

## NORTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Lismore City Council Chambers on Tuesday 31 March 2015 at 11:00 am

Panel Members: Garry West (chair), John Griffin, Bruce Clarke, Jenny Dowell and Brent McAlister

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2014NTH012 Lismore City DA 5.2014.197.1 [at 79C and 116 Fischer St, Goonellabah] as described in Schedule 1.**

**Date of determination:** 31 March 2015

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.






**Reasons for the panel decision:**

The panel adopted the assessment of those matters in the Council Assessment Report.

The principal reason for the panel decision was that the bulk scale and size of the development has been designed to complement the existing site characteristics, other reasons for the panel decision were; the proposed mix of 1 and 2 bedroom dwellings is consistent with the Lismore Housing Strategy 2012; the flora and fauna impacts have been satisfactorily addressed and appropriate compensation measures are proposed; and the proposed development is in the public interest.

**Conditions:** The development application was approved subject to the conditions as amended and attached to the Lismore Council memo of 20 March 2015. Approved conditions are in Schedule B.

**Panel members:**

 <b>Garry West (chair)</b>	 <b>John Griffin</b>	 <b>Bruce Clarke</b>
 <b>Jenny Dowell</b>	 <b>Brent McAlister</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014NTH012 Lismore City DA 5.2014.197.1
2	<b>Proposed development:</b> Staged integrated multi-dwelling development comprising 218 dwellings (9 x 1 bedroom and 209 x 2 bedroom), community facilities (vegetable gardens, open outdoor BBQ facilities as well as a swimming pool, children's playground and walking trails), infrastructure civil works including road, water, sewer, drainage, bulk earthworks and retaining walls, tree removal, landscaping, compensatory vegetation works and strata subdivision.
3	<b>Street address:</b> 79C and 116 Fischer St, Goonellabah
4	<b>Applicant/Owner:</b> Green Vision Developments Pty Ltd / Starspace Pty Ltd and Lismore City Council
5	<b>Type of Regional development:</b> General development that has a capital investment value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental Planning &amp; Assessment Act 1979, as amended</li> <li>• Lismore City Council Local Environmental Plan 2012</li> <li>• Lismore City Council Development Control Plan 2007</li> <li>• Lismore Housing Strategy 2012</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 2 March 2015 Written submissions during public exhibition: 23 individual submissions and one (1) petition containing 182 signatures Lismore City Council Memo dated 20 March 2015 proposing amended conditions and a Report to Council regarding the issue of the transfer of council owned land. Verbal submissions at the panel meeting: Council – Randall Evans, Senior Town Planner and Lindsay Walker, Strategic Property Projects Manager. Support- NIL; Against- NIL
8	<b>Meetings and site inspections by the panel:</b> Site Visit on 31 March 2015
9	<b>Council recommendation:</b> Approval subject to conditions
10	<b>Draft conditions:</b> Attached to council memo dated 20 March 2015