



## NSW RURAL FIRE SERVICE



The General Manager  
Lismore City Council  
PO Box 23A  
LISMORE NSW 2480

Your reference: 5.2014.197.1  
Our reference: D14/1993

21 August 2014

**Attention: Mr R S Evans**

Dear Mr Evans,

**Integrated Development for Lot 3 DP 883865 and Lot 3 DP 823632, 116 & 79C Fischer Street, Goonellabah**

I refer to your letter dated 9 July 2014 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

The Service is not in a position to properly assess the application as submitted by Lismore City Council on the basis of the information provided. The following will need to be provided for further assessment:

1. The bushfire assessment for the proposed development must have regard to RFS Community Resilience Fast Fact 4/12 – Increased Density on a Single Parcel of Land. While it is acknowledged that there is a discrepancy between the minimum specifications for asset protection zones for residential and rural-residential subdivisions in Table A2.5 of 'Planning for Bush Fire Protection 2006' and the minimum separation distances for BAL-29 under Table 2.4.3 of 'AS 3959-2009 Construction of buildings in bushfire-prone areas', separation distances / asset protection zones should be provided to achieve not greater than BAL 29 under AS 3959-2009 where possible. Any buildings that are proposed as BAL 40 must provide specific justification having regard to the requirements of RFS Fast Fact 4/12 and 'Planning for Bushfire Protection 2006', available at [http://www.rfs.nsw.gov.au/data/assets/pdf\\_file/0019/4627/Fast-Fact-4-12-Increased-Density-on-a-Single-Parcel-of-Land.pdf](http://www.rfs.nsw.gov.au/data/assets/pdf_file/0019/4627/Fast-Fact-4-12-Increased-Density-on-a-Single-Parcel-of-Land.pdf).
2. A separate asset protection zone plan is required for each stage of the development and must include the following:
  - a) location and dimension of asset protection zones with respect to the proposed buildings; and
  - b) details of temporary asset protection zones to be provided at individual stages of the development (including grassland areas within the development site).

**Postal address**

NSW Rural Fire Service  
Records Management  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
Coffs Harbour Customer Service  
Centre  
Suite 1, 129 West High Street  
COFFS HARBOUR NSW 2450

**T** (02) 6691 0400

**F** (02) 6691 0499

[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

**Email:** [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)

3. Part of the proposed asset protection zone for Stages 1 and 3 are located over adjoining land that does not form part of the development application. Further details are to be provided that demonstrate:
  - a) a legal mechanism for inclusion of conditions of consent relating to land that is not part of the development application;
  - b) compliance with the exceptional circumstances for APZs in section 3.3 of 'Planning for Bushfire Protection 2006';
  - c) the consent of the adjoining land holder; and
  - d) a legal mechanism to enable the ongoing maintenance of the asset protection zone until such time as the adjoining land is developed.
4. A construction BAL plan is required for each Stage having regard to the above requirements for asset protection zones.
5. Details regarding the proposed use and management of areas of common property that are not subject to asset protection zone requirements.
6. With regard to siting and design of the proposed dwellings, the Bushfire Assessment Report prepared by Australian Wetland Consulting Pty Ltd includes statements that the principles outlined in 'Planning for Bushfire Protection 2006' will be adopted where possible in subsequent designs. It is understood that the development application includes construction of the proposed dwellings. As such, the siting and design principles outlined in Section 4.3.5 of 'Planning for Bushfire Protection 2006' must be addressed as part of this development application. In this regard, a detailed assessment of the proposed dwelling designs is to be provided.
7. The proposed internal access design is to address the following matters:
  - a) a perimeter road, as required under section 4.1.3(1) of 'Planning for Bushfire Protection 2006', has not been provided for Stage 3; and
  - b) arrangements for any temporary dead ends during staged construction of the development.
8. Further clarification is to be provided regarding the timing of proposed future road connections to the north. In the absence of any connection to the existing surrounding road network in conjunction with the development, the applicant is to demonstrate how the proposal satisfies the requirements of 'Planning for Bushfire Protection 2006'.

The Service also acknowledges concerns raised verbally by Council officers with regard to the recently introduced 10/50 Vegetation Clearing Rules. The 10/50 Rule only applies to existing dwellings and should not be viewed as a mechanism for clearing in relation to the proposed subdivision. Further vegetation mapping may be required to identify trees and other vegetation around the proposed dwellings that could be subject to future clearing under the 10/50 Rule. Further details regarding the 10/50 Rule and the 10/50 Vegetation Clearing Code of Practice can be found on the RFS website at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au).

From receipt of the required information the Service will respond with its recommendations within 21 days.

If additional information is not received within 100 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

For any enquiries regarding this correspondence please contact Paul Creenaune on 6691 0400.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Ball', written in a cursive style.

**John Ball**  
**Manager – Customer Service Centre (North)**



## Lisa Foley

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**From:** Paul Creenaune <Paul.Creenaune@rfs.nsw.gov.au>  
**Sent:** Monday, 15 December 2014 2:17 PM  
**Subject:** Fischer Street, Goonellabah

Hi Ian,

I've recently received your revised Bushfire Assessment report for the above DA from Lismore City Council. There are a number of matters that require your attention before I can finalise my response to Council.

The letter from RFS to Council on 21 August 2014 requested a separate APZ plan for each stage (item 2) and a construction BAL plan for each stage (item 4). The current plans provide an indication of the required BAL but do not clearly describe or show the area proposed as an APZ for each stage. Presumably the earlier stages will include a temporary APZ over the undeveloped portions of the site, which should also be included on the individual Stage APZ plans. Once the extent of the proposed APZ has been determined for each stage, the outer edge can then be used as a starting point to determine setbacks and appropriate BALs for individual buildings.

The following points should also be noted:

### APZ plans:

- should show the extent of clearing proposed on the adjoining land to the east (including Unit 14)
- should show all internal APZs – temporary and ongoing
- should include an APZ to the south of Units 14-19 in Stage 3
- the outer protection area in the north-west of the site forms part of the APZ in this location.

### BAL plans:

- the Bushfire Construction plans included as an Appendix to the report have slight variations from the plan set provided by Harley Graham Architects – i.e. APZ notes.
- the outer protection area (north-west) appears to have been added without adjusting the BAL lines – some units are still BAL 40
- the BAL lines should reflect the relevant adjacent hazard. The same dimension BAL lines have been used with respect to the bushfire hazard to the north-west and east, however these hazards are located on land with differing topography and as such, have different setback requirements. The current plan may overstate the required BAL for Units adjacent to the eastern hazard.
- the same philosophy should also apply to any internal hazards requiring temporary APZs for early stages.

Please ring me if you wish to discuss.

Regards,  
Paul.



**Paul Creenaune** | Development Assessment & Planning Officer  
Customer Service & Support - Coffs Harbour  
**NSW RURAL FIRE SERVICE**  
Suite 1, 129 West High Street, Coffs Harbour, NSW 2450  
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[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) [www.facebook.com/nswrfs](https://www.facebook.com/nswrfs) [www.twitter.com/nswrfs](https://www.twitter.com/nswrfs)

**PREPARE. ACT. SURVIVE.**

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*All communications to be addressed to:*

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Telephone: 1300 NSW RFS  
e-mail: [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)

Headquarters  
Locked Bag 17  
Granville NSW 2142

Facsimile: 8741 5433



The General Manager  
Lismore City Council  
PO Box 23A  
LISMORE NSW 2480

Your Ref: 5.2014.197.1  
Our Ref: D14/1993  
DA14071492922 PC

**ATTENTION:** Mr R S Evans

5 January 2015

Dear Mr Evans

**Integrated Development for 3//883865 & 3//823632 - 116 & 79c Fischer Street, Goonellabah**

I refer to your letter dated 9 July 2014 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

**Asset Protection Zones**

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of Stage 1 and in perpetuity, the area shown as 'maintained APZ' on the plan prepared by Harley Graham Architects titled 'Asset Protection Plan – Stage 1', reference Job No. HGA048, dated 17.12.14, shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

2. At the commencement of Stage 1, a restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on Lot 22 DP 1172302 requiring the provision of a temporary asset protection zone (APZ) as identified on the drawing prepared by Harley Graham Architects titled 'Asset Protection Plan – Stage 1', reference Job No. HGA048, dated 17.12.14. The APZ shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'. The restriction to use may be deleted upon commencement of development on Lot 22 that will manage the area as an APZ.
3. At the commencement of Stage 2 and in perpetuity, the area shown as 'maintained APZ' on the plan prepared by Harley Graham Architects titled 'Asset Protection Plan – Stage 2', reference Job No. HGA048, dated 17.12.14, shall be managed as an inner protection area (IPA) or outer protection area (OPA) where indicated, as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
4. At the commencement of Stage 3 and in perpetuity, the area shown as 'maintained APZ' on the plan prepared by Harley Graham Architects titled 'Asset Protection Plan – Stage 3', reference Job No. HGA048, dated 17.12.14, shall be managed as an inner protection area (IPA) or outer protection area (OPA) where indicated, as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
5. At the commencement of Stage 4 and in perpetuity, the area shown as 'maintained APZ' on the plan prepared by Harley Graham Architects titled 'Asset Protection Plan – Stage 4', reference Job No. HGA048, dated 17.12.14, shall be managed as an inner protection area (IPA) or outer protection area (OPA) where indicated, as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
6. The Vegetation Management Plan for the site shall include the required asset protection zones (APZs) and outline a schedule and description of works for their construction and continued maintenance.

### **Water and Utilities**

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

7. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

### **Access**

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:



8. New roads shall comply with section 4.1.3(1) of 'Planning for Bush Fire Protection 2006'.

### **Design and Construction**

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

9. New construction shall comply with the bushfire attack level (BAL) indicated on the BAL Construction plans for Stages 1 to 4 prepared by Harley Graham Architects, reference Job No. HGA048, dated 17.12.14. Construction shall comply with Section 3 and Section 5 (BAL 12.5), Section 6 (BAL 19) or Section 7 (BAL 29), as relevant, under Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.
10. Roofing shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.
11. No brushwood fencing shall be used.

### **Landscaping**

12. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

### **General Advice – consent authority to note**

This Bush Fire Safety Authority, issued under s.100B of the NSW Rural Fires Act 1997, relates to the following documents submitted to the NSW Rural Fire Service by Lismore City Council as part of Development Application 5.2014.197.1:

- strata subdivision plans prepared by Newton Denny Chapelle titled 'Plan of proposed strata subdivision of Lot 3 in DP 883865 and Lot 3 in DP 823632', reference 13/033, Sheets 1 to 4 dated 22/05/2014 and Sheet 5 dated 24/11/2014;
- engineering plans prepared by CivilTech Consulting Engineers, Drawing No. 1391-DA2 to 1391-DA25 (Revision B), dated 10/11/2014; and
- site and architectural drawings prepared by Harley Graham Architects, Job No. HGA048, Drawing No. 01 to 25 (Revision B), dated 18/11/2014, except as modified by the plans prepared by Harley Graham Architects, Job No. HGA048, Drawing No. 01 to 10 (Issue BF, Revision A), dated 17/12/2014.

For any queries regarding this correspondence please contact Paul Creenaune on 1300 NSW RFS.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Alan Bawden', with a stylized, flowing script.

Alan Bawden

**Team Leader - Development Assessment and Planning**

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.



**Department of  
Primary Industries**  
Office of Water

Contact: Vanessa Sultmann  
Phone: 02 6676 7382  
Fax: 02 6676 7388  
Email: [Vanessa.Sultmann@water.nsw.gov.au](mailto:Vanessa.Sultmann@water.nsw.gov.au)  
Our ref: 30 ERM2014/0620  
Our file: 9058337  
Your ref: RE:SS:DA5.2014.197.1

The General Manager  
Lismore City Council  
PO Box 23A  
Lismore NSW 2480

**Attention: Mr R Evans**

28 October 2014

Dear Sir/Madam

**Re: Integrated Development Referral – General Terms of Approval**

**Dev Ref:**

**Description of proposed activity: Civil works - road, sewer, drainage etc**

**Site location: 116 Fischer Street Goonellabah and 79c Fischer Street Goonellabah**

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the subject property. Attached, please find the Office of Water's General Terms of Approval (GTA) for works requiring a controlled activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 91A (3) of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, the Office of Water requests that these GTA be included (in their entirety) in Council's development consent. Please also note the following:

- The Office of Water should be notified if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works on waterfront land (which includes (i) the bed of any river together with any land within 40 metres inland of the highest bank of the river, or (ii) the bed of any lake, together with any land within 40 metres of the shore of the lake, or (iii) the bed of any estuary, together with any land within 40 metres inland of the mean high water mark of the estuary).
- Once notified, the Office of Water will ascertain if the amended plans require review or variation/s to the GTA. This requirement applies even if the proposed works are part of Council's proposed consent conditions and do not appear in the original documentation.
- The Office of Water should be notified if Council receives an application to modify the development consent and the modifications change any activities on waterfront land.
- The Office of Water requests notification of any legal challenge to the consent.

As the controlled activity to be carried out on waterfront land cannot commence before the applicant applies for and obtains a controlled activity approval, the Office of Water recommends the following condition be included in the development consent:

"The Construction Certificate will not be issued over any part of the site requiring a controlled activity approval until a copy of the approval has been provided to Council".

**The attached GTA are not the controlled activity approval.** The applicant must apply (to the Office of Water) for a controlled activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity on waterfront land.

Finalisation of a controlled activity approval can take up to eight (8) weeks from the date the Office of Water receives all documentation (to its satisfaction). Applicants must complete and submit (to the undersigned) an application form for a controlled activity approval together with any required plans, documents, the appropriate fee and security deposit or bank guarantee (if required by the Office of Water) and proof of Council's development consent.

Application forms for the controlled activity approval are available from the undersigned or from the Office of Water's website:

[www.water.nsw.gov.au](http://www.water.nsw.gov.au)      [Water licensing](#) » [Approvals](#) » Controlled activities

The application indicates the possible need for dewatering for various excavations. Any take of water as a result of minor temporary dewatering activities that is estimated to be less than 3 megalitres per year (3ML/yr) will generally not require a licence or approval from the Office of Water.

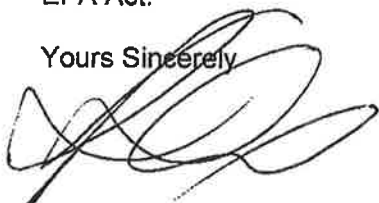
It is the applicant's responsibility to assess and monitor water take and impacts, and to advise the Office if they exceed these conditions, at which time a licence must be obtained. The applicant must also meet all requirements of other agencies and consent authorities as per usual.

If it is the applicant's estimation that water take will exceed 3ML/yr then they must apply for a licence under Part 5 of the Water Act 1912 prior to commencing the activity. Attached, please find the Office of Water's General Terms of Approval (GTA) for works requiring a licence for dewatering.

The Office of Water requests that Council provide a copy of this letter to the applicant.

The Office of Water also requests that Council provides the Office of Water with a copy of the determination for this development application as required under section 91A (6) of the EPA Act.

Yours Sincerely



Patrick Pahlow  
Senior Water Regulation Officer  
Office of Water - Water Regulation, North/North Coast

# General Terms of Approval

for work requiring a controlled activity approval  
under s91 of the Water Management Act 2000

**Our Reference:** 30 ERM2014/0620 **File No:** 9058337  
**Site Address:** 116 Fischer Street Goonellabah and 79c Fischer Street Goonellabah  
**DA Number:** DA5.2014.197.1  
**LGA:** Lismore City Council

Number	Condition
<b>Plans, standards and guidelines</b>	
1	These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to and provided by Council.  Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.
2	Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.
3	The consent holder must prepare or commission the preparation of: (i) Vegetation Management Plan (ii) Works Schedule (iii) Soil and Water Management Plan
4	All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The plans must be prepared in accordance with the NSW Office of Water's guidelines located at <a href="http://www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx">www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx</a> (i) Vegetation Management Plans (ii) Riparian Corridors (iii) Outlet structures
5	The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.
<b>Rehabilitation and maintenance</b>	
6	The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the NSW Office of Water.
7	The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.
<b>Reporting requirements</b>	

[www.water.nsw.gov.au](http://www.water.nsw.gov.au)

Room 2, 135 Murwillumbah Street MURWILLUMBAH 2484 : PO Box 796 MURWILLUMBAH NSW 2484

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170912

**Our Reference:** 30 ERM2014/0620 **File No:** 9058337  
**Site Address:** 116 Fischer Street Goonellabah and 79c Fischer Street Goonellabah  
**DA Number:** DA5.2014.197.1  
**LGA:** Lismore City Council

Number	Condition
8	N/A
<b>Security deposits</b>	
9	N/A
<b>Access-ways</b>	
10	The consent holder must design and construct all ramps, stairs access ways, cycle paths, pedestrian paths or other non-vehicular form of access way so that they do not result in erosion, obstruction of flow, destabilisation, or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by the NSW Office of Water.
11	N/A
<b>Bridge, causeway, culverts, and crossing</b>	
12	N/A
13	N/A
<b>Disposal</b>	
14	The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
<b>Drainage and Stormwater</b>	
15	The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.
16	The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by the NSW Office of Water.
<b>Erosion control</b>	
17	The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.
<b>Excavation</b>	
18	The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
19	N/A
<b>Maintaining river</b>	
20	The consent holder must ensure that (i) river diversion, realignment or alteration does not result from any controlled activity work and (ii) bank control or protection works maintain the existing river hydraulic and geomorphic functions, and (iii) bed control structures do not result in river degradation

**Our Reference:** 30 ERM2014/0620 **File No:** 9058337  
**Site Address:** 116 Fischer Street Goonellabah and 79c Fischer Street Goonellabah  
**DA Number:** DA5.2014.197.1  
**LGA:** Lismore City Council

Number	Condition
	other than in accordance with a plan approved by the NSW Office of Water.
21	N/A
<b>River bed and bank protection</b>	
22	N/A
23	The consent holder must establish a riparian corridor along Gunderimba Creek in accordance with a plan approved by the NSW Office of Water.
<b>Plans, standards and guidelines</b>	
24	N/A
25	N/A
26	N/A
27	N/A
<b>END OF CONDITIONS</b>	

## General Terms of Approval

for work requiring a licence (dewatering)  
under Part 5 of the Water Act 1912

30 ERM2014/0620 **File No:** 9058337  
116 Fischer Street and 79c Fischer Street, Goonellabah  
DA5.2014.197.1  
Lismore City Council

### Conditions

1. Before commencing any works or using any existing works for the purpose of dewatering an approval under Part V of the Water Act 1912 must be obtained from the Department if the take of water exceeds 3ML/yr. The application for the approval must contain sufficient information to show that the development is capable of meeting the objectives and outcomes specified in these conditions.
2. An approval will only be granted to the occupier of the lands where the works are located, unless otherwise allowed under the Water Act 1912.
3. When the Department grants an approval, it may require any existing approvals held by the applicant relating to the land subject to this consent to be surrendered or let lapse.
4. All works subject to an approval shall be constructed, maintained and operated so as to ensure public safety and prevent possible damage to any public or private property.

**Conditions**

5. All works involving soil or vegetation disturbance shall be undertaken with adequate measures to prevent soil erosion and the entry of sediments into any river, lake, waterbody, wetland or groundwater system.
6. The destruction of trees or native vegetation shall be restricted to the minimum necessary to complete the works.
7. All vegetation clearing must be authorised under the Native Vegetation Conservation Act 1997, if applicable.
8. The approval to be granted may specify any precautions considered necessary to prevent the pollution of surface water or groundwater by petroleum products or other hazardous materials used in the construction or operation of the works.
9. A license fee calculated in accordance with the Water Act 1912 must be paid before a license can be granted.
10. The water extracted under the approval to be granted shall be used for the purpose of dewatering and for no other purpose. A proposed change in purpose will require a replacement license to be issued.
11. Works for construction of a bore must be completed within such period as specified by the Department.
12. Within two months after the works are completed the Department must be provided with an accurate plan of the location of the works and notified of the results of any pumping tests, water analysis and other details as are specified in the approval.
13. The Department has the right to vary the volumetric allocation or the rate at which the allocation is taken in order to prevent the overuse of an aquifer.
14. The licensee must allow authorised officers of the Department, and it's authorised agents reasonable access to the licensed works with vehicles and equipment at any time for the purposes of:
  - 1 -inspecting the said work
  - 2 -taking samples of any water or material in the work and testing the samples.
15. The licensee shall within 2 weeks of being notified install to the satisfaction of the Department in respect of location, type and construction an appliance(s) to measure the quantity of water extracted from the works. The appliance(s) to consist of either a measuring weir or weirs with automatic recorder, or meter or meter(s) of measurement as may be approved by the Department. The appliance(s) shall be maintained in good working order and condition. A record of all water extracted from the works shall be kept and supplied to the Department upon request. The licensee when requested must supply a test certificate as to the accuracy of the appliance(s) furnished either by the manufacturer or by some person duly qualified.
16. The authorised work shall not be used for the discharge of polluted water into a river or lake otherwise than in accordance with the conditions of a licence granted under the protection of the Environment Operations Act 1997. A copy of the licence to discharge is to be provided to the Department.



30 ERM2014/0620

File No: 9058337

116 Fischer Street and 79c Fischer Street, Goonellabah

DA5.2014.197.1

Lismore City Council

**Conditions**

17. The maximum term of this licence shall be twelve (12) months.
18. The volume of groundwater extracted from the work authorised by this licence shall not exceed 5 megalitres for the term of the licence.
19. The authorised work shall not be used for the discharge of water unless the ph of the water is between 6.5 and 8.5, or the water has been treated to bring the ph to a level between 6.5 and 8.5 prior to discharge, or the water is discharged through the council's sewerage treatment system.
20. The licensee shall test the ph of any water extracted from the work prior to the commencement of discharge and at least twice daily thereafter and record the date, time and result of each test in the site log. A copy of the records of the ph testing is to be returned with the form 'AG'.
21. The work shall be managed in accordance with the constraints set out in a Dewatering Management Plan approved by the Department.
22. The retention or holding pond must be lined with an impermeable material (such as clay or geotextile) to prevent seepage, leakage or infiltration of treated water.

END OF CONDITIONS





Department of  
Primary Industries  
Office of Water

Contact: Patrick Pahlow  
Phone: 02 6676 7386  
Fax: 02 6676 7388  
Email: [patrick.pahlow@dpi.nsw.gov.au](mailto:patrick.pahlow@dpi.nsw.gov.au)

The General Manager  
Lismore City Council  
PO Box 23A  
Lismore NSW 2480

Our ref: 30 ERM2014/0620  
File No: 9058337  
Your Ref: DA5.2014.197.1

Attention: Randal Evans

17 December 2014

Dear Sir

**Re: Proposed amendment to integrated development application – DA5.2014.197.1**  
**Controlled activity described as: Civil works - road, sewer, drainage etc**  
**Located at: 116 Fischer Street Goonellabah and 79c Fischer Street Goonellabah**

I refer to Council's letter dated 1 December 2014 advising of the proposed modification or amendment to an integrated development proposal for the abovementioned property.

Based on a review of the information provided the Office of Water confirms the existing **General Terms of Approval** (for 'works' requiring a *Controlled Activity Approval under the Water Management Act 2000*), issued on **28<sup>th</sup> October 2014** remain valid for the amended proposal and no amendments to the General Terms of Approval are necessary.

The Office of Water should be notified if any further amendments result in more than minimal change to the proposed development or in additional works on waterfront land.

Please direct any questions regarding this correspondence to **Patrick Pahlow, at [patrick.pahlow@dpi.nsw.gov.au](mailto:patrick.pahlow@dpi.nsw.gov.au)**.

Yours sincerely



**Patrick Pahlow**  
**Senior Water Regulation Officer**  
**NSW Department of Primary Industries**  
**Office of Water**  
**Water Regulatory Operations, Water Regulatory Operations North**



## **NSW POLICE**

### **Richmond Local Area Command**

5 Zadoc Street,  
Lismore NSW 2480  
Telephone 02 6626 0569  
Facsimile 02 6626 0566

5 August 2014

**Mr Randall Evans**  
**Senior Development Assessment Officer**  
**Lismore City Council**  
**43 Oliver Avenue**  
**GOONELLABAH NSW 2480**

**RE: Development Application DA 5.2014.197.1 for a multi unit residential development, community facilities and strata subdivision to create 222 lots and common property at 116 Fischer Street, GOONELLABAH**

On the 21<sup>st</sup> July 2014 a Safer by Design Evaluation was conducted on a multi unit residential development application at 116 Fischer Street, Goonellabah.

In April 2001 the NSW Minister for Planning introduced Crime Prevention Guidelines to Section 79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. 'If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimize crime risk, or, refusal of the development on the grounds that crime risk cannot be appropriately minimised'.

The Guidelines contain two parts. 'Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police, and Part B outlines basic Crime Prevention Through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification proposals to minimize risk'. (DUAP 2001:2).

### ***Crime Prevention Through Environmental Design (CPTED)***

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)

- Minimise the actual and perceived benefits of crime (removing, minimizing or concealing crime attractors and rewards) and
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalization of inappropriate behaviour)

CPTED employs four key strategies. These are surveillance, access control, territorial reinforcement and space/activity management.

### ***Site Description***

The proposed development is a multi unit development comprising of 222 units (59 buildings). The majority are 2 bedroom units in blocks of 2, 3 and 4. The development is a new style of development for the Lismore area with communal areas such as a swimming pool, community shed and vegetable gardens. The development site is in close proximity to Shearman Drive which is a high risk location for theft, alcohol related crime and vandalism.

### ***Site Risk Rating***

The NSW Police Safer by Design Evaluation process is based upon Australia and New Zealand Risk Management Standard ANZS4360:1999. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), distributions of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage), situational hazards and crime opportunity.

After conducting this process the rating for this development has been identified as, **Medium crime risk.**

With this in mind the following Crime Prevention Through Environmental Design (CPTED) treatments should be considered for the development in order to reduce opportunities for crime.

- *Natural*
- *Technical/Mechanical (low)*
- *Organised (low)*

### ***Surveillance***

*Natural surveillance* is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. *Natural surveillance* is a by-product of well-planned, well-designed and well-used space. *Technical/mechanical Surveillance* is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. *Technical/mechanical surveillance* is commonly used as a 'patch' to supervise isolated, higher risk locations. *Formal (or Organised) Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

### **General Comments:**

- Entry points should be designed so as to maximize surveillance opportunities to and from these areas from both inside as well as outside.
- Residential set backs (such as front yards) act as a transition or buffer between private and public space. These areas require good sight lines from private vantage points to public areas.
- Street furniture and bbq areas should be located in places that are well connected with adjoining residences.
- Playgrounds designs should facilitate high levels of supervision therefore deterring crime.

#### Specific Design Comments:

- Stage 4 is of a serious concern. This location is in close proximity to an area that has a high crime rate. Police believe these dwellings would be targeted for break and enters, steal from motor vehicles and malicious damage offences.
- There is no mention of perimeter fencing around the development.
- There are two outdoor bbq and seating areas that are located in isolated locations. This would deter use and become an unused area thus heightening the likelihood of anti social behaviour.
- The kids playground does not specify if it is enclosed with seating for parents.

#### Recommended Conditions of Consent:

- There should be strong consideration in the erection of a suitable fence around the perimeter of the development to prevent unwanted access. Pallsade fencing is recommended. A gated community would be ideal.
- The two bbq areas should be relocated to areas with better surveillance and on flat surfaces. They may be adjacent to the footpaths however they are on a steep incline which decreases sight lines therefore decreasing natural surveillance. There is a park on Shearman Drive that has the same issues and because of this is its steep incline it is a hot spot for alcohol related assaults and vandalism.
- The kids playground should be enclosed with a fence and seating for parents.

#### **Lighting**

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Good lighting can assist in increasing the usage of an area. There is no information with the plans, which were reviewed to indicate the lighting proposals for the development.

#### General Comments:

- There is no information in respect of the lighting for the development.
- Lighting should be designed to the Australian and New Zealand Lighting Standards.
- Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.

#### Specific Design Comments:

- There is no information in respect to the lighting for the development. It is recommended that further information be obtained to ensure all pedestrian pathways, car parks and other related areas are appropriately lit.

### ***Landscaping***

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved in criminal behaviour.

#### **General Comments:**

- A landscaping plan has not been submitted therefore it is difficult to determine the types of planting within the development.
- Some predatory offenders, particularly rapists, seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future.
- A safety convention is to have 3 - 5 metres of cleared space on either side of pathways and bicycle routes. Thereafter, vegetation is stepped back in height to maximise sightlines.
- A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment.

#### **Specific Design Comments:**

- Landscaping can greatly interfere with residential set backs (such as front yards). These areas require good sight lines from private vantage points to public areas therefore it is important that landscaping does not inhibit surveillance.

#### **Recommended Conditions of Consent:**

- It is recommended that further information be obtained for types of landscaping that will be used in and around the development. This can also assist in identifying how tall the landscaping and how or if it may interfere with surveillance and concealment opportunities once vegetation is mature.
- Landscaping close to the building should be regularly maintained to ensure branches cannot act as a natural ladder to gain access to higher parts of the building.

### ***Territorial Re-enforcement***

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it. *Territorial Re-enforcement* uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

#### **Recommended Conditions of Consent:**

- Signage also needs to be provided at entry/exit points and throughout the development to assist users and warn intruders they will be prosecuted.



### ***Environmental Maintenance***

All space, even well planned and well-designed areas need to be effectively used and maintained to maximize community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

#### **General Comments:**

- This will fall back to the on-site manager to maintain. It is vital that the spaces are well maintained to maximize community safety.

#### **Specific Design Comments:**

- As malicious damage (graffiti) is often an offence caused to such developments strong consideration must be given to the use of graffiti resistant materials, particularly on the fences, ground floor and areas which are accessible by other structures to reduce such attacks or assist in the quick removal of such attacks.

#### **Recommended Conditions of Consent:**

- There is no information within the plans which indicate what maintenance policies will be included within this development. A maintenance policy needs to be established for this development.
- A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally with a forty-eight hour period.

### ***Access Control***

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations.

Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. *Natural access control* includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens. *Technical/Mechanical access control* includes the employment of security hardware and *Formal (or Organised) access control* includes on-site guardians such as employed security officers.

#### **Specific Design Comments:**

- The proposed extension of Elizabeth Drive provides too many access points. There should only be two access points. One from Casuarina Drive and another from the Elizabeth Street end. The road should not extend to the southern end of the development.
- The proposed link between Shearman Drive and Fischer Street should be eliminated. Police oppose any link between the two areas.

#### Recommended Conditions of Consent:

- The main entry/exit points for this development should be fitted with single cylinder locksets (Australia and New Zealand Standards – Locksets), which comply with the Building Code of Australia.
- Consideration should also be given to enhancing the above mentioned access control treatments with electronic access control equipment to enhance physical security.
- Glass within these doors should be laminated to enhance the physical security of the doors.
- Intercom facilities should be incorporated into these entry/exit points to enable residents to communicate and identify with people prior to admitting them to the development. An auxiliary lock set should also be incorporated into the design of each of the entry/exit points to enable emergency services to access the development particularly in emergency situations.
- The main entry/exit doors to individual units should also be fitted with single cylinder locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorized access to the unit.
- The balcony doors to individual units should also be fitted with single cylinder locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorized access to the unit.
- The windows to individual units should also be fitted with key operated locksets (Australia and New Zealand Standard – Lock Sets) to restrict unauthorized access to the unit.

#### **Conclusion**

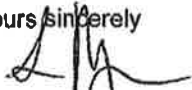
The New South Wales Police have a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges that:

1. It is not possible to make areas evaluated by the NSW Police absolutely safe for members of the community or their property
2. It is based upon the information provided to the NSW Police at the time the evaluation was made,
3. The evaluation is a confidential document and is for use by the consent authority or organizations referred to on page 1 only,
4. The contents of this evaluation are not to be copied or circulated otherwise than for the purposes of the consent authority or organization referred to on page 1.

The NSW Police hopes that by using the recommendations contained in this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

We would like to thank you for the opportunity of inspecting the plans for this development and should you require further information on the subjects mentioned within this report feel free to contact me, Senior Constable Laleynya Ryan at Lismore Police Station, Phone 6626 0569.

Yours sincerely



Laleynya Ryan  
Senior Constable  
Crime Prevention Officer  
Richmond Local Area Command.

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# **NSW POLICE**

**Senior Constable Laleynya Ryan  
Richmond Local Area Command  
Crime Prevention Officer**

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**Lismore Police Station 5 Zadoc Street, Lismore 2480**

**Telephone: - 02-66260569. E/N 65569.**

The General Manager  
Lismore City Council  
Oliver Avenue  
Goonellabah. NSW 2480.

**Attention: Mr Randall Evans**

**Proposed Redevelopment of DP 883865 lot 3, DP 823632 lot 3, 116 Fischer Street  
Goonellabah, 79C Fischer Street, Goonellabah  
Development Application No. 2014.197.1**

Assessment of Amended Development Application Using Crime Prevention Through  
Environmental Design Principals. (CPTED) Section 79C Planning and Assessment Act.

## **Recommendations;**

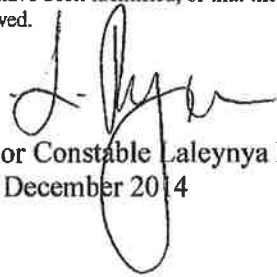
- It is strongly advised that an onsite manager reside at the location. The manager is to ensure the upkeep of the site and report any security issues. This will assist with the safety and security of the development.
- During the construction phase, increased security measures should be implemented to protect building supplies and equipment. In recent years there have been large construction sites in Goonellabah that have had to employ full time security guards due to the problems associated with thefts and malicious damages.
- Lismore Police are to be notified when the construction starts and the contact details of the project manager should be provided.

### Disclaimer:

NSW Police has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police absolutely safe for the community and their property.
- Recommendations are based upon information provided to, and observations made by NSW Police at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organisation referred to on page one.
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organisation referred to at the start of the Assessment.

NSW Police hopes that by using the recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.



Senior Constable Laleynya Ryan  
23<sup>rd</sup> December 2014



File No: NTH14/00071; CR2014/003634

Your reference: RE:SS:5.2014.197.1

The General Manager  
Lismore City Council  
PO Box 23A  
LISMORE NSW 2480

Dear Sir

**Staged Multi-dwelling Development**

**222 Lots, Lot 3 DP 883865 and Lot 3 DP 823632 116 Fischer Street Goonellabah.**

I refer to your letter of 9 July 2014, regarding the 222 lot multi-dwelling development at Fischer Street, Goonellabah.

**Roles & Responsibilities**

The key interests for Roads and Maritime Services are the safety and efficiency of the road network, traffic management, the integrity of infrastructure assets and the integration of land use and transport.

In accordance with *State Environmental Planning Policy Infrastructure 2007* (ISEPP) Clause 104, Roads and Maritime is given the opportunity to review and provide comment on the subject development application as it meets the requirements under Schedule 3, Column 3.

**Roads and Maritime Comments.**

Although the roads in the subdivision will be private roads, the subdivision will be open and accessible to general road traffic. Consequently Road Rules 2008 will apply. Any regulatory signage on subdivision roads will require endorsement by the Lismore City Council local traffic committee, and approval by council.

The proposal includes a narrow driveway connection (four meters in width) to Fischer Street from Elizabeth Avenue. As this connects to subdivision driveway 1, a two way road, it is recommended that the driveway connection from driveway 1 to Fischer Street should be constructed to a width that accommodates two-way traffic.

The proposal will increase traffic using the Pleasant Street intersection with Rous Road. This intersection will not have sufficient capacity in the future to cater for predicted traffic volumes. Consideration should be given to a contribution to capacity improvements at this intersection.

Roads and Maritime understands there is an existing crash history at the intersection of Pleasant and Fischer Streets. The proposal will increase traffic using this intersection. It is recommended that a road safety audit be undertaken at this intersection to identify any remedial actions that can be carried out to reduce the increased risk with increased traffic.

If you require further information please contact Mr Michael Baldwin on 6640 1362 or email [Development.Northern@rms.nsw.gov.au](mailto:Development.Northern@rms.nsw.gov.au).

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Sirol', with a small mark to the right.

31 July 2014

for Monica Sirol  
Network & Safety Manager, Northern Region

25 July 2014

Green Vision Developments  
Attention: Scott Wharton  
PO Box 918  
BYRON BAY NSW 2481

Dear Sir

**Development Application No. 5.2014.197.1 for a staged integrated multi-dwelling development comprising 222 dwellings, community facilities and strata subdivision to create 222 lots and common property with associated civil works including road, water, sewer, drainage, bulk earthworks and retaining walls, tree removal, landscaping and compensatory vegetation works on Lot 3 DP 823632, 79C Fischer Street and Lot 3 DP 883865, 116 Fischer Street Goonellabah.**

Council has undertaken an initial assessment of the application and pursuant to cl 54 and 109 of the Environmental Planning and Assessment Regulation (Amended) 2000, Council seeks clarification and/or additional information addressing the following matters. Depending on the information required please supply detail in statement and plan clarifying the following matters:-

- **Planning Matters**

***Staging Plan***

The application outlines that there are eight dwelling types to be provided across the development site. The Development Plan submitted to Council prepared by Harley Graham Architects, entitled 'Building Types', Drawing No.07, Revision A, dated 25.06.14 indicates a mix of Type 1,2 and 3 with four (4) design types. Council seeks clarification that there are four (4) dwelling design types and not eight (8) dwelling design types.

It is also noted that the individual Stage plans prepared by Harley Graham Architects includes details on the Unit No, type and beds but does not provide the dwelling design type of each dwelling as this information has to be determined by referring to another plan. For both clarity, working assessment purposes and exhibition purposes, it is requested that the individual staging plans are amended to include a column within the table which details the dwelling design type of each dwelling.

- **Engineering Issues**

Council's Development Engineer has raised verbal concerns about the internal road system, public transport connectivity with development, access arrangements on Elizabeth Drive and road design matters with the intersection of Sherman Drive, Elizabeth Ave and Fischer Street.

Council is mindful that the engineering matters of concern will impact other aspects of the development such as ecological impacts, bushfire assessment, social planning, crime prevention and waste management.

- **NSW Police**

The NSW Police force have reviewed this application and provided verbal comments that they will be seeking amendments to the design of this development to assist with crime prevention. Their response has not been received before the preparation of this letter.

- **Waste Management**

It is noted within the submitted SEE documentation that you propose to prepare a waste management plan prior to the construction phase of the development.

As identified within Council's pre-lodgement minutes, due to the size and scale of this development it is considered important that a '*Site Waste Minimisation and Management Plan*' be prepared as part of the development application rather than construction certificate. The issue of waste management is considered by Council to be a significant issue to resolve as part of the development proposal.

Council's Commercial Services Coordinator has reviewed your proposal and seeks clarity with regards to the waste streams collected. At one point in the document there is reference to waste and recycling and in another part there is reference to waste and organics and further to that there is mention of collecting three streams. This issue needs to be resolved via the submission of a '*Site Waste Minimisation and Management Plan*'.

Furthermore clarity is sought as to whether the applicant is seeking for Council's waste services vehicles to use the '*internal privately owned and maintained road system*' within this development estate for the collection of wheelie bins. If this is the case then additional information needs to be submitted detailing how the proposed internal road system can cater for Council's waste service vehicles.

For further information on this matter or to seek assistance with requirements of a '*Site Waste Minimisation and Management Plan*' please contact Kevin Trustum, Council's Commercial Services Coordinator – Waste, Airport and Cemeteries on 6623 2004.

- **Water & Sewer**

Council's water & sewer engineer has provided the following comments for your consideration:

**General comment:**

The proposed development is for a Strata Title development as opposed to provision of water supply and sewerage services to Torrens Title Lots. In this regard the whole site is essentially private property and all proposed infrastructure within the parcel of land will be private assets. The design of water supply and sewerage services may differ to that typically called upon for Torrens Title and access to infrastructure via a public road network. In general the concept plans could be considered as over servicing the site. As private property the appropriate standard for the design of water supply and sewerage services is AS/NZS 3500 in accordance with the provisions of the Plumbing Code of Australia, from the point of connection to the water and or sewer main to the individual fixtures and fittings. Refer to Plumbing and Drainage Act 2011 Clause 7.

**Water supply:**

1. The concept plans indicate a service connection in Casuarina Drive and three (3) connections to a water main in the unformed Elizabeth Avenue. Council will permit a single connection only from Elisabeth Avenue and from Casuarina Drive (total of 2 water connections). The water main in Fischer St may be extended through to the Elisabeth Ave road reserve with Dwelling No. 59 & 60 connected as a individual water service from the main. The extension of this section of main referred to will require an easement.
2. Design for the water supply shall be that for a connection to private property. In this regard Council will require Containment Backflow Prevention devices and appropriate metering of water supply at the property boundary. Downstream of the metering system will be private assets.



...3..

3. Subject to development consent finer detail of installation may be submitted as part of a Section 68 application for approval of the works. Please note that consideration should be given to the arrangement of water supply to suit both domestic purposes and water supply for fire protection / hydrants in accordance with AS2419. The number of internal fire hydrants determine that a fire booster assembly is required at the entrance to the property. Boosted fire hydrant systems may operate as high as 1.3mPa. Water supply for buildings or dwellings is limited to a maximum of 500kPa in accordance with AS/NZS 3500.1:2003.
4. Development Plan Numbers 10 of 22 indicates behind dwelling No. 1 & 2 a water Re-use tank. Please provide some additional information in regard to this tank, ie. water source and distribution.

**Sewerage Services:**

1. Please provide an amended version of the Sewer layer (Development Plan 9 & 10 of 22, Dwg No. 1391-DA9 & 10) indicating if any of the existing public sewer mains traversing the land are to be removed and or disconnected.
2. Council has indicated that multiple connections will be permitted however, we advise of some minor alterations to the concept design. A connection for dwelling No. 26 can be made to the new line on the northern side. Dwelling No. 25, 24, 23, 22, 21 & 20 should be grouped together to single point of connection to the public sewer main.
3. Similar to comments above the sewerage services to each dwelling are Private assets and not public sewer mains. It is acceptable that these services may be designed in accordance with AS/NZS3500.2:2003. For example, sewer inspection chambers (manholes) are permitted but not required. The minimum grade of house drainage is 1.65% in accordance with AS/NZS 3500 unless the design flow in the pipeline exceeds the limitation of a 100mm pipe. Refer to AS/NZS3500.2:2003 Clause 3.3.8.
4. While it is acknowledged that the plans are conceptual please note Council will require easements at a minimum width of 3.0m over any public assets. In this regard it appears that dwelling No. 46 & 47 may be encroaching within this allowance.

**Liquid Trade Waste:**

For information only, Council wishes to advise that the proposed community swimming pool will be considered equivalent to a commercial swimming pool as the operation and use of the pool far exceeds that of any domestic single residential pool. Refer to the Liquid Trade Waste Regulation Guidelines (NSW Office of Water). A pre-treatment system with a controlled rate of discharge to the sewerage system and approval to discharge Liquid Trade Waste into the sewerage system will be required.

It is recommended that you consult with a Hydraulic Services Engineer about the abovementioned comments.

For further information on water and sewer matters please contact Mick Lacey, Development Engineer on 1300 87 83 87.

Furthermore it should be noted that this application has been referred to a number of internal referral officers and external government agencies and at the time of writing this letter some of those officers and/or government agencies are yet to complete their assessment of the development proposal. Until Council has received formal comments from relevant parties and can review those comments, direction on any potential design modifications to the development cannot be recommended at this point in time.

..4..

It is Council's intention to hold a meeting with you once all internal and external referral comments have been received. After such meeting Council will most likely be requesting further additional information and design modifications. You are advised not to begin making changes to the development until after such a meeting is held with Council.

In accordance with Clauses 54 and 109 of the Environmental Planning and Assessment Regulation (Amended) 2000, "Stop the Clock" provisions have now been applied and the statutory processing time for the Development Application has been temporarily stayed, pending the submission of the above additional information.

Should you have any further enquiries regarding the above matters please contact the relevant officer nominated or if it is a general enquiry about the DA application please contact Randall Evans at Council's Administration Centre, Oliver Avenue, Goonellabah on 1300 87 83 87.

Yours faithfully

Randall Evans  
**Senior Development Assessment Officer (Planning)**



Our Ref: MK:DA5.2014.197.1

Contact: Randall Evans

30 September 2014

«Name»  
«Street»  
«Town»  
«Email»

Dear «Title»

**Development Application No. 5.2014.197.1**  
**DP 823632 lot 3, 79C Fischer Street GOONELLABAH**  
**DP 883865 lot 3, 116 Fischer Street GOONELLABAH**

Thank you for your recent submission to Council regarding the above development application.

Council believes it is important to ensure the current application responds to the relevant issues of concern to the properties which may be affected.

You may not be aware, Lismore City Council has adopted a policy for a professional independent mediator to be engaged by Council in situations of conflict or complicated Development Applications. Mediation of development proposals is a voluntary process at which an independent mediator acts as a facilitator to assist both developers and objectors to identify mutual interests, concerns and reach settlement in a confidential forum. I have attached a copy of Council's Policy to assist you in understanding the mediation process as it relates to development assessment.

Mediation is only possible in situations where all parties are willing to participate and achieve reasonable compromise. Therefore, prior to engaging an independent mediator, Council requests you indicate your willingness to participate in the mediation process, identified in the attached policy.

Would you please indicate your interest in participating in a mediation session planned to be held in late October/early November (date to be confirmed). As mediation cannot involve all objectors, could you please outline the reason(s) why you should be chosen to attend, together with a contact telephone number for assistance with discussing arrangements by **12 October 2014**.

Your participation and cooperation in participating in this process is greatly appreciated by Council.

Should you require any further information regarding this matter please contact the undersigned.

Yours faithfully

for Randall Evans  
**Snr Development Assessment Officer (Planning)**



THE NORTHERN STAR 18th July 2014

# Plans for affordable living

**RODNEY STEVENS**

rodney.stevens@northernstar.com.au

A BYRON Bay company has lodged a development application with Lismore City Council to build more than 200 affordable and sustainable units at Goonellabah worth more than \$20 million.

Shortly after Lismore's 2012 housing strategy identified the need for more one and two bedroom apartments in the area, Green Vision Developments Managing Director, Scott Wharton, started planning ALTITUDE2480.

After 18 months in the planning, Mr Wharton said his company recently lodged the DA to construct 222 one and two bedroom units on 12.94 hectares of land adjoining Fischer St and Casuarina Dr.

"Over my 20 years in the property industry I met so many people who were priced out of the market," he said.

"That's why the sustainability and the new type of modular construction we plan to use in ALTITUDE2480 excited me."

Mr Wharton said the development was designed to

**SCOTT WHARTON**

The region currently has a 1% rental vacancy rate, so there is a real need for new affordable living spaces, particularly for people working in key service industries on a low to moderate income.

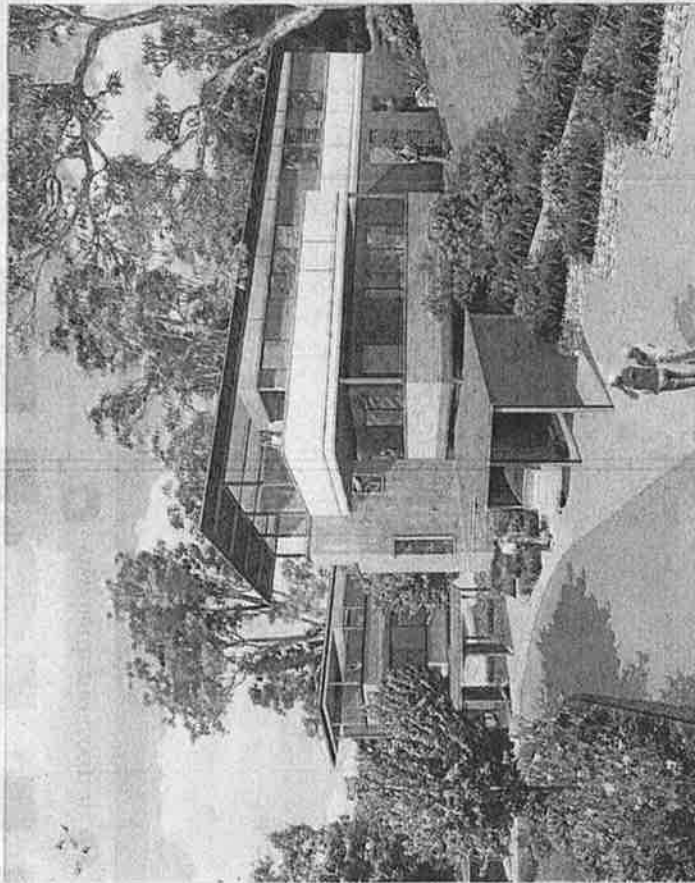
"The apartments will have a classic contemporary feel, achieved with a large volume of natural materials," he said.

Mr Wharton said his company was currently working with the NSW government to create a solution where the vast majority of the development will be constructed in large industrial sheds based locally in Lismore, which will create around 100 jobs.

Mr Wharton said he hoped the DA would be approved by late 2014.

**PUBLIC SUBMISSIONS**

concerning the DA will be accepted by Lismore City Council from July 23 to August 20, 2014.



**AFFORDABLE:** An artist's impression of some of the 222 ALTITUDE2480 one and two bedroom units proposed to be built at Goonellabah.

capitalise on Lismore's tight rental market.

"The region currently has a 1% rental vacancy rate, so there is a real need for new affordable living spaces, particularly for people working in key service industries on a low to moderate income," he said.

"Our apartments will start from \$240,000, which offers an exciting opportunity for investors and owner-occupiers alike."

"Each living space will range in size from 80m<sup>2</sup> to 95m<sup>2</sup>, and will feature open

plan living with bamboo flooring, stone bench tops in the kitchen and bathrooms, and LED lighting."

Architect Harley Graham said the development will be the benchmark for sustainable living on the North Coast.

