

This is a resolution of the Northern Regional Planning Panel (**Panel**) made on Friday, 7 December 2018, in accordance with clause 26 of Schedule 2 of the *Environmental Planning and Assessment Act 1979*.

Development application

2017NTH019 – Lismore – 5.2017.270.1 - 8 Sexton Rd, 55 Dunoon Rd, 3, 30 and 48 Old Quarry Rd, North Lismore - Subdivision of land to create a total of 433 residential allotments, a commercial allotment, open space and areas for environmental management 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.

Consideration of community views

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included Aboriginal cultural heritage, ecology/flora and fauna/koala habitat, stormwater runoff, landslides, traffic impacts of the development, infrastructure planning and spending, inadequate community consultation and a potential gravesite. The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The Panel notes that in addressing these issues extensive investigations and consultation has been carried out in relation to Aboriginal Cultural Heritage and in relation to the potential grave site. Advice on geotechnical issues and infrastructure planning for the site and locality was also received from Council's Engineering staff and on fauna issues from Council's Ecologist. Appropriate conditions have been imposed addressing ecological issues, appropriate design for stormwater management has been undertaken, appropriate traffic and emergency access will be provided for the proposal, adequate infrastructure contributions are to be levied to pay for the significant external road network, water and wastewater upgrades required to support the proposal. The Panel considers that appropriate public consultation on the proposal has been undertaken.

Panel members

 Garry West (Chair)	 Stephen Gow	 Peter Brennan
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