

**External referral responses**  
**DA No. 5.2024.26.1**

**NSW Rural Fire Service**



Lismore City Council  
PO Box 23A  
LISMORE NSW 2480

Your reference: (CNR-65792) 5.2024.26.1  
Our reference: DA20240216000637-Original-1

ATTENTION: Leanne Burns

Date: Monday 26 February 2024

Dear Sir/Madam,

**Development Application**  
**s4.14 – Multiple Dwelling – Residential Flat Building**  
**5 MCDERMOTT AVENUE GOONELLABAH 2480, 70//DP230448, 69//DP230448, 71//DP230448**

I refer to your correspondence dated 16/02/2024 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

**Landscaping Assessment**

*Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.*

1. Landscaping for the entire site is to be compliant with Table 7.4a of Planning for Bush Fire Protection 2019, except increased canopy within the central courtyard is permitted provided the remaining aspects of the landscape plan comply with Appendix 4 of Planning for Bush Fire Protection 2019, particularly in relation to plantings and management of the under-storey.

**General Advice – Consent Authority to Note**

The recommendations are based on the plans prepared by Raunik Design Group for a 3 storey residential development containing 18 units at 1 Phillip St, Goonellabah, Project No: 23891, dated 25 January, 2024 (Revision F) and the 'Bush Fire Assessment Report' prepared by Bushfire Certifiers dated 6 February, 2024 (Revision C).

Council is advised that where an amendment to the above noted documents is proposed, Council may use its discretion to determine whether the amendment warrants re-referral to the NSW RFS.

For any queries regarding this correspondence, please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely,

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**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



## Essential Energy

**Adam Loudon**

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From: TE\_Technical Enquiries  
To: Leanne Burns  
Subject: CNR-65792 - A-79304 - 5 MCDERMOTT AVENUE GOONELLABAH 2480

Thank you for seeking comment from Essential Energy in relation to the proposed development at the above property.

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); and
- It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Should you require any clarification, please do not hesitate to contact us.

Regards,

Essential Energy



E: [te\\_technical.enquiries@essentialenergy.com.au](mailto:te_technical.enquiries@essentialenergy.com.au)

PO Box 5730 Port Macquarie NSW 2444

General Enquiries: 13 23 91

Power Outages (24hrs): 13 20 80

[www.essentialenergy.com.au](http://www.essentialenergy.com.au)



## NSW Police

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### Development Application Review

Webcops Reference: E79668625.

DA Reference No: 5.2024.26.1.

TRIM Reference: D/2024/193844.

Council: Lismore City Council.

Developer/Applicant: Social Futures Ltd.

Private Certifier: N/A.

Date of Risk Assessment: 11/03/2024.

Time Risk Assessment undertaken: 09.50am.

Site Name: DP 230448 lot 69, DP230448 lot 70 and DP 230448 lot 71.

Address: 5 & 7 McDermott Avenue and 1 Phillip Street

Suburb/Town: Goonellabah NSW

Postcode: 2480

Contact Name: Mr C. BRADRIDGE.

Proposed development/use of space:

The proposal seeks development consent for a residential flat building comprising of eighteen (18) apartments, demolition works, earthworks and vegetation management works at 1 Phillip Street & 5-7 McDermott Avenue, Goonellabah.

### 1. Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application DA reference number 5.2024.26.1.

#### **RICHMOND POLICE DISTRICT**

S Zadoc Street, Lismore NSW 2480

T 02 6626 0599 F 02 6626 0511 W [www.police.nsw.gov.au](http://www.police.nsw.gov.au)

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

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NSW Police Force

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## 2.1 Current environment

Currently the site of this proposed development is occupied by two (2) single storey unit complexes and detached covered carport for vehicles.

The proposed site is situated in the established urban area of Goonellabah which consists predominantly of residential housing comprising of a mix of individual dwellings and multi-dwellings of single and two storey construction.

Located within close proximity to this site is Goonellabah Shopping Centre and The Village shopping centre (300 m). Also nearby is Western Park, Goonellabah Soccer Club, Goonellabah Public School, and several aged care homes/facilities.



Source: Lismore City Council Intramaps.

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## **2.2 Proposed development**

The proposed development application is:

To undertake:

1. the demolition of existing buildings, structures, and trees; and
2. the construction of a Residential Flat Building, comprising 18 residential units and 19 on-site car parking spaces, and associated earthworks, civil works, utility services, driveway, and landscaping.



Source: 5.2024.26.1

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Source: 5.2024.26.1

### **3. Crime risks and identified issues**

The crime risks identified in the local area include Stealing (both from residential and vehicle), break and enter, malicious damage – graffiti, assault, stolen motor vehicles and anti-social behaviour.

**3.1.** Current/trending crimes that impact the local area that should be considered within the design and building process: Break and enter, malicious damage, steal from motor vehicle and stolen motor vehicles.

**3.2.** Crimes that the current proposed development application will introduce or facilitate within this space: Nil new crime risks identified. The proposed development is a basic duplication of what already exists on the site. Albeit the proposed development is larger in size than the current unit complex and the proposed activity generated by the new development is considered unlikely to exacerbate or introduce any new conflict or crime risks to the current space or adjoining areas.

**3.3.** Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space: Nil issues identified.

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#### **4. Recommendations**

In consideration of the nature of this development, also the response already tabled by the developer in the Statement of environmental effects relating to the CPTED Design of this development and the crime risk assessment undertaken, Police make the following recommendations:

- Surveillance - Promote visibility and surveillance opportunities around the premises by keeping sightlines clear of obstructions, such as overgrown vegetation, placement of garbage bins, and any other items that may provide concealment areas and impact the sightlines of residents, pedestrians and motorists.
- Surveillance – Ensure that passive surveillance is incorporated within the design/layout to ensure adequate natural surveillance of the internal communal area/courtyard by residential guardians within the complex.
- Surveillance – Ensure surveillance opportunities are considered in the design or type of door or gate used to secure the vehicle entrance to the carpark. Utilise a door or gate that is of a visually permeable construction so that residents can see through the door or gate at the time they are entering or leaving the garage.
- Lighting - Installation of adequate external lighting around the proposed exterior of the buildings, entry/exit points and the carpark.
- Lighting - Ensure that lighting used does not produce glare or dark shadows and be orientated to illuminate potential threats or suspects accessing the location rather than impede those that may be within the proposed development observing or looking out.
- Lighting - Ensure that damaged lighting both internally and externally is repaired or replaced in a timely manner.
- Wayfinding - Signage. Entry/Exit points should be clearly marked, as well as street number and individual unit numbers.
- Wayfinding - Directional signage to be provided. The signage is to be clear, legible and useful, to aid way finding throughout the development.
- Territorial reinforcement - Ensure the rapid removal of graffiti and/or repair of any damage to the premises which may be visible to members of the public.
- Access Control - Installation of quality locksets on all entry/exit points as well as on all doors and windows of individual units.

#### **Disclaimer**

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

#### **RICHMOND POLICE DISTRICT**

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1. It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
2. It is based upon the information provided to the NSWPF at the time the assessment was made.
3. This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
4. The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

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

Should you have any questions in relation to the evaluation contact Senior Constable Ernest MAKINGS, Crime Prevention Officer, Richmond Police District, 02 6626 0599 or [maki1em@police.nsw.gov.au](mailto:maki1em@police.nsw.gov.au)

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Trent Swinton'.

Trent Swinton  
A/Superintendent  
A/Commander Richmond Police District  
13 March 2024

**RICHMOND POLICE DISTRICT**

5 Zadoc Street, Lismore NSW 2480

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