

Responses NRPP to questions

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

Questions from the briefing with responses provided bellow.

- ***Access to public transport and location of bus stops nearby.***

Response:

A bus stop is located on Oliver Avenue, approximately 650m or a 10 min walk from the subject site.

- ***Privacy and relationship of development to neighbours, noting proposed screening.***

Response:

See Assessment Report under *Section 12 - Likely impacts of the development, Amenity neighbouring properties.*

- ***Drainage of central courtyard to be considered.***

Response:

The following condition has been placed on the draft consent:

Drainage

*The proponent shall make satisfactory provision for stormwater to be directed through piped drains that are constructed in accordance with Australian Standard AS3500 Plumbing and Drainage Part 3: Stormwater Drainage. All roof water from any proposed building, surface water from paved areas and **water from the internal raised planter** shall be directed to a Council approved drainage system. All piped drainage lines over adjoining land are to be located within drainage easements. All costs shall be the responsibility of the proponent. Design plans are to be submitted to and approved by the Council **prior to the release of any Construction Certificate.***

- ***Waste management arrangements to be confirmed –***
 - ***Waste storage location and proposed collection***
 - ***Bin cleaning - drainage and treatment***
 - ***Adequate ventilation of waste storage areas***

Response:

Information submitted in the Waste Management Plan and SEE provides that waste from the proposed waste storage area will be put out weekly and serviced by a private contractor. Construction of the waste storage area would be generally in accordance with the Lismore City DCP. The Waste Management Plan currently states *the waste storage area is to be of weatherproof construction and easy to clean, with provision of cold water supply and wastewater discharged to sewer.*

A condition of consent has been provided requesting details of how the waste storage area will be ventilated.

- ***Overshadowing and landscaping (plant selection and maintenance)***

Response:

While a landscaping plan has been submitted a condition has been imposed for more detailed landscape plan as several species listed in the concept landscape plan are not suited to the site and solar access conditions. A condition also requires the landscaping to be maintained at all times as illustrated below:

Landscaping Plan

Prior to the release of any Construction Certificate the Applicant is to submit to Council for approval a detailed Landscape Plan. The plan shall be prepared by a suitably qualified landscape architect or landscape designer and is to and be generally in accordance with the following guidelines:

- *Lismore City Council (2007) Landscape Guidelines for Lismore City Council*
- *Use a vegetation selection that provides privacy but also mindful of long term solar access for both residents and adjoining properties.*
- *Landscaping plans shall indicate:*
 - *proposed location for planted shrubs and or trees*
 - *mature height of plants to be planted*
 - *description of proposed soil and mulch mediums to be used*
 - *location of grassed areas*
 - *location of paved areas*
- *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.*

The planted area is to be free of weeds and grasses prior to planting. New plantings are to be mulched, watered, and protected from damage. Where possible, the plant stock is to be propagated from seed sourced locally.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscaping Plan

*The landscaping and vegetation must be **managed at all times** in accordance with the stamped approved landscaping plan prepared for the site.*

- **Management arrangements and building operations.**

Response:

The following is provided in the SEE:

Space Management
<ul style="list-style-type: none"> • The premises will only be accessible by residents and invited visitors. • The pedestrian entry gates to the east of the building will be locked. Residents will have access to a 'swipe key' or the like to enable access. • Access to the building and to individual units will also require use of a security access key. • The public spaces within the development will be maintained and in good working order to portray a high quality aesthetic. • The main residential entry points will be signed and numbered accordingly with reflective/illuminated materials.
Ownership and Management Structures
<ul style="list-style-type: none"> • The site manager will be responsible to engage the correct contractors to carry out maintenance and ensure the upkeep of the building at all times. • A significant number of the units will be retained by Social Futures and will be subject to their standard tenancy agreements which require the unit to be cared for in a reasonable condition. • All immediate neighbours and residents within the building will have access to a phone number for a Social Futures Tenancy Manager in the event that there is antisocial behaviour occurring within the building. • The Units to retained by Social Futures are intended to be permanent / long term homes. They are not intended to be short term or 'crisis' housing.

- **Footpath proposal on McDermott Avenue vs existing street retention and Council asset maintenance issues.**

Response:

The image used in the NRPP briefing was outdated, further site investigation reveals that the two trees that appear to be in the road reserve have been previously removed (see bellow). The footpath will facilitate the existing footpath network in McDermott Avenue.



Above trees with a red cross have been removed.



Note: There is a mature Forest Red Gum located on the Phillip Street road reserve that will be retained, conditions apply re. a Tree Removal and Protection Plan condition 19.

- ***Provision to facilitate electric vehicle charging in resident car park.***

Communication has been undertaken with the applicant in regards to the facilitation of an electric vehicle charging station in resident car park with details pending. A condition has been placed on the consent identifying this requirement.

Prior to the issue of the Construction Certificate details pertaining to an electric vehicle charging station in the resident car park shall be submitted to the principal certifier.

Reason: To service to the present and future needs of the occupants.