as primary koala habitat including the removal of exotic weeds such as camphor laurel and privet without adversely impacting on native species.
5. Make provision for long-term management and protection of koala habitat including both existing and restored habitat.
6. Not compromise the potential for safe movement of koalas across the site. This should include maximizing tree retention generally and minimizing the likelihood that the proposal would result in the creation of barriers to koala movement, such as may be imposed by certain types of fencing.
7. Identify building envelopes which contain all buildings, ancillary structures and required fire fuel reduction zones. Generally there should be no clearing on the site outside these envelopes. Such envelopes should be registered as a restriction on the title of the lots.
8. Include measures to effectively minimize the threat posed to koalas by dogs, motor vehicles and swimming pools through restrictions on dog ownership, restrictions on motor vehicle speeds and appropriate design of pools and pool fencing.

2.2.2 Ecological information to accompany DAs

The following information must be submitted with applications for all development on sites that contain Primary or Marginal/Unsuitable Koala Habitat and/or land containing preferred koala food trees.

1. An assessment of koala habitat prepared by a suitably qualified person.
2. Clear details concerning which vegetation is to be cleared or disturbed and which is to be retained.
3. Details of any proposed building envelopes and fire fuel reduction zones and the means by which they are to be enforced.
4. Proposed measures to restore or rehabilitate koala habitat, including measures which will result in the net gain of koala habitat.
5. Proposed measures to allow the safe movement of koalas across the site including road designs and speed management measures, fence construction details where fencing is proposed, and swimming pool specifications.
6. Proposed measures to mitigate impacts on koalas by dogs.
7. Details of any proposed program to monitor koalas and koala habitat, during and following development activity on a site. Monitoring programs would not be required for single lot

developments. Rather, they would be expected for subdivisions. The developer is expected to assume responsibility for monitoring for a minimum 5-year period.

The following information must be submitted with applications for development on sites that are adjacent to primary or marginal/unsuitable koala habitat and/or land containing preferred koala food trees.

1. Proposed measures to mitigate the impacts by dogs on koalas which occupy adjacent habitat. This must include measures that reduce the likelihood of domestic dogs straying into koala habitat.
2. Proposed measures to mitigate the impact on koalas of motor vehicles traveling to the site. This must include appropriate traffic control measures on roads that run through or adjacent to nearby koala habitat and which are subject to increased traffic volumes due to the development on the site.

2.3 Other Constraints

2.3.1 Slope

Much of the site is subject to slopes of 20% or more. Where lots are to be created on land where all or part of the site has a gradient of 20% or more, the applicant must demonstrate that there is sufficient area within each lot to accommodate a building envelope and driveway access that complies with the requirements pertaining to cut and fill and driveway design as set out in Chapter 1 (Residential Development) of Part A of this DCP. Steep lots may require the placement of a restriction on the title to ensure that the design of a future dwelling house is compatible with the slope of the land and will not require excessive cut and fill.

2.3.2 Bushfire hazard

Much of the site is identified as bushfire prone land on the Lismore Bushfire Prone Land Map. Map 3 shows the extent of Category 1 and Category 2 bushfire vegetation on the site together with the buffer requirements for each category.

Subdivision of bush fire prone land for residential purposes requires a bush fire safety authority from the Commissioner under section 100B of the *Rural Fires Act 1997* and is integrated development under the *EP&A Act*. All forms of development on bush fire prone land must conform to the specifications and requirements of the document *Planning for Bushfire Protection*.

A bushfire threat assessment must form part of all development applications that relate to bushfire prone land. Preparation of an assessment of threat from bushfire should include reference to:

- *Planning for Bushfire Protection* - NSW Rural Fire Service – a guide for land use planners, fire authorities, developers and home owners; and
- Consultation with Council and RFS staff.

For subdivisions, the threat assessment is an integral part of the subdivision design, and may affect lot shape, size, orientation, and road layout. Bushfire protection measures also have the potential to affect vegetation, fauna, views watercourses, soil erosion, amenity and access. In instances where the balance between bushfire protection and environmental and social impact cannot be achieved, the proposal may not be supported.

Measures for the protection against bushfire include subdivision road design, the provision of asset protection zones, compliance with the relevant construction standards for buildings, the provision of an

adequate water supply and access for firefighting vehicles. Details of each of these requirements are set out in *Planning for Bushfire Protection*. Adequate bushfire protection is based upon compliance with all these measures and compliance with one or more should not be used as justification for non-compliance with another.

2.3.3 Soil contamination

The Invercauld dip site is located in Invercauld Road as shown on Map 4. The Cattle Tick Dip Site Management Committee (DIPMAC) recommends a 200metre radius contamination assessment zone for cattle dip sites. Map 4 shows the extent of the assessment zone as it affects the DCP area.

A Development Application applying to any lot affected by the assessment zone must include a report on the findings of a preliminary investigation of the site carried out in accordance with the contaminated land planning guidelines. A more detailed investigation may be required where the findings of the preliminary investigation warrant it.

2.4 Infrastructure

2.4.1 Sewerage

Most of the site is located below sewer lines that service existing residential development immediately to the north, east and south of the DCP area. Consequently future subdivision will be required to connect to the existing sewer trunk main located between Parkwalk Drive and Industry Drive to the west of the site as shown on Map 4. Landowners wishing to subdivide land on the eastern side of the DCP area will need to negotiate an easement for sewer across properties located on the western side of the DCP area to enable connection to the trunk main.

Development Applications should be accompanied by a sewer modelling report which identifies augmentation works required for Council's sewer mains. The cost of augmentation works will be borne by the developer.

2.4.2 Water Supply

Most of the site will be supplied with water from the Wyreema Zone. Development Applications should be accompanied by a water supply modelling report. Trunk mains supplying this site will need to be augmented and the cost of augmentation works will be borne by the developer.

2.4.3 Stormwater

The site drains from east to west towards a low point located on the adjoining Southern Cross University site. Management of stormwater on individual lots should be addressed in an integrated manner through a Stormwater Management Plan. Adequate detention and treatment of stormwater runoff may not be possible on some of the steeper sites and this may only be achieved through a coordinated approach with other property owners in the area. Where the detention and treatment of stormwater is proposed off the site, the consent of relevant landowners should be provided as part of the Stormwater Management Plan.

2.4.4 Roads

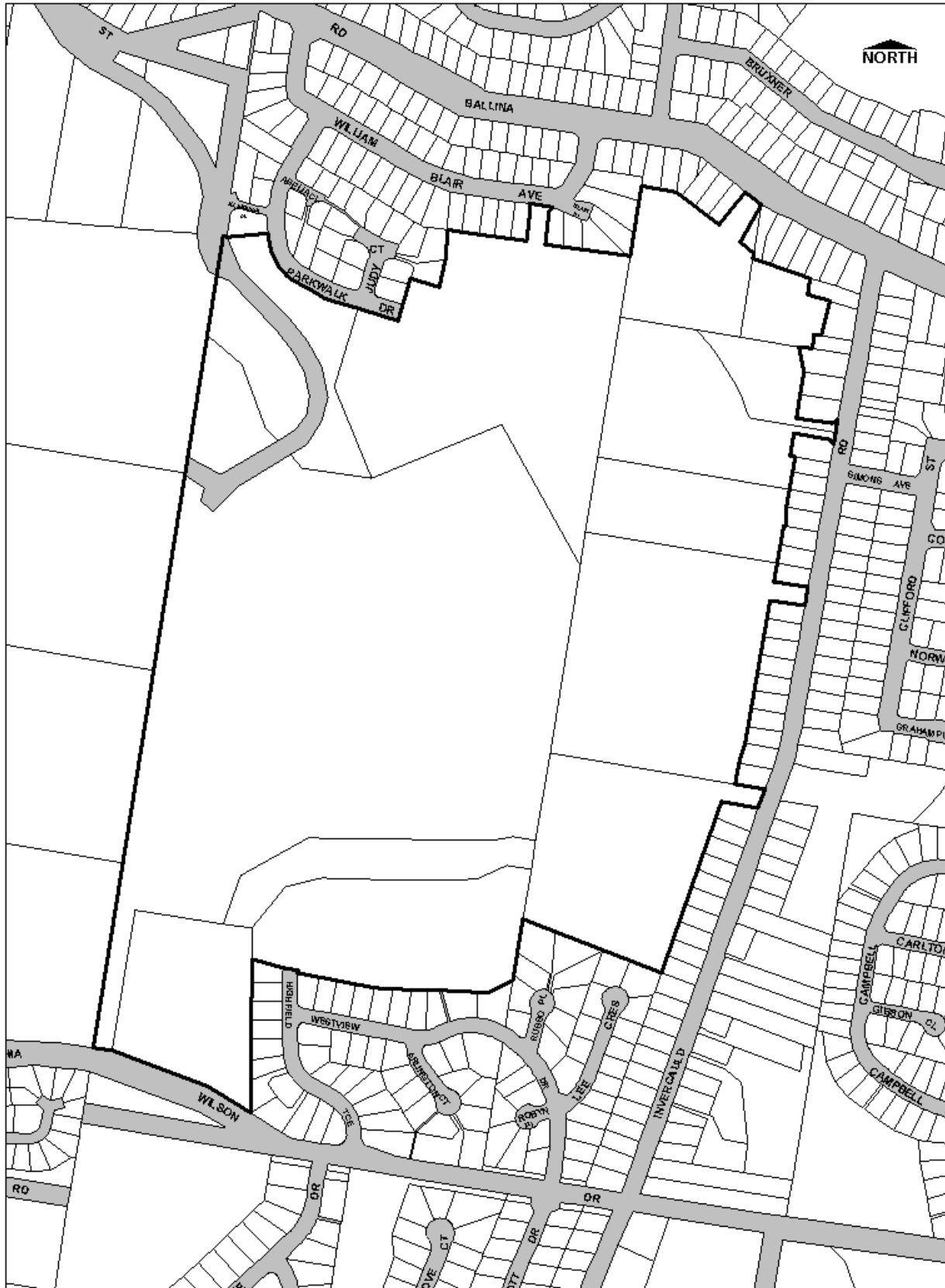
Chapter 5 (Subdivision and Infrastructure) of Part A of this DCP provides road and stormwater design criteria for urban residential subdivision. Street networks should provide a high level of internal accessibility and good external connections for local vehicle, pedestrian and cycle movement.


Consistent with that objective, this Chapter provides for a connecting road link between Parkwalk Drive and Highfield Terrace (refer to Map 4). Secondary access from the link road to Invercauld Road will be required to service Lot 22 DP 627547 and Lot A DP 379856 Invercauld Road. No road access

from Lee Crescent to the site is to be permitted. Land in the western part of the DCP area may be accessed from Kellas Street and the Southern Cross University site.

All roads are to incorporate traffic calming measures to restrict traffic speeds to no more than 50 kph.

Pedestrian access as shown on Map 4 linking the University site to new and existing residential areas in the vicinity of Invercauld Road should be incorporated into future subdivision design.



 <p>LISMORE CITY COUNCIL <small>While all reasonable care has been taken the council does not guarantee the accuracy of the information contained on this map and any reliance placed on such information shall be at the sole risk of the user. Acknowledged signed applicant Digital Cadastral Database (d) Land Information Centre</small></p>	<p>Printed 9/3/2007</p>	<p>Land to which this chapter applies Chapter 2 Part B</p>	<p>Map 1</p>
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