

URBAN GROWTH AREA VARIATION PRINCIPLES

NORTH COAST REGIONAL PLAN

PLANNING PROPOSAL TO REZONE

Part of Lot 15 DP 1236885

Lucky Lane, BILLINUDGEL

POLICY

Addressed at Section B, Q 3 of this Planning Proposal

Supports environmentally sustainable development that is responsive to natural hazards. The development pad of 2541 sq m is flood free and does not impact on the floodway.

Delivers additional employment land.

INFRASTRUCTURE

Addressed at Section D Q 11 of the Planning Proposal.

The site is adjacent Lucky Lane and has direct access to the Lucky Lane cul de sac.

The site is approved as a Truck Depot by Byron Shire Council and has water and sewer connected. There is no costs for infrastructure for Byron Shire nor to the NSW State Government for the provision of services to the site.

ENVIRONMENT & HERITAGE

The Stormwater Management Plan by SDS Civil addresses run-off via Sediment Filter Baskets and Bio – retention vegetation. Future industrial development will require a kerb to prevent run-off to the adjacent wetland, and drainage from the industrial site to the stormwater pit in Lucky Lane adjacent to the site.

There are no heritage listed sites in the vicinity.

AVOIDING RISK

The Bushfire Strategic Study provides that future development can proceed on site and meet bushfire planning requirements.

The Hydraulic Impact Assessment by Floodworks found that the existing site fill pad has been constructed in accordance with LEP and DCP requirements, is flood free and does not impact on the hydraulic function of the Marshalls Creek floodplain.

The site is not erodible, the sloped bank within the APZ is lightly vegetated and can be maintained.

The filled site is not impacted by Acid Sulfate soil. This is addressed at S 9.1 Directions 4.5 Acid Sulfate Soils in the Planning Proposal

COASTAL STRIP

The site is not within the coastal strip

LAND USE CONFLICT

The site is immediately adjacent the E4 General Industrial Zone of Billinudgel. There is no adjacent agriculture and the site will not impact on farmland.

IMPORTANT FARMLAND

The site is contiguous with the adjacent industrial area of Billinudgel. The site is currently used as an approved truck depot and has previously been used by a Byron Shire Sewage Installation Contractor.

The expansion of the Industrial Zone is a minor adjustment to the urban boundary.