

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 23 October 2024, 11.15am and 12.17pm
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSNTH-364 – Lismore – 5.2024.200.1 – 138, 144 & 146 Military Road, East Lismore – Two (2) residential flat buildings, comprising fifty (50) build-to-rent dwellings with 20% allocation of dwellings being allocated as affordable rental housing; carparking; landscaping; and public domain works

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Michael Wright (Chair), Stephen Gow, Penny Holloway, Andy Edwards and Tony McAteer
<b>APOLOGIES</b>	Angela Jones
<b>DECLARATIONS OF INTEREST</b>	Dianne Leeson

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Peter Whittaker, Graham Snow and Shane Reinhold
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER</b>	Nil

**KEY ISSUES DISCUSSED**

- Overview of proposed development provided, consisting of 2 residential flat buildings, with a total of 50 units (20% being affordable rental housing)
- Crown development (Landcom as applicant and Southern Cross University is the landowner), separate operation from the university
- Site location and context outlined, including notation of gateway site, zoning, site characteristics, existing vegetation
- Proposed height noted as permissible by SEPP (Housing) – Section 18 and absence of amenity impact and transition of locality
- Retention of existing vegetation along Crawford Road and additional landscaping noted
- Architectural features of proposed development outlined
- Site is located above the Probable Maximum Flood event
- Delivery timeframe for project outlined, with pre-lodgement meetings held, assessment nearing completion and draft conditions sent to applicant for review
- 0 submissions were received

**Panel Questions****Planning Panels Secretariat**

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- Desired future character for the area – Council noting potential review of strategic plans and the future character for the locality
- Clarification of proposed mitigation measures requested, noting proposed tree removal and koala habitat being located on the site – assessment of accompanying documentation undertaken, advising that site does not meet the criteria for the koala habitat classification, with conditions proposed to manage any potential impacts on areas identified as primary koala habitat on adjoining land
- Traffic and Car parking –
  - Practicality of proposed stacked car parking spaces – request for draft conditions to outline unit allocation and clarity of operation of spaces
  - Number of spaces provided and potential cumulative impact on adjoining land to be considered, noting proposed use of swales limiting on-street parking availability
  - Turning areas and aisle width within basement parking area to be provided in accordance with relevant Australian Standard
  - EV charging provisions to be included, noting ground floor bicycle parking
- Road widening – clarification requested as plans note civil engineering approval being required
- Waste management –
  - Bin disposal shoots not provided on each floor
  - Collection of waste to be clarified, as Traffic Study outlines a kerb side collection and the Waste Management proposes the use of large skip bins located in basement
  - Access to basement for waste collection of large skip bin, noting driveway profile and weight of bins when full
- Stormwater management to be assessed, including:
  - Calculation of overland volumes for catchment to determine size of adequate pipe and swales
  - Adequacy of proposed management around the buildings, including prevention of over topping and flooding
  - Impact of proposed fill on the existing trees to be retained
  - Road widening and clarification if kerb and guttering is being proposed
- Clarification requested in regard to any potential land use conflicts, noting the mixed use zoning and any proposed future development in the area
- Noise from existing substation – acoustic assessment provided, with landscaping buffer existing and substantial setback being provided
- Compliance with apartment design guidelines to be assessed, including building separation, bedroom size, roof height and setbacks
- Ongoing site management of development to be clarified

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** November 2024