Chapter 6

Village, Large Lot Residential and Rural Subdivision

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1 INTRODUCTION

1.1 Purpose of the Chapter

The purpose of this chapter is to identify Council's requirements for the subdivision of village, large lot residential and rural land.

1.2 Subdivision Development Principles

The following subdivision development principles are the intended overarching outcomes of the planning controls outlined in this Chapter. The relevant principles precede the planning controls for each Element in this Chapter.

Principle 1 Sustainable
The design of a subdivision will support healthy lifestyles, protect the natural features of the area and minimise the use of natural resources while considering whole of life cost.

Principle 2 Diverse
Village and large lot development will include a diversity of lot sizes to cater for different housing needs.

Principle 3 Vibrant
Development will provide public open space and a street network that promotes vibrant living spaces that will be inviting to walk, play and cycle in safety.

Principle 4 Connected
Development will provide interconnected open spaces with appropriate and accessible infrastructure to support a range of active and passive recreational pursuits suited to the needs of the community.

Principle 5 Deliverable
Infrastructure and essential services will be delivered in a timely manner to support the projected future population and meet community needs, with minimal impact on the environment.

Principle 6 Environmental Protection
Development will protect and enhance the natural and cultural values of the area. Significant native vegetation should be retained to conserve biodiversity, enhance visual amenity and assist with stormwater management.

Principle 7 Landscape
Development will conserve and protect landscape features that contribute towards desired local character and visual amenity such as significant views, existing trees and built or natural elements of cultural or visual significance.

Principle 8 Water Sensitive Design
Development will incorporate water sensitive urban design principles to protect the natural water cycle, support healthy ecosystems and maintain water quality.

Principle 9 Place making
Place making elements are incorporated in the design of public spaces that will contribute to a sense of local character and identity for the subdivision.

Principle 10 Safety
Development includes design measures for the protection of people, property and the environment.

Principle 11 Agricultural and Rural Land Uses
Configuration of rural subdivisions and the size and shape of the lots facilitates the use and management of land for productive agricultural and related purposes.

1.3 Application of the Chapter

This chapter applies to various forms of subdivision including Torrens, Strata and Community Title in the Village, Large Lot Residential and Rural (Primary Production and Rural Landscape) zones of the Lismore Local Environmental Plan 2012 (LEP). This chapter should be read in conjunction with related DCP chapters and State Environmental Planning Policies.

1.4 How does this Chapter work?

Specific requirements for aspects of Village, Large Lot Residential and Rural subdivision development are divided into primary *Elements*. Each *Element* includes the relevant *Subdivision Development Principles, Performance Criteria and Acceptable Solutions.* In some cases both *Performance Criteria and Acceptable Solutions* are specified; however, in other cases only *Performance Criteria* are specified.

Development proposals must be consistent with the specified *Subdivision Development Principles.* This will usually be achieved by meeting the *Acceptable Solutions.* Alternatively Council may be prepared to approve development proposals that can meet the relevant *Subdivision Development Principles* and the *Performance Criteria.* This approach enables the development of innovative schemes or plans that meet the particular characteristics of a site.

1.5 Site Specific Structure Plans

A Structure Plan provides a broad framework for the coordinated provision and arrangement of future subdivision and development in new village and large lot residential areas (greenfield sites) and in existing developed/redevelopment areas (brownfield sites). These plans assist in the coordination of the road and footpath/cycleway networks with planning for public open space, retention of significant native vegetation, revegetation areas and infrastructure and staging programs. Structure plans are customised to accommodate site specific attributes.

A Structure Plan is a valuable land use planning tool for land held in fragmented or multiple ownership because it outlines common and mutual future land use objectives and aspirations. A Structure Plan is not a plan of subdivision and does not include a preliminary lot layout.

This section of the DCP may be amended from time to time to accommodate new village or large lot residential areas or redevelopment sites.

1.5.1 Bexhill Village Structure Plan

The Bexhill Village Structure Plan applies to land on the eastern side of the Village. This land contains a number of sensitive / significant natural environment attributes / characteristics, including ephemeral wetlands, endangered species and ecological communities and steep and unstable land. The land is not serviced by reticulated water or sewer.

The Structure Plan is located at Appendix C and shall be used to guide subdivision of the land. Reflecting the characteristics and constraints of the land, it includes revegetation and rehabilitation areas, buffers to significant watercourses and indicative locations for road and cycleway / footpath links.

Section 4.9 provides specific requirements for buffers to significant watercourses and section 4.14 provides specific requirements for biodiversity conservation on this land.

1.5.2 379A & 407 Richmond Hill Road Structure Plan

The Richmond Hill Structure Plan applies to land at 379A & 407 Richmond Hill Road, Richmond Hill. The Structure Plan at Appendix D shows an indicative location for a local road connection to existing road infrastructure on land to the south (Valley View Estate) and aims to ensure future development of the land addresses key environmental constraints including endangered species and ecological communities.

1.5.3 528 Caniaba Road Structure Plan

The Caniaba Road Structure Plan applies to land at 528 Caniaba Road, Caniaba. The Structure Plan at Appendix E shows an indicative location of a footpath / cycleway along Fredericks Road linking the new development to Caniaba Road and aims to ensure future development of the land addresses the rehabilitation of Primary Koala Habitat and endangered ecological communities, and the enhancement of koala movement pathways.

2 DEFINITIONS

access place means a two-way street with on verge parking while providing an adequate through vehicular passage way. Refer to Figure 5.

buffer *m*eans an area of prescribed width between adjoining development and land uses that are created for the purpose of mitigating the impacts of one or more of those land uses, and in which the carrying out of certain types of development is restricted.

habitat means an area or areas occupied, or periodically occupied by a species, population or ecological community and includes any biotic or abiotic component.

local street means a two-way street providing residential access in a low density area with on verge parking. Refer to Figure 6.

permeable means maximising connections with surrounding streets and roads and activities and making their role clear to potential users.

road means a public or private road within the meaning of the *Roads Act 1993* and includes a classified road.

subdivision of land has the same meaning as the in the *Environmental Planning and Assessment Act 1979.*

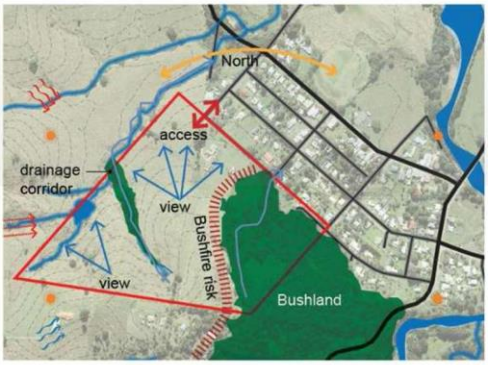
village collector road means a high capacity road that facilitates more than 2,500 vehicle movements per day travelling at generally 40 kilometres per hour, connecting local access streets to distributor roads. Refer to Figure 7.

3 SITE ANALYSIS

The section on Site Analysis in Chapter 5A - Urban Residential Subdivision of the DCP applies to this Chapter, specifically the explanation of opportunities and constraints.

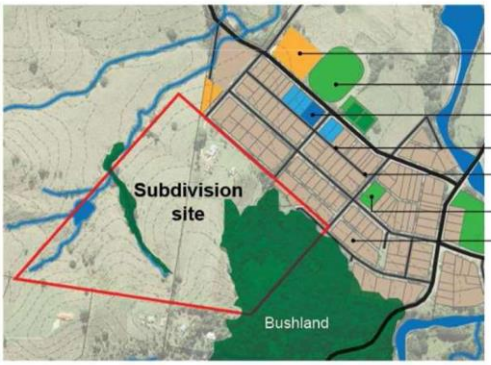
Figure 1 – Village Subdivision Design and Figure 2 – Large Lot Residential Subdivision Design illustrate examples of subdivision design, including site analysis, applicable to the village and large lot residential development settings. These principles should also be applied to rural subdivisions including community title subdivisions of rural landsharing communities pursuant to Clause 6.8A of the LEP.

Figure 1 – Village Subdivision Design



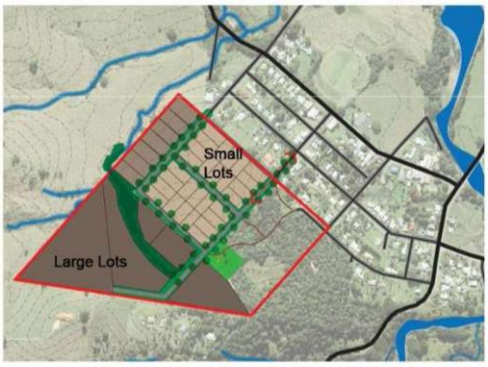
Proposed subdivision site

01 - Site Analysis - Start with constraints and opportunities mapping. The key elements which should be mapped include elevation, slope, aspect, view opportunities and visual impact, key environmental flora and fauna areas, bushfire risk, cultural and heritage, hydrology and drainage.



School
Village Cricket Field
Village Retail
Grided street layout with street trees
Rear lane access
Playground park
Larger lots on sloping sites

02 - Existing Settlement Character - Integrate the new village subdivision with the existing urban structure including street network and hierarchy, land uses, block size, pedestrian and cycle connections, open space network.



Retain key topographic features including vegetation and drainage lines.

Continue grided street network consistent with existing village.

Mix of allotments to suite topography and provide diversity.

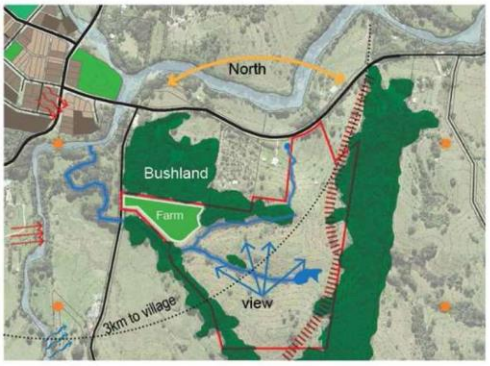
Small lots closer to village.

Larger lots on sloping sites further from village.

03 - Design with the site - Using the site analysis and existing settlement pattern of development to inform the design of the subdivision. Allow natural landforms to guide street network and lot configuration by utilizing topography to blend more harmoniously with the landscape and surrounding rural village community.

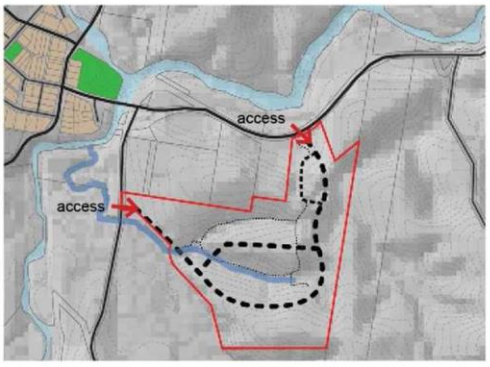
Village Subdivision Design - New village subdivision sites should ideally directly adjoin and be integrated with existing settlements. The new subdivision design should have regard for site opportunities and constraints, slope and topography, street pattern, block orientation, lot size, integration with open space and areas of environmental protection.

Figure 2 – Large Lot Residential Subdivision Design



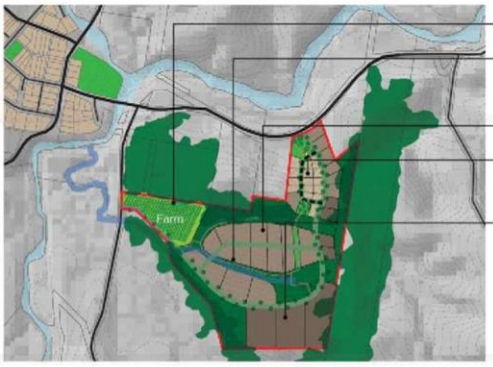
Proposed large lot subdivision site
Retained bushland
Bushfire risk
Water course / Drainage corridors

01 - Site Context and Analysis - Before designing large lot subdivisions map site opportunities and constraints including elevation, slope, aspect, prime agricultural land, key environmental flora and fauna areas, cultural and heritage, views, bushfire risk, hydrology and drainage.



Proposed large lot subdivision site
Proposed road network
Proposed walking and cycle network

02 - Road, walking and cycle layout - Preference is to provide a dual access point to allow through traffic options for school buses and service vehicles as well as providing alternate point of exist to escape bushfire or flood. Road layout should not only provide efficient access to allotments, but also to be harmonious with the topography to avoid excessive bulk earth works. In addition to road layouts, large lot subdivision should include opportunity for a walking and cycling network connecting subdivision areas with open space and road network.



Market garden retained as productive agricultural landuse.

Retain key topographic features including vegetation and drainage lines.

Design allotments to enable good house orientation.

Mix of allotments to suite topography and provide diversity including smaller lots on flatter land closer to site access.

Larger lots and rural residential on sloping sites and top of ridgeline.

03 - Lot configuration - Use the site analysis to inform the design of the subdivision. Design a mix of allotment sizes to suit topography and context. Ensure that each lot is appropriately dimensioned to enable good house solar orientation.

Large Lot Subdivision Design - should be ideally located on the fringe of existing settlements to access services thereby reinforcing the economic, social and community viability of rural settlements. Subdivision design should be directly informed from an understand of the existing physical nature of the site including slope and topography, aspect, agricultural areas, natural features, hydrology and integration with landscape, views and areas of environmental protection.

4.1 Element – Lot Layout - Village and Large Lot Residential

Zone RU5 Village and Zone R5 Large Residential Lots provide for additional housing choice and diversity in the Lismore Local Government Area. Lots are generally larger than in Zones R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential, enabling a semi-rural lifestyle without the responsibility of larger rural holdings.

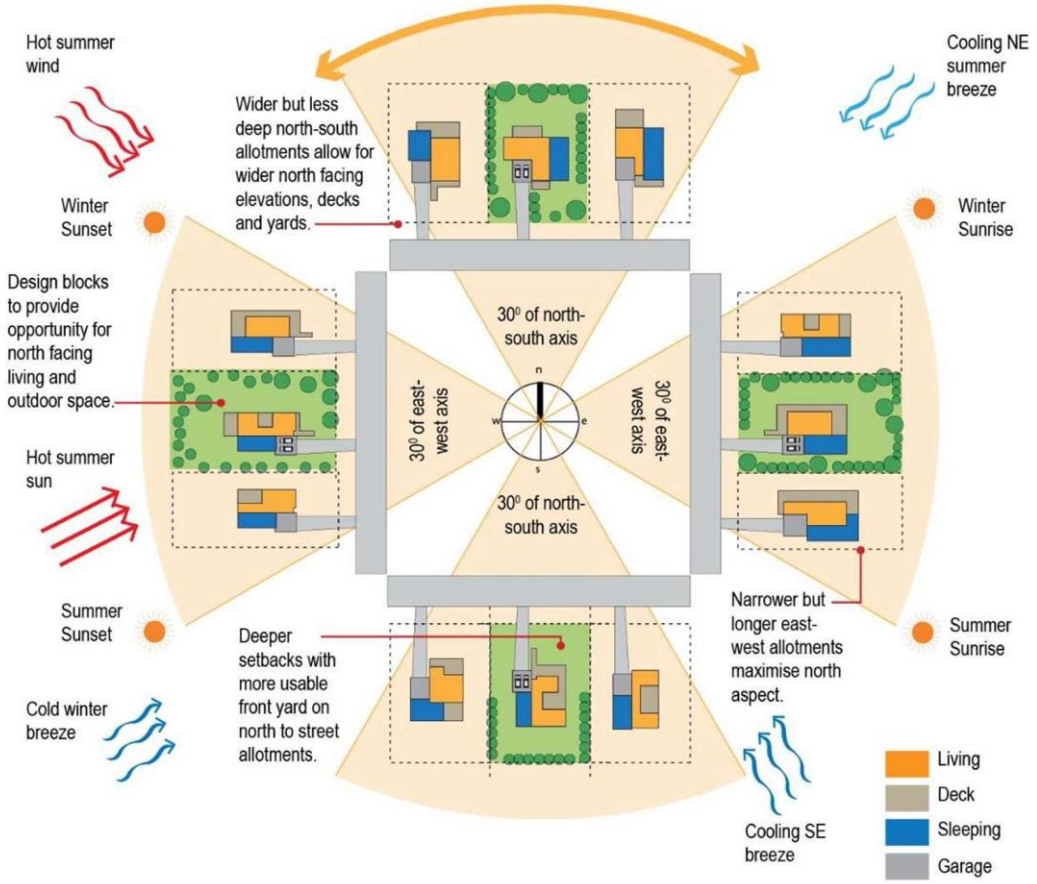
Subdivision Development Principles: 1, 2, 3, 4, 5

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Lot Size **P1.1** Lots have an appropriate area and dimensions for the siting and construction of a dwelling, ancillary outbuildings and services, the provision of private outdoor space, vehicle access and parking. **P1.2** Lot size and dimensions take into account the slope of the land and minimise earthworks, retaining walls etc. associated with dwelling construction.	**Lot Size** **A1.1** Lot sizes are in accordance with LEP 2012. **A1.2** Lots are capable of containing a building envelope of: • Zone RU5 Village - 18m x 10m or 15m x 12m; • Zone R5 Large Lot Residential – 32m x 16m or 25m x 20m with a minimum area of 500m2. The building envelope is not to be located on ridgelines, steep slopes, or poorly drained land. **A1.3** All lots should have an area capable of accommodating a building envelope on slopes less than 20%.

Vehicle Access **P2.1** New lots are to provide safe, convenient access without compromising the ability of the lot to accommodate a dwelling, ancillary structures and associated services. Access handles must be wide enough to cater for the placement of garbage and recycling bins adjacent to the access handle carriageway. **P2.2** Future road connection options to adjoining land from the new road network should be considered.	**Vehicle Access** **A2.1** New lots shall have frontage to a designated public road. No new lots shall be created with sole access via a right of carriageway. **A2.2** Road frontage of up to 20m width at the common boundary to adjoining land should be identified with an access stub. **A2.3** A maximum of two (2) battle-axe allotments are permitted behind an allotment which has direct frontage to a public road. Council will not consider any subdivision proposal involving a series of battle-axe lots, one behind each other. Access handles for a battle-axe allotment must: • Provide direct access to a dedicated public road; • Cater for safe vehicular and pedestrian access to each of the lots and ensure the satisfactory sight line distances are available between the lots and the public road; • Be wide enough to cater for the placement if garbage and recycling bins adjacent to the access handle carriageway; • Be designed so that a vehicle can enter and exit the site in a forward direction. This may require a building envelope to be nominated at the subdivision stage to demonstrate this provision; and • Provide for a minimum width of four (4) metres with a minimum carriageway width of three (3) metres and have a maximum length of 50 metres. Allotments with an access handle may need to be larger than the minimum lot size to ensure that they accommodate: the required building envelope; an appropriate on-site effluent disposal system (if required); and appropriate stormwater management measures (if required).

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Truncated corner lots **P3** Corner lots are to be truncated in such a manner as to maintain the minimum verge width with the kerb returns.	**Truncated corner lots** **A3** Curved boundaries provided on corner lots in lieu of straight splays/chords.
Fencing **P4** Highly visible fencing along main roads and public places must be uniform in terms of design, height, materials and colours so that it presents attractively and consistently in the streetscape. Preference is given to transparent fencing, particularly where there are significant views. Such fencing must be erected as part of the subdivision development of the land.	No acceptable solution.
Solar Access **P5** Lot design ensures that each lot: • is configured to facilitate a longer north facing house elevation to maximise winter solar access and summer shade; • minimises overshadowing from adjoining existing and/or future dwellings.	**Solar Access** **A5** Lot layout is designed in accordance with Figure 3 – Lot Orientation and Solar Access.
Buffers to avoid land use conflict **P6** Buffers are included in subdivision design to minimise conflict between residential uses and potentially incompatible agricultural, industrial, extractive and/or infrastructure uses.	**Buffers to avoid land use conflict** **A6** Buffer areas are provided in accordance with Chapter 11 of the DCP – Buffer Areas

Figure 3 – Lot Orientation and Solar Access



Lot Orientation and Design - Maximise solar access for lots by configuring streets and allotments along a north-south and east-west configuration which will maximise design flexibility for dwellings on individual allotments. North-south lots which are proportionally wider allow for a longer house elevation to gain a better northern aspect. Similarly deeper East-West allotments facilitate a longer north facing house elevation.

4.2 Element - Lot Layout – Rural Subdivision

The Lismore LEP 2012, Part 4 – Principal Development Standards provide for rural subdivision, including boundary adjustments. This section of the DCP provides additional controls to supplement the LEP. This Element applies to land within Zone RU1 Primary Production and RU2 Rural Landscape.

Subdivision Development Principles: 1, 5, 6, 7, 11

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Lot size **P7.1** Lots have an appropriate area and dimensions for the siting and construction of a dwelling and ancillary farm and other buildings. **P7.2** Lot size and dimensions take into account overall farm design and viability by considering: • the potential impact of fragmentation of rural land on agricultural productivity; • the slope of the land; • natural boundaries; • existing fencing and paddock structure. **P7.3** Lot size and dimensions enable the siting of dwellings to: • protect natural and cultural features; • acknowledge site constraints; • retain special features such as native vegetation and views.	**Lot size** **A7.1** The minimum lot size is in accordance with LEP 2012, Part 4 – Principle development standards or Clause 6.8A. **A7.2** The shape of lots should be regular. Long narrow lots are to be avoided to ensure that separation distances and buffers can be met.
Vehicle Access **P8.1** New lots are to provide a safe, convenient access without compromising the ability of the lot to accommodate rural land uses.	**Vehicle Access** **A8.1** New lots shall have frontage to a designated public road. No new lots shall be created with sole access via a right of carriageway. **A8.2** Access handle width for battle axe subdivisions is to be 10m.
Buffers to avoid land use conflict **P9** Buffers are included in subdivision design to minimise conflict between incompatible land uses.	**Buffers to avoid land use conflict** **A9** Buffer areas are provided in accordance with Chapter 11 of the DCP – Buffer Areas

4.3 Element – Rural Community Title Subdivision

This Element applies to the subdivision of existing approved rural landsharing communities (multiple occupancies) to community title under the *Community Land Development Act 1989* in accordance with Lismore LEP 2012 Clause 6.8A. Additional development controls for new rural landsharing community development are contained in Chapter 16 of the Lismore DCP.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS

P10 Lot size, layout and dimensions enable the siting of dwellings, other structures and infrastructure (such as internal roads) to occur in a way that:
• protects and enhances the environmental attributes of the land;
• is unlikely to cause land use conflicts with agricultural or other rural uses on adjoining land;
• does not create demand for the unreasonable or uneconomic provision of services;
• protects natural and cultural features;
• recognises site constraints; and
• retains special features, for example, views and areas of significant ecological value.
	A10.1 The maximum number of lots resulting from the conversion of existing approved multiple occupancies to rural community title subdivision shall not exceed the number of approved house sites, excluding the neighbourhood lot/common land, identified in the multiple occupancy consent in relation to the land.
	
	A10.2 The following information will be required to demonstrate that conversion of the approved multiple occupancy to rural community title subdivision satisfies P10, unless these matters have already been addressed to Council's satisfaction in the approved multiple occupancy:
	• a water management plan;
	• an onsite sewage management plan in accordance with Council's *On-site Sewage and Wastewater Management Strategy 2013;*
	• a waste management plan;
	• a vegetation management plan and planting requirements;
	• a bushfire management plan;
	• a draft neighborhood management statement consistent with the *Community Land Development Act 1989* including but not limited to:
	  ◦ provision for bushfire management;
	  ◦ prohibition of domestic cats and dogs or provisions for their management;
	  ◦ provision for environmental repair and enhancement;
	  ◦ provision for waste management;
	  ◦ provision for water management;
	  ◦ provision for on-site sewage management;
	  ◦ provision for safe vehicular access and driveways in accordance with the Northern Rivers Development and Design Manual.
	
	Note: Works completed as part of the previously approved rural landsharing community consent or any other development application will not be required to be replicated if the objectives of these works have been achieved. Details of these works will be required to be submitted with the application for community title subdivision.

4.4 Element - Street Networks

Each street has a particular function providing for specific levels of access for a range of transport modes including buses, motor vehicles, pedestrians and cyclists. The street network provides connectivity, linear pathways for essential services and an extension of public open space.

Subdivision Development Principles: 1, 3, 4, 6, 7, 8, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTION
Function and structure **P11** The street network has a clear function, is convenient, safe and provides for traffic volumes, vehicle speeds and good amenity.	**Function and structure** **A11** The street network is in accordance with Table 1 in Appendix A.
Safety, access and convenience P12 Street networks are designed to: • encourage people to use streets for gathering, playing and community events • maximise visibility, • give pedestrians priority • give equal access to all users • facilitate walking and cycling • cater for the potential volume of traffic generated • ensure safety for all road users. Refer to Figure 4.	**Safety, access and convenience** **A12** Intersections along residential streets are spaced to create safe and convenient vehicle movements in accordance with Table 1 in Appendix A.
Design and character **P13** The street network takes account of the topography and vegetation, respects any existing or potential site benefits, and takes advantage of opportunities for views and breezes.	**Design and character** **A13** There are no acceptable solutions.
Solar access **P14** The street network is oriented to promote efficient solar access for dwellings	**Solar access** **A14** Local street networks are designed in accordance with Figure 6.
Noise **P15** Streets and lots are located so that dwellings are not subject to unacceptable levels of traffic noise.	**Noise** **A15** Traffic noise in village and large lot residential streets meets the EPA NSW Road Noise Policy.

Figure 4 – Speed Control - Perredenya Estate, Caniaba

4.5 Element: - Street Design, Construction and On Street Parking

Street design depends on street function, traffic volume, desired traffic speed, on-street parking and street alignment.

Subdivision Design Principles: 1, 3, 4, 8, 9, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Function and width **P16** The width of the street reserve caters for all street functions, including: • safe and efficient movement of all users; • provision for parked vehicles; • provision of landscaping; • location, construction and maintenance of public utilities. • future carriage way widening • cycle paths or overland drainage flow paths.	**Function and width** **A16** Street function and width is in accordance with Table 1 in Appendix A.
Designing for safety **P17** The street design: • facilitates safe use by pedestrians, cyclists and vehicles • includes speed reduction techniques to achieve desired speeds (refer to Figure 9 – Traffic Management) • provides safe sight distances based on vehicle travel speeds, exits at property access points, pedestrian and cyclist crossings and at intersections • provides street lighting to ensure public safety and convenience.	**Designing for safety** **A17** Traffic speeds and volumes are in accordance with Table 1 in Appendix A.
Driveway Access **P18.1** Carriageway and verge width allow for unobstructed access to individual lots. **P18.2** Driveway egress movements do not create a safety hazard.	**Driveway Access** **A18.1** Carriageway and verge widths are in accordance with Table 1 in Appendix A. **A18.2** Driveways are in accordance with the Northern Rivers Local Government Design and Construction Manual and the Australian Standard 28090.1
Street Construction **P19.1** Street pavement edges support the function and amenity of the street. **P19.2** The footpath edge: • controls vehicle movements by delineating the carriageway for all users; • assists in controlling stormwater runoff; • provides for people with disabilities, by allowing safe passage of wheelchairs • and other mobility aids.	**Street Construction** **A19.1** Street pavement edges are in accordance with Table 1 in Appendix A and the Northern Rivers Local Government Design and Construction Manual

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
On Street Car Parking P20 On street car parking: • conveniently and safely serves users, including pedestrians, cyclists and vehicles; • enables efficient use of car spaces and access ways including safe maneuverability between the street and lots; • fits in with any adopted street network and hierarchy objectives, • achieves relevant streetscape objectives	**On Street Car Parking** **A20** On street car parking is in accordance with Table 1 in Appendix A

Figure 5 – Village Access Place

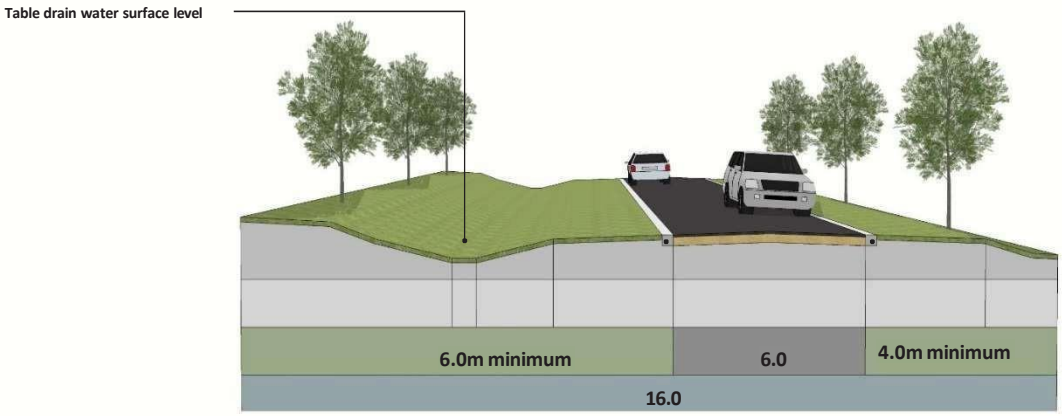


Figure 6 – Village Local Street

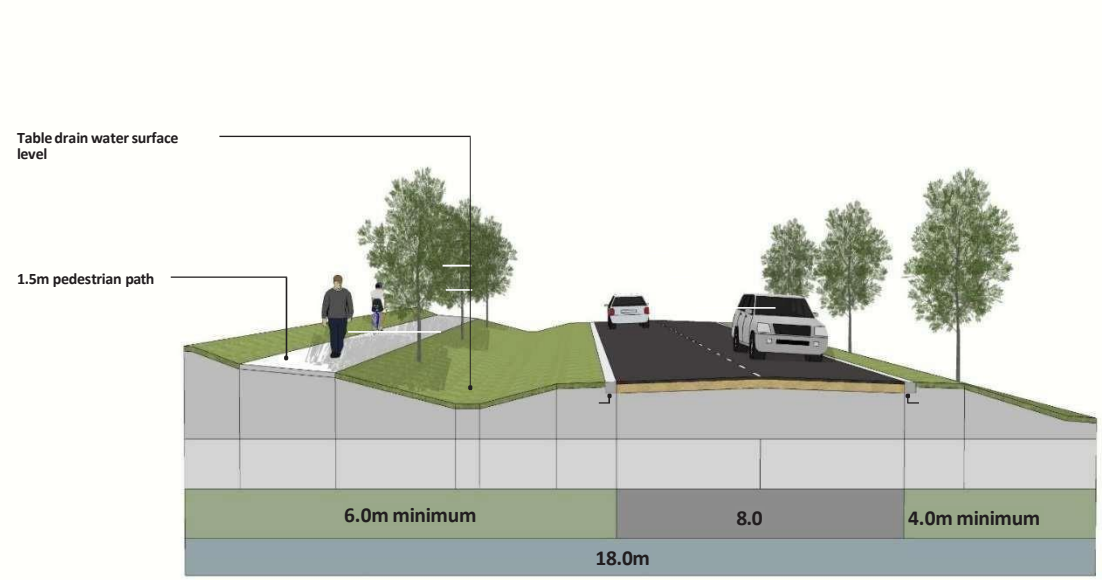
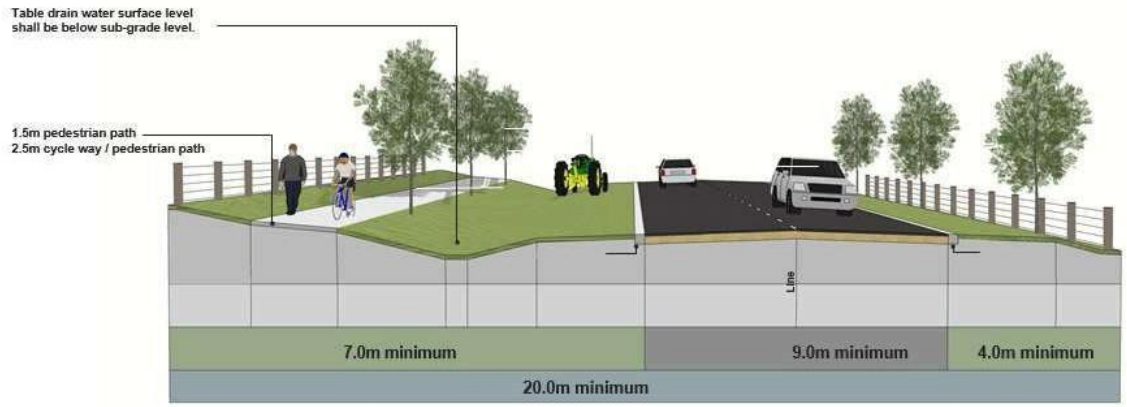


Figure 7 – Village Collector Road



Village Collector Road

Figure 8 – Village Distributor Road

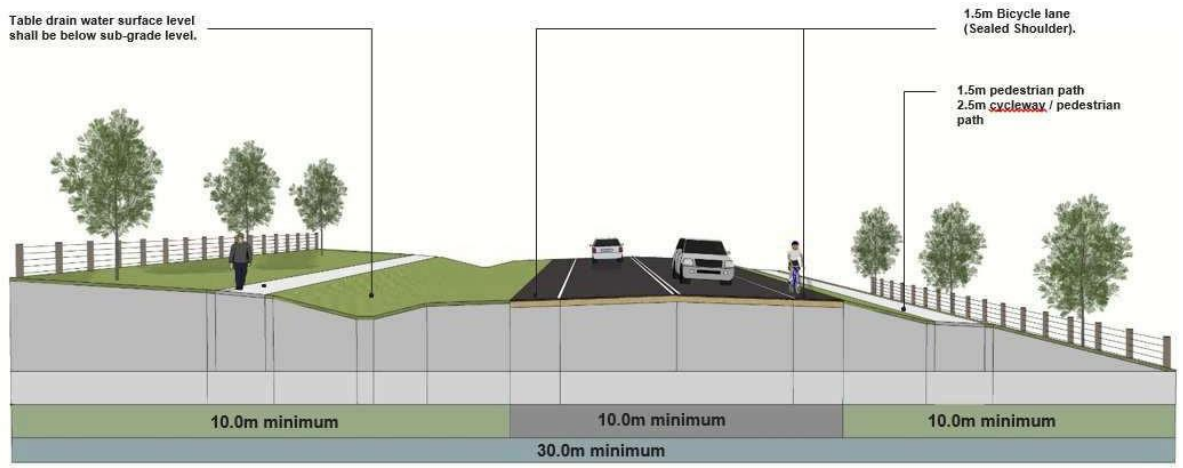


Figure 9 - Traffic management

4.6 Element: - Pedestrian and Cyclist Facilities

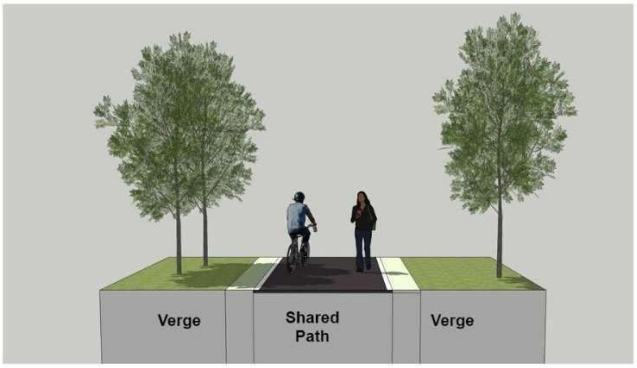
Council is strongly committed to creating communities that encourage people to choose walking and cycling as a mode of transport and/or recreation to foster more sustainable, healthier and safer communities.

These controls apply to Zone RU5 Village and to Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 3, 4, 7, 8, 9, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P21 Pedestrian and cyclist facilities are connected to adjoining streets, open spaces and activity centres to: • encourage walking and cycling; • provide for likely users (e.g. school children, parents with prams, people with disabilities); • provide opportunities to link open space networks and community facilities, including public transport, local activity centres and schools; • take into account topography; • provide for safety • safe street crossings are provided for all street users.	**A21** Pedestrian and cyclist facilities are in accordance with *Austroads 'Guide to Road Design Part 6A - Pedestrian and Cyclist Paths'* standards, the Northern Rivers Local Government Development Design and Construction Manual, and Table 1 Appendix A. These controls apply where a new subdivision creates 20 lots or more and is contiguous with land in Zone RU5 Village and/or land in Zone R5 Large Lot Residential. Refer to Figures 6 - 8 and 10.

Figure 10 - Shared Pedestrian & Cycle Paths



Shared path

4.7 Element: - Public Transport

Public transport servicing villages located in the Lismore Local Government Area and the wider Northern Rivers District is limited to buses with taxis servicing some areas. There is a need for accessible, equitable and safe bus networks providing services between the villages and large lot residential developments and activity centres that contain schools, commercial premises, and sport and recreation facilities.

Subdivision Development Principles: 1, 2, 3, 4, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Planning **P22** Bus routes or potential bus routes are accessible to the allotments within the subdivision.	**Planning** **A22** The majority of lots are located within a 5 minute walking distance from an existing or potential bus route.
Route location and design **P23** Bus routes connect adjoining areas for the convenience of bus services	**Route location and design** **A23** No acceptable solution

Bus routes **P24** The alignment and geometry of the bus route allows for the efficient, circular and unimpeded movement of buses	**Bus routes** **A24** Bus routes are in accordance with Table 1 and the Northern Rivers Local Government Design and Construction Manual
Bus stop location and design **P25** Bus stops: • provide for pedestrian safety, security, comfort and convenience • allow vehicles to safely overtake a stationary bus, • provide shelter, seating, adequate lighting and timetable information	**Bus stop location and design** **A25** Bus stops are in accordance with Table 1 and the Northern Rivers Local Government Design and Construction Manual

4.8 Element: - Public Open Space

Public open space provides opportunities for active and passive recreation and social activities and can contribute to the healthy lifestyles of residents. It also serves to protect natural and cultural features, improve amenity and provide a location for public utilities.

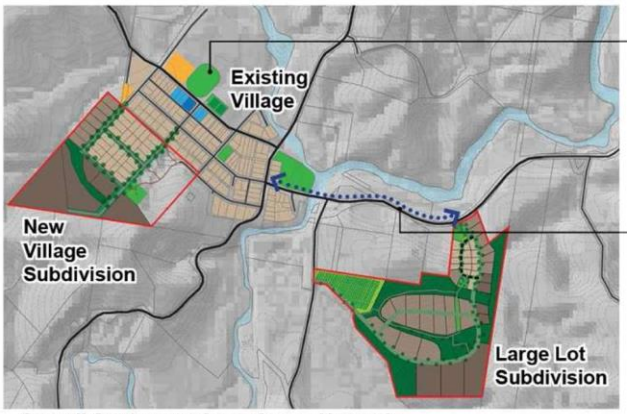
These provisions apply to Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 2, 3, 4, 6, 7, 8, 9, 10

Note: The intended use of any public open space must be clearly indicated on subdivision plans e.g. village bushland, stormwater management, infrastructure or local park.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P26 Public open space Local parks are located to: • create a focal point for adjoining residents; • be accessible to users; • provide opportunities to incorporate existing natural and cultural features; • be free from constraints; • provide an appropriate area for the intended use; provide high levels of visibility for crime prevention with adequate road frontage.	**A26 Public open space** **A26.1** Public open space(s) shall be provided in accordance with any approved structure plan or masterplan for the site. **A26.2** Where there is no approved structure plan or masterplan for the site, then public open space shall be provided in accordance with the Standards of Service for a Social and Family Recreation (SFR) space set out in the adopted Lismore Open Space Strategy. The open space must include elements as set out in the Play Hierarchy and the desired Standards of Service for a Social and Family Recreation (SFR) classification in the adopted Lismore Open Space Strategy, to the satisfaction of Lismore City Council (See Appendix F for the Play Hierarchy). A26.3 Where the provision of a new open space is not suitable, embellishment of an existing public open space and / or a shared path connecting residents to a nearby public open space is to be provided (Appendix F). Refer to Figure 11.

Figure 11 - Public Open Space



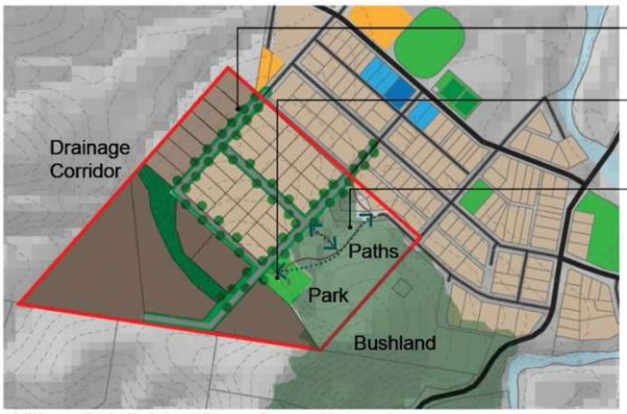
Overall Settlement Open Space Network

Rather than duplicate existing large active open space areas within new subdivision areas, create new open space opportunities which will contribute to the diversity of settlements overall open space network.

Village parks should be located 1-2km from all village lots.

Despite being outside of a walkable catchment, the new large lot subdivision area has the opportunity to create a new walking / cycle path along the connector road linking to the existing village.

Integrate areas of environmental protection, drainage corridors and open space networks.



Village Subdivision Open Space Network

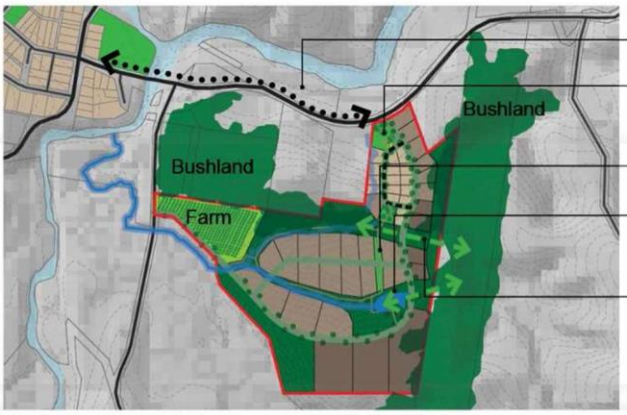
Extend grided street layout into new subdivision area to create clear connections and pathways to existing village open space areas.

A new park with the new subdivision provides passive open space and new elevated public view opportunity back over the village.

New pathways connect the new subdivision area with the existing village area.

Street trees reinforce the landscape character and creates a canopy top wildlife corridor throughout the settlement.

Work with the existing settlement pattern (existing village) to create a connected network of open space areas and pathways.



Large Lot Subdivision Open Space Network

New pathway along connector road links new large lot subdivision with existing village.

A new park fronts the connector road providing a passive recreation area as well as landscaped subdivision entrance.

Create a series of walking and cycle trails.

Utilise existing natural and landscape elements such as dams, drainage corridors within open space areas.

Retain and strengthen wildlife corridors.

Retain and enhance natural and landscape elements such as dams, drainage corridors and native vegetation which reinforces the rural character. Design a network of walking and cycle trails linking natural and open space areas with allotments.

Open Space Design - Public open space should be multi-functional, of a good quality, appropriately sized and embellished, well located and accessible. Within new subdivisions which directly adjoining existing settlements, make connections with the existing open space through pathways thereby contributing to the overall network.

4.9 Element: - Water and Sewer

Reticulated sewerage is limited to three areas in Zone RU5 Village (Caniaba, Nimbin and North Woodburn) and Zone RU2 Rural Landscape. Land within other Villages, Zones R5 Large Lot Residential and RU1 Primary Production is not connected to reticulated sewerage and the provision of on-site wastewater systems is required.

Reticulated potable water is connected to the majority of land within Zones RU5 Village, R5 Large Lot Residential and RU2 Rural Landscape. Other areas within these zones and Zone RU1 Primary Production rely on rainwater collection or water supplied by Rous Water.

Subdivision Development Principles: 1, 5, 6, 8

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P29.1 Sewer (non-reticulated areas) A land use capability assessment is provided that demonstrates consistency with the performance standards listed in clause 44 of the *Local Government (General) Regulation 2005*. **P29.2 Sewer (reticulated areas)** Adequate arrangements are to be made for the disposal and management of sewage. **P29.3** The provision of reticulated sewerage is to: • Be cost effective; • Minimise the land required; • Minimise environmental impacts; and • Be accessible and easy to maintain.	**A29.1 Sewer (non-reticulated areas)** A land use capability assessment for on-site wastewater disposal is in accordance with Council's On-Site Sewage and Wastewater Management Strategy 2013. **A29.2 Bexhill Village On-site Wastewater** In addition to A29.1 the land application of wastewaters is not permitted within the 100 metre buffer area to a perennial waterway identified on the Bexhill Village Structure Plan at Appendix C of this DCP Chapter. **A29.3 Sewer (reticulated areas)** The provision of sewerage is in accordance with the requirements of the Northern Rivers Local Government Development Design and Construction Manual.
P30.1 Water (reticulated areas) Adequate arrangements are to be made for the supply of water. **P30.2** The provision of water supply is to: • Be cost effective; • Minimise the land required; • Minimise environmental impacts; and • Be accessible and easy to maintain.	**A30.1 Water (reticulated areas)** The provision of water is in accordance with the requirements of the Northern Rivers Development Design and Construction Manual.

4.10 Element: - Stormwater Management

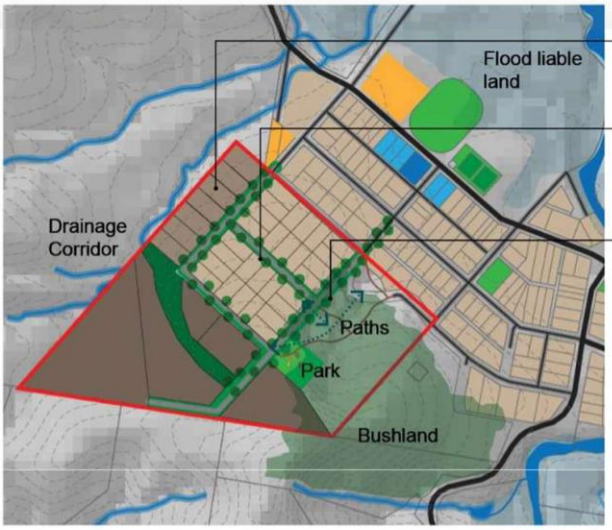
Drainage systems protect people and the natural and built environments and contribute positively to enhancing the natural environment within the catchment.

Subdivision Development Principles: 1, 5, 6, 7, 8

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P31 Water Sensitive Urban Design principles are incorporated in the design of open space, lot layout and roads	**A31** Open space, lot layout and roads are in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan.
P32 Stormwater management measures: • increase infiltration • slow water flows • provide on-site treatment • deliver high standards of water quality to receiving waters • integrate into the subdivision design • protect natural watercourses • enhance public amenity • retain riparian vegetation • allow for the safe passage of vehicles • are accessible and easily maintained.	**A32** Stormwater management measures are in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan.
P33 Stormwater systems will discharge water volume, velocity and quality to an acceptable legal point of discharge.	**A33** No acceptable solution.
P34 Inter-allotment drainage will cater for runoff from all existing or future impervious areas.	**A34** Inter-allotment drainage is in accordance with the Northern Rivers Local Government Design and Development Manual.

Figure 12 – Swale Drain Example: Perredenya Estate, Caniaba

Figure 13 - Stormwater Management



Village Subdivision Stormwater Management

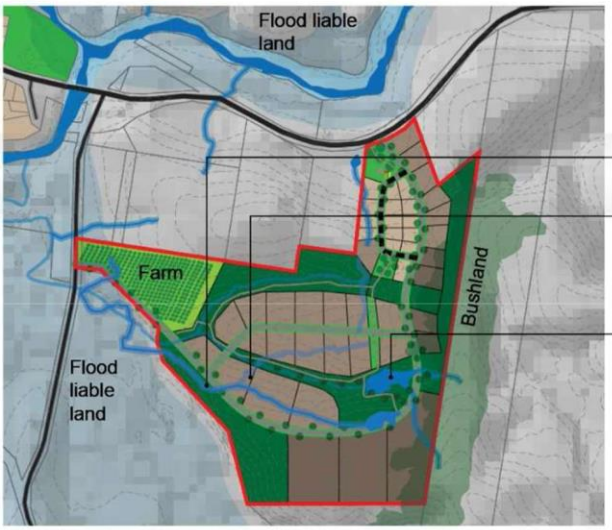
Extend grided street layout into new subdivision area with allotments clear of water courses and areas subject to inundation.

Design streets with wider grassed verges to enable greater stormwater infiltration. Green street edges also reinforce the streetscape and landscape character of many of Lismore's villages.

Integrate overland stormwater management system with open space network.

Where appropriate integrate stormwater management systems including water gardens, diversion channels, bio-retention swales and constructed wetlands.

Extending the grided urban structure of the existing village allows the new subdivision area to be more easily integrated with the existing stormwater management system.



Large Lot Subdivision Stormwater Management

Large lot subdivision designed to the topography enables integration of a surface overland drainage system rather than reliance on large detention pits and subsurface stormwater drainage infrastructure.

Site drainage into receiving water course may require additional stormwater treatment.

Existing drainage corridors retained. Opportunity to enhance these corridors as bio-retention swales capable of slowing runoff velocity and treating water quality.

Existing dams may be used to store and slow stormwater runoff. These dams would require ongoing maintenance to clear excessive silt.

Within new large lot subdivision areas there is opportunity to retain existing drainage channels, water courses and dams as part of the overall site stormwater management system. Design appropriately sized effluent disposal systems clear of water courses to avoid septic run-off.

Stormwater Management - Stormwater management systems should be designed to not only protect people and the built environment from risk, but should also integrate with the existing natural systems and topography and seek to enhance the overall environmental and water quality of the catchment.

4.11 Element - Water Quality Management

The Lismore LEP 2012 Drinking Water Catchment Map delineates the areas within various water catchments in the Lismore Local Government Area.

Prior to determining a development application for subdivision located within the Drinking Water Catchment Map, compliance with LEP clause 6.4 Drinking Water Catchments must be demonstrated. The following provisions compliment the requirements of this clause.

Subdivision Development Principles: 1, 5, 6, 7, 8

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P35 Water quality management: • reduces water borne pollutants; • maintains sustainable stormwater runoff • identifies and treats point sources of pollutants in the development area • delivers appropriate water quality standards for runoff to receiving waters within Drinking Water Catchment areas • protects watercourses and riparian areas	**A35.1 Water Quality Management** Water quality management is in accordance with Chapter 22 'Water Sensitive Design' of the Lismore Development Control Plan. **A35.2 Bexhill Village Stormwater Quality** On land shown on the Bexhill Structure Plan in Appendix C, the storm water treatment train is designed to recognise the development's location in a small sub-catchment discharging to the Wilsons River approximately 5km directly upstream of Rous County Council's water supply offtake point at Howards Grass. One of the key sources of catchment risk for the Wilsons River source relates to urban storm water impacts.

4.12 Element – Street Trees

Street trees contribute to the identity of the locality through the provision of pleasant streetscapes and enhancement of residential amenity. The selection of street trees can reinforce the functions of the street, provide a theme for the area and enhance biological diversity. These provisions apply to Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principles: 1, 3, 4, 6, 7, 8, 9, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P36.1 Street tree selection should: • enhance the streetscape and residential amenity; • not affect the safety of pedestrians, cyclists and motorists; • provide shade in summer months; • minimise detrimental potential impacts on public and private infrastructure; • be native species, preferably locally indigenous; • maximise stormwater infiltration • be at an appropriate scale relative to the width of the street and existing or future development; • incorporate existing vegetation where possible.	**A36.1** Street tree selection is consistent with Lismore City Council Landscape Guidelines and the Northern Rivers Local Government Development Design and Construction Manual. **A36.2** Advanced trees in a 45 litre pot shall be used. **A36.3** Street trees are: • to be planted at a density of 1 tree per 30m of residential lot street frontage • not planted over services or under overhead power lines. **A36.4** Street trees should be chosen for: • non-invasive root system; • good canopy spread and shade provision; • mature height under 8 metres; • colour and appeal; • low maintenance requirements.

4.13 Element - Aboriginal Cultural Heritage

The *National Parks and Wildlife Act 1974* is the primary legislation that provides protection for Aboriginal places and objects. The Act is administered by the Office of Environment and Heritage (OEH).

The Lismore LEP Heritage Map and the associated clause 5.10 and Schedule 5 aim to conserve Aboriginal and European cultural heritage. These DCP provisions should be read in conjunction with LEP clause 5.10.

Subdivision Development Principles: 1, 6, 7, 10

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Aboriginal Heritage **P37.1** Aboriginal objects and declared Aboriginal places are protected in accordance with NSW Office of Environment and Heritage (OEH) guidelines and requirements	**Aboriginal Heritage** **A37.1** Aboriginal objects and places are protected in accordance with the OEH guideline '*Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW in 2010'.* **A37.2** Where the due diligence process identifies that Aboriginal objects or places are present or may be present or if the proposed activity may harm Aboriginal objects and/or places then: (a) consultation with relevant Aboriginal parties must be undertaken in accordance with OEH guideline '*Aboriginal Cultural Heritage Consultation requirements for proponents (April 2010*)' and (b) a '*Cultural Heritage Assessment Report'* in accordance with OEH guideline "*Guide to investigation, assessing and reporting on Aboriginal cultural heritage in NSW*" is submitted for approval by Council and OEH. **A37.3** If harm to Aboriginal objects and places is anticipated, application for an Aboriginal Heritage Impact Permit (AHIP) is to be made to OEH. An AHIP application is '*Integrated Development*' under s91 of the *Environmental Planning and Assessment Act 1979*. **A37.4** Protect Aboriginal objects and places by following the procedure for inadvertent discoveries of items of potential cultural heritage value as listed in Appendix 2.

4.14 Element - Biodiversity Conservation

The Northern Rivers region, including the Lismore LGA, is recognised as an extremely biologically diverse part of Australia due to a combination of climatic and geographic conditions. The region supports a disproportionately large percentage of threatened species and ecological communities.

It is important to conserve biological diversity, and to incorporate measures that protect threatened species, populations and ecological communities. Subdivisions must take into account endemic vegetation, and where appropriate include environmental buffers to minimise potential conflicts with new housing.

The following provisions apply to village and large lot residential subdivisions that are on or adjacent to sites that support or contain remnant native vegetation (including scattered remnant trees); threatened native flora and/or fauna species, endangered ecological communities or their habitats; or watercourses.

Subdivision Development Principles: 1, 3, 6, 7, 8

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P38.1 The subdivision design: • retains and enhances areas of significant ecological value; • provides for rehabilitation areas to offset vegetation removal; • provides appropriately sized riparian vegetation zones if the land contains watercourses; • includes revegetation buffer areas around ecologically sensitive vegetation; • accommodates corridor connectivity for areas of ecologically significant vegetation.	**A38.1** A Vegetation Management Plan (VMP) and, where necessary, a Threatened Species Management Plan is to demonstrate how areas of significant ecological value are to be retained. The VMP will be prepared in accordance with the requirements of Council's Guidelines for the Preparation of Vegetation Management Plans 2010 and DCP Chapter 14 (Vegetation Protection). **A38.2** Management zones nominated in the VMP and any Threatened Species Management Plan for revegetation or retention of existing native vegetation are located outside: • asset protection zones as required by NSW Rural Fire Service's Planning for Bush Fire Protection 2006 or standards applicable at the date of lodgement of the development application; • areas that can be cleared under the NSW Rural Fire Service's 10/50 Vegetation Clearing Code of Practice.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	Bexhill Village **A38.3** In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the Bexhill Village Structure Plan at Appendix C of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated. **A38.4** The VMP submitted with the development application for subdivision of land in the area shown on Appendix C is to be consistent with the preliminary concept details contained in the Bexhill VMP Final V3 submitted as part of the rezoning planning proposal, prepared by David Fell Environmental Pty Ltd, dated 20 October 2017 subject to the following revisions: • The works and establishment period is to be minimum five (5) years; and • Provision of details of an additional area of lowland rainforest plantings that would be undertaken in the small part of Zone 5 in the south-east corner of the site. This is for the purpose of adequately buffering the threatened species occurring in and around the more intact rainforest in this corner of the site/ in the adjacent area just off-site. **Note**. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the *Water Management Act 2000*. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land. **A38.5** The Threatened Species Management Plan (TSMP) submitted with the development application for subdivision of land in the area shown on Appendix C is to be consistent with the preliminary concept details contained in the Bexhill TSMP for Hairy Joint Grass (*Arthroxon ispidis)* Final V3 submitted as part of the rezoning planning proposal, prepared by David Fell Environmental Pty Ltd, dated February 2018 subject to the following revisions: • Stipulation that there is no brushcutting of HJG habitat between **March and June** to allow for seed ripening and germination; • Include mapping of the area of occurrence of HJG within each management zone in the monitoring with bi-annual mapping to be undertaken. This will form the basis of a separate performance criterion.

	379A & 407 Richmond Hill Road Structure Plan **A38.6** In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the 379A & 407 Richmond Hill Structure Plan at Appendix D of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated. **A38.7** The VMP submitted with the development application for subdivision should address the management of potential future impacts on areas of Lowland Rainforest Endangered Ecological Communities (EEC) and core areas of Hairy Joint Grass (HJG) habitat located in drainage lines. In particular: • areas of HJG are not suitable for future dwelling locations and wastewater management systems • any future restoration of native communities on the site should consider embellishment of the future riparian corridor to be established to west of the subject site as part of the Pineapple Road Urban Release Area. Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the *Water Management Act 2000*. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land. **528 Caniaba Road Structure Plan** A38.8 In addition to A38.1 and A38.2, revegetation of the site is to be in accordance with the 528 Caniaba Road Structure Plan at Appendix E of this DCP Chapter. Consistency with matters included in A38.2 will have to be demonstrated. A38.9 The VMP submitted with the development application for subdivision should include measures that address: • the rehabilitation of Primary Koala Habitat and enhancement of existing Koala movement pathways and • the restoration of endangered ecological communities (Dry Rainforest). Note. Additional vegetation management areas may be required under a Controlled Activity Approval pursuant to the *Water Management Act 2000*. Refer to the Office of Water's Guidelines for Riparian Corridors on Waterfront Land.

4.15 Element: Electricity, telecommunications and public lighting

The following provisions apply to subdivision in Zone RU5 Village and Zone R5 Large Lot Residential.

Subdivision Development Principle: 5

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
Electricity and telecommunications **P39**Adequate arrangements are to be made for the provision of electricity and telecommunications.	**Electricity and telecommunications** **A39** Electricity and telecommunications are to be located underground in accordance with relevant Council policies.
Public lighting **P40** Adequate arrangements are to be made for the provision of public lighting to increase safety for pedestrian and vehicular travel. For land in Zone R5 Large Lot Residential, street light installations are required at intersections, cul-de-sacs and any points of vehicular / pedestrian conflict to ensure a high level of road safety.	**Public lighting** **A40** The design of public lighting is in accordance with: • The relevant Australian Standards; • NSW Public Lighting Code.
P41 Public lighting will prevent, limit and reduce artificial light pollution to minimise nuisance to neighbouring premises and disturbance to nocturnal wildlife.	**A41** Installation of public lighting will comply with the principles of AS4282: *Control of the Obtrusive Effects of Outdoor Lighting.* **A42** Public lighting will be designed and selected to eliminate light spill in the night sky and avoid over-lighting through measures such as bulb shielding, projecting light downwards, directing lights away from reflective surfaces and using energy efficient bulbs and warm white colours.

REFERENCES

1. The Australian Model Code for Residential Development (AMCORD, Commonwealth Department of Housing & Regional Development), 1997

2. A Guide to the Use of Kerbside Bike Lanes, Alta Planning & Design, September 2010

3. The New Queensland Street, Complete Streets, Guidelines for Urban Street Design, Institute of Public Works Engineering Australia Queensland Division Inc, August 2010

4. Northern Rivers Local Government Development Design and Construction Manual

5. Lismore Sport and Recreation Plan 2011- 2021

6. Lismore City Council Landscape Guidelines

7. NSW Rural Fire Service 'Planning for Bushfire Protection'

Appendix A – Table 1 – Village, Large Lot Residential and Rural Street Characteristics

Street Type	Local Access	Local Collector	Primary Collector	Arterial
(Northern Rivers Local Government) NRLG Equivalent	Access Street	Local Street	Collector Street	Distributor Road
Function	Provide direct residential property access.	Provide direct residential property access. Provide pedestrian, cyclist and vehicle connectivity	Provides direct residential property access. Provides pedestrian, cyclist and vehicle connectivity	Connects traffic from the arterial network to the collector network
Lots Serviced **Village** **Large Lot Residential and Rural**	 30 <10	 <300 <100	 <450 <150	 >450 >150
Traffic Volume [1] **Village** **Large Lot Residential and Rural**	 <200 vpd <100vpd	 <2,000 vpd <750 vpd	 <3,000 vpd <1,000 vpd	 >3,000 vpd >1,000 vpd
Verge Width [2] (Minimum)	4m	4m	4m or 5m (when a 2.5m pathway is required)	4m or 5m (when a 2.5m pathway is required)
Carriageway Width (Sealed) [3]	6m	7m	9m	11m
Carriageway Shoulder	-	1m gravel	1m gravel	1m
Reserve Width (Minimum)	14m	17m	19m +	22m +
Longitudinal Grade [4]	16%	16%	16%	12%

Street Type	Local Access	Local Collector	Primary Collector	Arterial
One-Way Cross Fall	Optional	No	No	No
Concrete Pathway Width and Number of Street Sides [5]	1.5m/One Side	2m/One Side	2.5m /One side	2.5m /Both Sides
Street Trees	Yes	Yes	Yes	Yes
Bus Route	No	No	Yes,	Yes,
Kerb Type [2, 6, 7]	Optional	Optional	Optional	Upright

Notes to Table 1:

1. Notional 6.5 vehicle trips per day are generated per lot.

2. Where swale drains are proposed the minimum verge width shall be 6.0m

3. Where the surrounding road network is unsealed and the development is in the RU1 zoned land then the proposed new road can be of an unsealed surface. Consult with Council for verification of this prior to lodgement of Development Application.

Note: Road grades steeper than 12% are required to be sealed.

4. Refer to Austroad Guide to Road Design Part 3 "Geometric Design" for steep grade criteria.

5. Footpaths only required for village subdivision with more than 20 lots.

6. Kerbing is required when fronting commercial, educational or industrial developments

7. Where kerb and gutter is proposed, the street characteristics shall default to the urban street characteristic table set out in Table 1 the Urban Residential Subdivision Chapter 5A of the Lismore Development Control Plan.

Appendix B - Process for inadvertent discoveries of items of potential cultural heritage value applicable to all development applications for subdivision of land

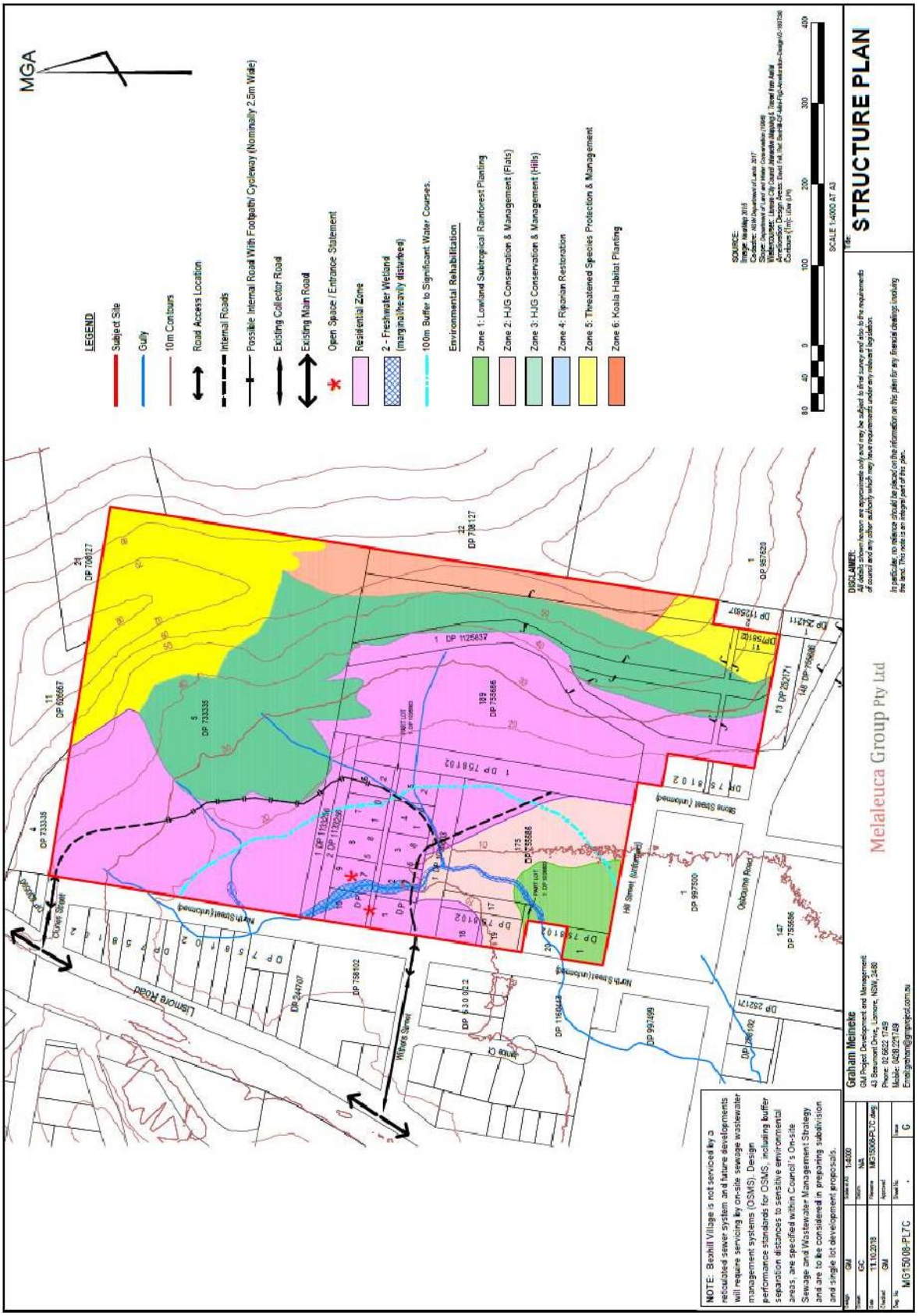
1. If it is suspected that Aboriginal material has been uncovered as a result of development activities within the project area:
   a. Work within the project area is to stop immediately;
   b. A temporary fence is to be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site;
   c. An appropriately qualified archaeological consultant is to be engaged to identify the material; and
   d. If the material is found to be of Aboriginal origin, the Aboriginal community is to be consulted in a manner as outlined in the OEH guidelines: *Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010)*.

2. In the event that human remains are located at any stage during earthworks within the site, all works must halt in the immediate area to prevent any further impact on the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest police station (Lismore), the Ngulingah Local Aboriginal Land Council and the OEH regional office (Coffs Harbour) are all to be notified as soon as possible. If the remains are found to be of Aboriginal origin and the police do not wish to investigate the site for criminal activities, the Aboriginal community and the OEH should be consulted as to how the remains should be dealt with. Work may only resume after agreement is reached between all notified parties, provided that it is in accordance with all parties' statutory obligations. In all dealings with Aboriginal human remains, the proponent should use respectful language, bearing in mind that they are the remains of Aboriginal people rather than scientific specimens.

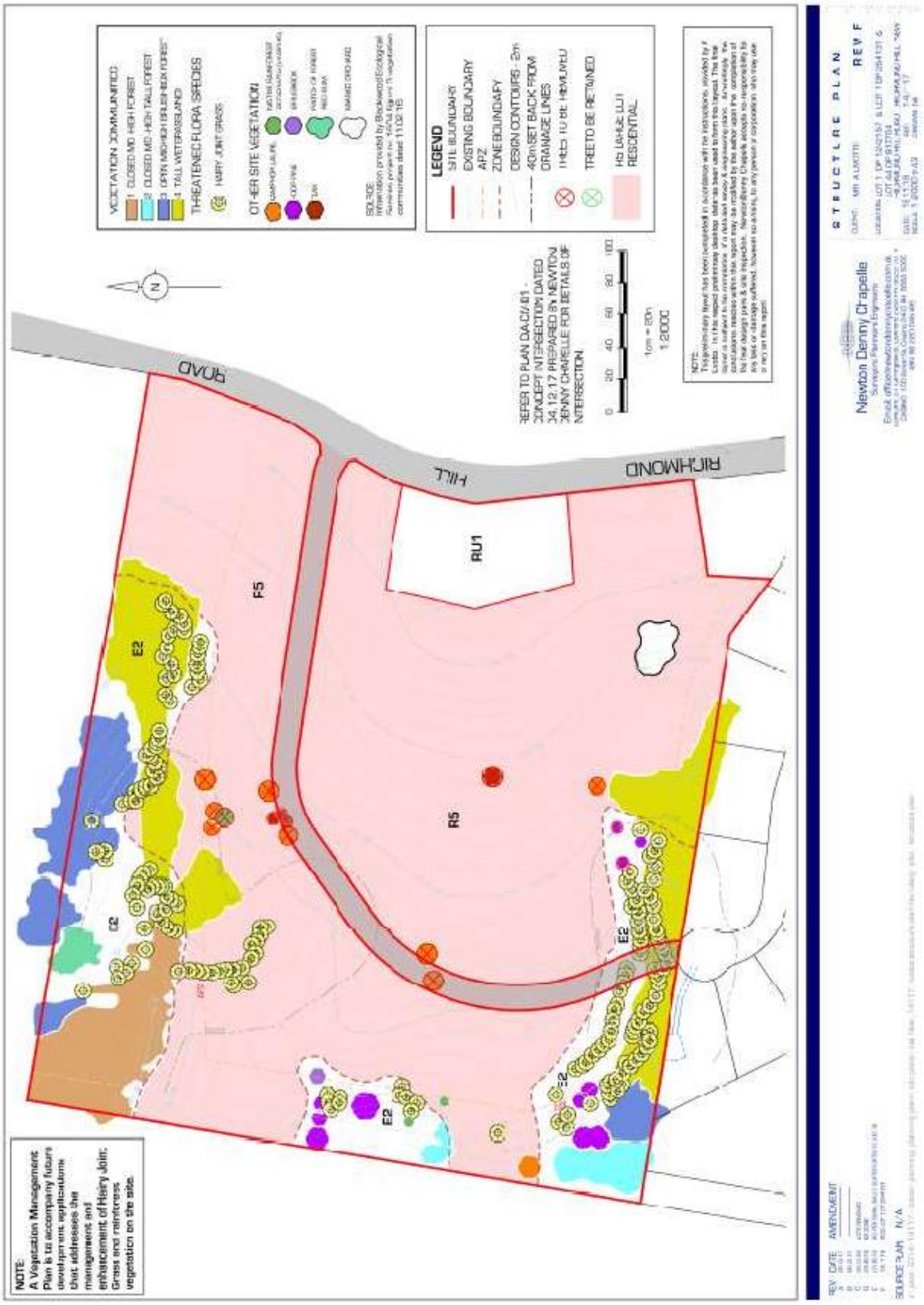
3. If Aboriginal cultural materials are uncovered as a result of development activities within the project area, they are to be registered as sites in the Aboriginal Heritage Information Management System (AHIMS) managed by the OEH. Any management outcomes for the site will be included in the information provided to the AHIMS.

4. All effort must be taken to avoid any impacts on Aboriginal cultural heritage values at all stages during the development works. If impacts are unavoidable, mitigation measures should be negotiated between the proponent, OEH and the Aboriginal community.

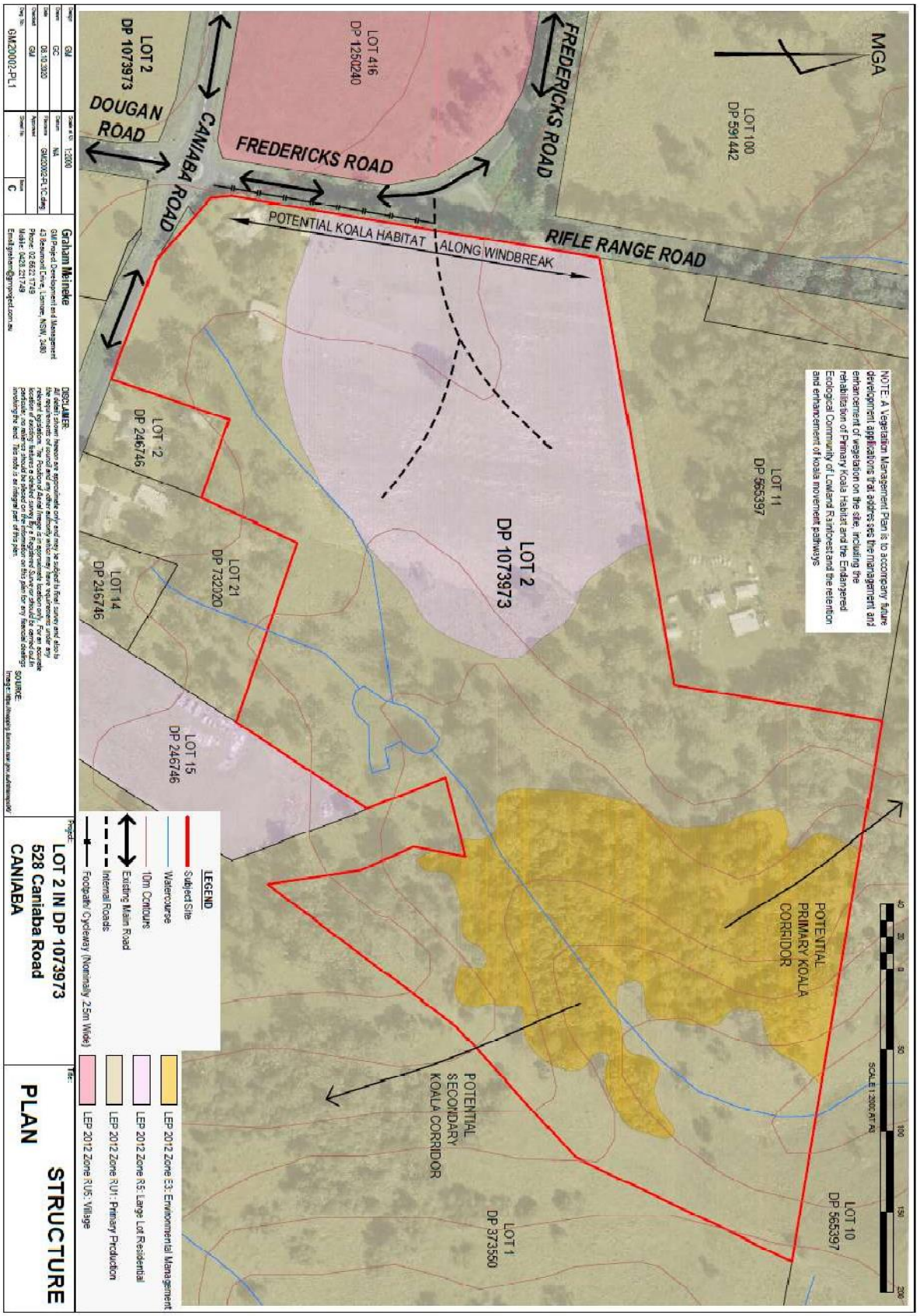
APPENDIX C BEXHILL VILLAGE DRAFT STRUCTURE PLAN



APPENDIX D – 379A & 407 RICHMOND HILL ROAD STRUCTURE PLAN



APPENDIX E – 528 Caniaba Road, Caniaba Structure Plan



APPENDIX F – Play Hierarchy for Social and Family Recreation

Open space planning framework

Open space classifications

Public open space is an essential community asset that builds active and healthy communities.
There are different types of open space that provide diverse benefits and serve specific or multiple activities.
A range of open space types are required in each area to provide benefits to the community and the environment.

The below classification system has been developed to assist future planning and improve established areas.

- **Open space function** refers to the type of amenity the space is providing.
- **Landscape setting** refers to the vegetation present and environmental qualities to be considered.
- **Catchment hierarchy** determines who the park is designed for, the distance someone would travel, the number of users expected and the scale required to ensure that it is fit for purpose..
- **Settlement type** reflects the density of the housing where the open space is located.

Classification 1: Open space function	Classification 2: Landscape setting	Classification 3: Catchment hierarchy	Classification 4: Settlement type
Social and family recreation	Ornamental garden	Local	Urban residential
Sport	River or water based	Neighbourhood	Village
Visual amenity or lookout	Produce garden	District	Rural area
Roadside rest area	Open grassed area	Regional	
Memorial garden or cemetery	Treed parkland		
Community horticulture	Bushland/forest		
Historic/cultural conservation	Managed sports turf		
Nature conservation	Wetland/foreshore		
Off-Road Trail or Pathways			
Storm water management/drainage/utility			

Table 1: The range of open space functions, landscape settings, catchment hierarchy, settlement type used to define Lismore City Council's open space network.

Play Hierarchy for Social and Family Recreation

The play hierarchy provides provisions and considerations that form the play offering. Offerings should complement others within the catchment area providing diversity of play across all ages. Barriers such as major roads, railways or waterbodies are not included in the walkable radius.

Please see Appendix 1 for a map of Lismore's current distribution of Social and Family Recreation spaces as of 2024.

Classification	Planning Considerations	Play Elements
Local (Facility with a catchment of 400m walking radius)	• Length of stay 20 minutes. • Approx. 5 play elements. • A minimum of three elements must be able to be used by toddlers and/or preschoolers (0-5). • Seating • Natural shade only • Minor landscaping • Park size minimum 0.1ha	• Children: Sliding, swinging, balancing, spinning, and climbing • Intergenerational: balance beams, chin up bar, monkey bars and/or hardcourt surface.

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Classification	Planning Considerations	Play Elements
Neighbourhood (Facility with a catchment of 2km walking radius)	• Length of stay 30-45 minutes. • Approx. 10 play elements. • A minimum of four elements must be able to be used by toddlers and/or preschoolers (0-5). • Seating • Shade • Bins • Park size minimum 0.2ha	• Children: Sliding, swinging, rocking, balancing, spinning, and climbing • Intergenerational: balance beams, chin up bar, monkey bars, step ups and/or hardcourt surface.
District (Facility with a catchment of 10km driving radius)	• Length of stay 1 hour + • Approx. 15 play elements, offering a range of play choice for all ages. • Drinking station • Seating • Shade • BBQ's • Toilets • Large areas of landscaping • Park size minimum 0.5ha	• Children: Sliding, swinging, rocking, balancing, spinning, and climbing • Intergenerational: All fitness equipment options, hardcourt surfaces, grassy playing fields, and footpaths. • Nature play • Inclusive and sensory activities. • Play types should be provided for users across a range of ages and abilities and in various configurations with progressive levels of challenge. • Play types should generally be provided to allow for both individual and group play.
Regional (Facility with a catchment of more than a 10km driving radius)	• Length of stay 2 hours + • Approx. 20 play elements, offering a range of play choice for all ages including unique, signature or special feature play elements. • Inclusive play elements must be included. • Play zones and quiet spaces. • Drinking station • Seating • Shade • Shelter • BBQ's • Toilets • Large areas of landscaping and mature shade trees • Park size minimum 1.0ha	• Children: Sliding, swinging, rocking, balancing, spinning, and climbing • Intergenerational: All fitness equipment options, hardcourt surfaces, grassy playing fields, and footpaths. • Passive and imaginative play including sand and water play. • Nature play • Inclusive, accessible, and sensory activities. • Play types shall be provided for all ages and abilities and in various configurations with progressive levels of challenge. • Play activities and types should be provided to allow for both group and individual play and wherever possible play equipment should be inclusive and accessible.

Table 2: The play hierarchy stipulates playground provisions for social and family recreation.