

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 April 2024, 10.01am and 10.47am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-286 – Lismore – 5.2024.26.1 – 5 and 7 McDermott Avenue and 1 Phillip Street, Goonellabah – Residential flat building

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Acting Chair), Michael Wright and Andy Edwards
APOLOGIES	Dianne Leeson and Angela Jones
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Craig Bradridge and Graham Snow
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

KEY ISSUES DISCUSSED

- Overview of proposal and site context outlined
 - Affordable housing
 - Residential flat building – 6 x 1 bedroom and 12 x 2 bedroom dwellings and associated works
- External site views provided
- Consistency noted with design quality principles and ADG requirements for car parking, communal open space, internal areas and ceiling heights
- Non-compliance noted in regard to the 6m separation distance for habitable rooms and balconies to adjoining boundaries, noting proposed deeper balconies, fixed vertical screening and tree planting
- Key issues:
 - Bulk and scale
 - Urban design
 - Building height
 - Public amenity, noise, privacy
- Internal referrals received – engineering, building, health and ecology
- 2 unique submissions received
- BASIX compliance

Panel Questions

Planning Panels Secretariat

- Access to public transport and location of bus stop nearby
 - Privacy and relationship of development to neighbours, noting proposed screening
 - Drainage of central courtyard to be considered
 - Waste management arrangements to be confirmed -
 - Waste storage location and proposed collection
 - Bin cleaning – drainage and treatment
 - Adequate ventilation of waste storage areas
 - Overshadowing and landscaping (plant selection and maintenance)
 - Management arrangements and building operations
 - Footpath proposal on McDermott Avenue vs existing street tree retention and Council asset maintenance issues
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- Provision to facilitate future electric vehicle charging in resident car park.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: May 2024