

Department of Planning and Environment

Our ref: SUB23/96660

Jon Gibbons
The General Manager
C/o Rodney Mallam, Planning Coordinator
Lismore City Council
PO Box 32A
LISMORE NSW 2480

5 December 2023

Subject: Notice of proposed residential housing development

Dear Mr Gibbons,

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential development, and invite Council's written comments on the development proposal:

Property: 195-197 Dibbs Street, East Lismore
Lot 20 in DP 20770 and lot 20 in DP 121490

Proposal: Demolition of two dwellings and construction of a multi-dwelling housing development comprised of six dwellings, (four x 2 bedroom and two x 3 bedroom units), parking for seven vehicles, associated site works, landscaping, tree removal, road widening works along Dibbs Street and consolidation of two lots into a single lot.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are available to view via this [drop box link](#) for Council's review and comments:

- | | |
|-----------------------|-------------------------------------|
| • Survey plan | • Erosion and sediment control plan |
| • Site analysis plan | • BASIX & NatHERS Certificate |
| • Architectural plans | • Access Report |
| • Demolition plan | • Arborist Report |
| • Block analysis plan | • Geotechnical Report |
| • Landscape plan | • Traffic Report |
| • Stormwater plan | • Waste Management Plan |

Please email Council's comments to Gavin Ho, Senior Planner, LAHC at Gavin.Ho@facns.nsw.gov.au by **22 January 2024**. An extended notification of 2 weeks is provided due to the end of year holiday period.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 (voicemail) or by email at CommunityEngagement@dcj.nsw.gov.au.

Please note the NSW Land and Housing Corporation will be closed between 25 December 2023 and 5 January 2024.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch

Manager, Community Engagement
NSW Land and Housing Corporation

Our ref: SUB23/96660

EAST LISMORE NSW 2480

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



5 December 2023

Subject: Proposed residential development at 195-197 Dibbs Street, East Lismore

Dear

I am writing to you from the NSW Land and Housing Corporation (LAHC) about our plans to redevelop the housing site at 195-197 Dibbs Street, East Lismore and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing aged properties with new one and two-storey development that better suit the needs of residents. This will include:

- six homes in total - four 2 bedroom units and two 3 bedroom units
- seven on-site car parking spaces
- landscaping and fencing across the site
- road widening works along Dibbs Street

What is happening now?

We have recently completed a detailed design for 195-197 Dibbs Street. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes.
- shadow diagrams

How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: **CommunityEngagement@dcj.nsw.gov.au** or phone: 1800 738 718 (voicemail).

Department of Planning and Environment

All feedback should be received **by 22 January 2024** to give us enough time to consider it and you will receive confirmation that your feedback has been received. An extended notification of 2 weeks is provided due to the end of year holiday period.

Please note that the NSW Land and Housing Corporation will be closed between 25 December 2023 and 5 January 2024.

What else is happening in East Lismore

We recently wrote to you seeking your feedback about the proposed housing development at 1-3 Walker Street and 2-4 Caldwell Street, East Lismore. The proposed projects at 195-197 Dibbs Street, East Lismore and 1-3 Walker Street and 2-4 Caldwell Street, East Lismore will be funded by the NSW Government's \$150 million Northern Rivers Flood Recovery program which aims to provide more social homes in flood impacted locations within the region.

If you have any questions, please contact the Community Engagement Team using the details above.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch
Manager, Community Engagement
NSW Land and Housing Corporation

About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

At the NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>



Gavin Ho

From: Stephen Kaposi <stephen.kaposi@lismore.nsw.gov.au>
Sent: Thursday, 25 January 2024 1:53 PM
To: Gavin Ho
Cc: CommunityEngagement
Subject: RE: Council Response - Statutory Notification (Part 5) - 195-197 Dibbs Street, East Lismore (BGYCD) - NSW Land and Housing Corporation (LAHC)

Follow Up Flag: Follow up
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This message came from outside your organization.

Attention Gavin Ho, Planner, LAHC

In relation to the email below, please find additional comments that have been provided by Council's Environmental Health Officer:

Demolition and building work

- soil removed from or imported to the site should be managed in accordance with the following principles:
 - (A) All excavated material removed from the site must be classified in accordance with the Department of NSW Environmental Protection Agency's Waste Classification Guidelines prior to disposal to an approved waste management facility and reported to the Principal Certifying Authority.
 - (B) All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material approved under the NSW Environmental Protection Agency's general resource recovery exemption.
- Waste materials generated from **construction and/or demolition works** shall only be disposed at licensed waste management facilities capable of receiving the waste as classified under the NSW Environmental Protection Authority (EPA) guideline document '*Waste Classification Guidelines: Part 1 Classifying Waste 2014*' or managed in accordance with the NSW Environment Protection Authority *Resource Recovery Orders* and *Resource Recovery Exemptions* made under the *Protection of the Environment Operations (Waste) Regulation 2014*.

And general construction impacts:

- Recommended that a construction management plan be prepared to guide and manage potential impacts upon the amenity of the locality from construction activities (noise, vibration, dust etc). It is recommended that a complaint management hotline be made available to potentially impacted properties.

Thanks

Stephen Kaposi | Senior Development Assessment Officer | Lismore City Council

Check out the investment and business opportunities in [The Lismore Prospectus](#) online



From: Stephen Kaposi

Sent: Thursday, January 25, 2024 12:10 PM

To: Gavin Ho <Gavin.Ho@fac.s.nsw.gov.au>

Cc: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Subject: Council Response - Statutory Notification (Part 5) - 195-197 Dibbs Street, East Lismore (BGYCD) - NSW Land and Housing Corporation (LAHC)

Attention Gavin Ho, Planner, LAHC

Response to NSW Land and Housing Corporation development

I refer to a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*, notified to Council on 5th December 2023 (your ref: SUB23/96660), as follows:

Property: 195-197 Dibbs Street, East Lismore (Lot 20 in DP 20770 and lot 20 in DP 121490)

Proposal: "Demolition of two dwellings and construction of a multi-dwelling housing development comprised of six dwellings, (four x 2 bedroom and two x 3 bedroom units), parking for seven vehicles, associated site works, landscaping, tree removal, road widening works along Dibbs Street and consolidation of two lots into a single lot"

Council has reviewed the proposal and makes the following comments:

General Planning Issues

Parking

While the proposal complies with the parking requirements of Division 6 of the State Environmental Planning Policy (Housing) 2021 (SEPP), it is noted that the proposed parking does not comply with that required for "multi-dwelling residential/residential flat buildings" specified in Schedule 1 of Chapter 7 (Off Street Carparking), of the Lismore Development Control Plan.

Lismore is a regional centre that generally lacks the public transport services enjoyed by larger metropolitan cities. In this regard, residents generally have a greater reliance on private vehicles and therefore it is recommended that the level of on-site parking is reviewed with these factors in mind.

Private Open Space

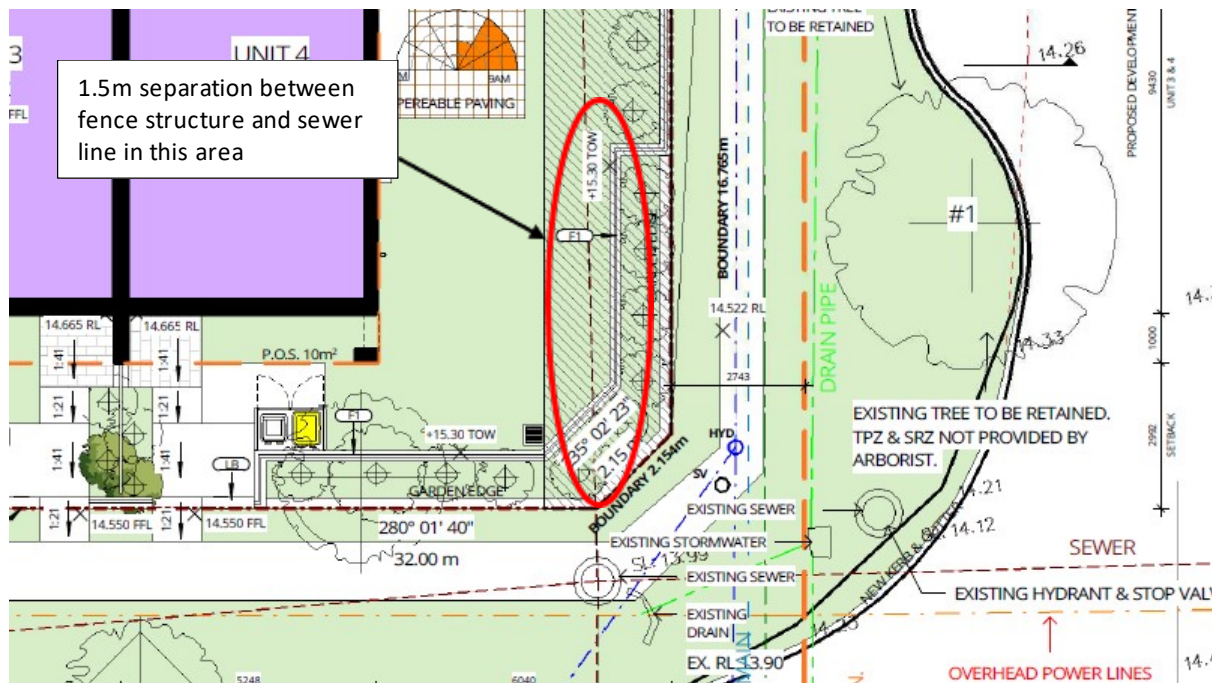
It is noted that the private open space areas appear to be undersized. It is recommended that a minimum of 35 square metres of private open space be allocated to each dwelling in order to comply with Control A8.1 of Chapter 1 (Residential Development) of the Lismore Development Control Plan.

Water & Sewer Issues

Council's position is that the proposed development is not exempt from obtaining an approval from Council for water supply (including fire services), sewerage and stormwater works under Section 68 of the *Local Government Act 1993*.

The development must establish the existing water and sewer infrastructure has the capacity to service the development and demonstrate compliance with the *Plumbing and Drainage Act 2011*. It is noted that only Council can inspect plumbing works and no new connections can be obtained without an approval in place.

Council requires a minimum 1.5m separation between the internal sewer line and any proposed boundary fencing/masonry walls. The particular area of concern is shown on the plan extract copied below. Any structures that cross the sewer line will require appropriate bridging.



Environmental Health Issues

A key reporting gap from an Environmental Health perspective is the lack of a Preliminary Contaminated Land Assessment. There is a real potential that existing on-site structures have previously been treated with organo-chlorines and/or lead based paints resulting in residual contaminants within the soil environment that would exceed Health Investigations Levels for the proposed residential development.

Council's Regional Policy for the Management of Contaminated Land states that in addition to the requirements of *State Environmental Planning Policy (Resilience and Hazards) 2021*, Council will also require a preliminary contaminated land assessment to be undertaken when development works will disturb and/or expose soils previously treated with organo-chlorines associated with termite management practices.

As the development will involve the demolition of two existing dwellings it is recommended that a preliminary contaminated land assessment be undertaken to guide any site remediation works necessary to ensure the development site is suitable for the proposed sensitive use (residential).

Public Notification

Public notification of the proposal resulted in one submission being received. The contents of the submission are copied verbatim as follows:

Good morning

I would like to put in a disagreement for these social units to be built here

East Lismore was once a family friendly area and is becoming the ghetto of Lismore now with break ins, possessions being stolen, physical attacks, ice houses, fraud, identity theft, which I am currently dealing with identity theft at the moment.

Social housing means more domestic abuse, drug addicts, criminals, disrespectful people for East Lismore. How do I know this, because I've worked at the hospital for 38 years and sick and tired of being abused by these low social people with no respect and having to call duress to get security to come and remove them from the area I work in

*Totally unsuitable next to families with children
Can you find somewhere in Goonellabah*

Let alone it will devalue my property. If it goes ahead I will be leaving and moving to another state

Stephen Kaposi | Senior Development Assessment Officer | Lismore City Council
PO Box 23A, Lismore, 2480 | T 02 6625 0414 | F 02 6625 0400 | www.lismore.nsw.gov.au

Lismore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.

Check out the investment and business opportunities in [The Lismore Prospectus](#) online



From: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Sent: Tuesday, December 5, 2023 11:53 AM

To: Rodney Mallam <rodney.mallam@lismore.nsw.gov.au>; Records <Council@lismore.nsw.gov.au>

Cc: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Subject: Attention: Rodney Mallam. Statutory Notification (Part 5) - 195-197 Dibbs Street, East Lismore (BGYCD) - NSW Land and Housing Corporation (LAHC)

CAUTION: This email was sent from outside our organisation. Be cautious, particularly with links and attachments unless you recognise the sender and know the content is safe.

Dear Mr Gibbons,

The NSW Land and Housing Corporation are notifying Council that the **Statutory Notification** for 195-197 Dibbs Street, East Lismore has commenced and we invite council to provide comments to the proposed development.

The plans and supporting documents are available in the following link to drop box for Council's review and comments - <https://www.dropbox.com/scl/fo/tv20voszro0flv1zhinmc/h?rlkey=b4qatzz4vira9hr53ougofpi4&dl=0>

Please email Council's comments to Gavin Ho, Planner, LAHC at Gavin.Ho@fac.s.nsw.gov.au by the due date in the attached letter.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 (voicemail) or by email at CommunityEngagement@fac.s.nsw.gov.au

Kind regards,

Jessica Dominguez
Senior Community Engagement Officer

Community Engagement | Partnerships and Communications

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E communityengagement@dcj.nsw.gov.au

T (02) 8753 8483 | E jessica.dominguez@faci.nsw.gov.au

Dharug Country, Locked Bag 5022 Parramatta NSW 2124

<https://www.dpie.nsw.gov.au/land-and-housing-corporation>



Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Department of Planning and Environment



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