

COUNCIL ASSESSMENT REPORT

Panel Reference	2017NTH019
DA Number	DA5.2017.270.1
LGA	Lismore City Council
Proposed Development	Subdivision of land to create a total of 433 residential allotments, a commercial allotment, open space and areas for environmental management. The proposed development will be undertaken as follows: Precinct 1 -Total of 95 residential allotments, local centre allotment, open space and provision for environmental management; Precinct 2 - Total of 295 residential allotments, open space and areas for environmental management; Precinct 3 - Staged development consent sought in accordance with Section 83B of the EP&A Act for the creation of 43 residential allotments. Concept approval is sought for Precinct 3 and this area will be subject of a further development application.
Street Address	LOT: 2 DP: 1214953, DP 808657 lot 3, DP 367581 lot 1, LOT: 12 DP: 844585, LOT: 1 DP: 772627, 8 Sexton Road NORTH LISMORE, 55 Dunoon Road NORTH LISMORE, 3 Old Quarry Road NORTH LISMORE, 30 Old Quarry Road NORTH LISMORE, 48 Old Quarry Road NORTH LISMORE
Applicant/Owner	Planners North
Date of DA lodgement	24 August 2017
Number of Submissions	First public exhibition: Nineteen (19) Second public exhibition: Eight (8) and Three (3) after closing date Third public exhibition: Seven (7)
Recommendation	Approval subject to conditions of development consent
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	(1) Development that has a capital investment value of more than \$30 million; and (2) Development that has a capital investment value of more than \$5 million where council is the owner of any land on which the development is to be carried out, and is a party to any agreement or arrangement relating to the development
List of all relevant s4.15(1)(a) matters	Lismore Local Environmental Plan 2012 SEPP 64 SEPP (Infrastructure) 2007 SEPP (Rural Lands) 2008 SEPP (State and Regional Development) 2011 Lismore Development Control Plan Relevant Council Policies Draft Instruments Voluntary Planning Agreements EPA Regulation 2000 Social and economic impacts in the locality Suitability of the site for the development Submissions Public Interest Section 7.11 Contributions Plan – NLP Native Title (New South Wales) Act 1994 Roads Act 1993 Local Government Act 1993
List all documents submitted with this report for the Panel's	Attachment 1 – Draft Conditions of Development Consent Attachment 2 – Plans of the proposed development Attachment 3 – Internal officer comments

consideration	Attachment 4 – Government department responses Attachment 5 – Report to Council on Voluntary Planning Agreements (13/2/18) Attachment 6 – Report to Council on Voluntary Planning Agreements (8/5/18) Attachment 7 – Submissions Attachment 8 – Summary table of submissions
Report prepared by	Sue Thatcher (Senior Development Assessment Officer (Planning))
Report date	4 October 2018

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **Yes**
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Not Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **No**
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**
Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report