

DEVELOPMENT APPLICATION REPORT APPROVALS REGISTER REPORT

BY

ENVIRONMENTAL HEALTH

DA NO: 5.2024.200.1

Development: 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

Property Number: P30312

Date Lodged: 10/09/2024

Date of Referral: 17/9/2024

Mr S R Reinhold
Executive Planner

Please complete comments by: 1/10/2024

Premises: LOT: 21 DP: 1124244, DP 365665 lot 3, DP 365665 lot 4, 138 Military Road EAST LISMORE, 144 Military Road EAST LISMORE, 146 Military Road EAST LISMORE

ADDITIONAL INFORMATION: (if required please advise immediately)

Please ensure that you have checked TRIM to see if there are any submissions that need to be read in conjunction with your assessment.

COMMENTS:

CONTAMINATED LAND

The proponent has submitted a contaminated site assessment report and while no heavy metals or organochlorines were found above Health Investigation Levels for a medium density development. Asbestos was found on site and the report recommends that a Remedial Action Plan be developed for the area impacted by asbestos presence and Council accepted the plan on July 30, 2024 and notice was given to undertake remediation work of the site as a Category 2. On Oct 1, 2024 Council received the "Validation Report East Lismore – Build to Rent" advising that the site had successfully been remediated.

NOISE IMPACTS

The proponents noise modelling report is acceptable to ensure that the residence of the development and surrounding residents (including the nearby zombies) are not impacted.

ON-SITE SEWAGE MANAGEMENT

This development will be connected to sewer.

ENVIRONMENTAL IMPACTS (Amenity)

As conditioned below.

STORMWATER / TREATMENT DEVICES

The proponent has addressed Chapter 22 and submitted a proposed storm water management plan which is acceptable from an environmental perspective and subject to the engineer's assessment.

BUFFERS

The current development has no buffers that would impact this development. The proximity of the electricity transmission substation (as advised by Essential energy email June 26, 2024) possess no risk to the inhabitants of the proposed development as Essential Energy advised there is no record of any static or any other types of emissions.

PRIVATE WATER SUPPLIES

The development will connect with a reticulated water supply.

FOOD SAFETY

There is no food for sale being undertaken.

PUBLIC HEALTH

There is no public health implications.

CONDITIONS:

DEFERRED COMMENCEMENT CONDITIONS

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BUILDING WORK

GENERAL

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BEFORE BUILDING WORK COMMENCES

During building work soil removed from or imported to the site must be managed in accordance with the following principles:

- (A) All excavated material removed from the site must be classified in accordance with the Department of NSW Environmental Protection Agency's Waste Classification Guidelines prior to disposal to an approved waste management facility and reported to the Principal Certifying Authority.
- (B) All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material approved under the NSW Environmental Protection Agency's general resource recovery exemption.

Reason: *To protect human health and the environment.*

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

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BEFORE ISSUE OF ANY OCCUPATION CERTIFICATE

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DURING BUILDING WORK

The hours of work for any offensive noise generating activity relating to the **construction of the proposed development** are to be limited to the following time restrictions:

Monday to Friday	- 7.00am to 6.00pm
Saturday	- 8.00am to 1.00pm

No noise generating construction activities are to take place on Sundays or public holidays.

Reason: *To preserve the environment and existing or likely future amenity of the neighbourhood.*

All waste materials generated from **construction and/or demolition works** shall only be disposed at licensed waste management facilities capable of receiving the waste as classified under the NSW Environmental Protection Authority (EPA) guideline document 'Waste Classification Guidelines: Part 1 Classifying Waste 2014' or managed in accordance with the NSW Environment Protection Authority *Resource Recovery Orders and Resource Recovery Exemptions* made under the *Protection of the Environment Operations (Waste) Regulation 2014*.

Reason: *To preserve the environment and existing or likely future amenity of the neighbourhood.*

OCCUPATION AND ONGOING USE

The proposed landuse shall not result in the emission of offensive noise as defined in the *Protection of the Environment (Operations) Act, 1997*.

Offensive noise means:

- (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
 - (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or
- (b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

Note 1: The siting, installation and management of any air conditioning systems must ensure that offensive noise is not created.

Note 2: The operation of any air conditioner shall be in accordance with the *Protection of the Environment Operations (Noise Control) Regulation 2008*. An air conditioner should not be audible inside a neighbouring residence between the following time periods: 10.00pm to 7.00am on weekdays and 10.00pm to 8.00am on weekends and public holidays.

Reason: To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 4.15(b))

DEMOLITION WORK

GENERAL

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BEFORE DEMOLITION WORK COMMENCES

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DURING DEMOLITION WORK

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ON COMPLETION OF DEMOLITION WORK

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REMEDIATION WORK

BEFORE REMEDIATION WORK COMMENCES

DURING REMEDIATION WORK

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ON COMPLETION OF REMEDIATION WORK

SUBDIVISION WORK

BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

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BEFORE SUBDIVISION WORK COMMENCES

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DURING SUBDIVISION WORK

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BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

>

ONGOING USE

>

STRATA SUBDIVISION

BEFORE ISSUE OF A STRATA CERTIFICATE

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CHANGE OF USE

--> where building work is not involved <-- ### Invalid Field Definition ###

ONGOING USE

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ADVISORY NOTES

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*****Have I checked that all standard conditions relate to the proposed development**

✓ Yes

FINALISATION OF REFFERAL - TO BE COMPLETED BY REFERRAL OFFICER

I have:

- (i) Completed my comments;
- (ii) Completed the referral and emailed link to Assessment Officer from TRIM; and
- (ii) Closed off the Authority Tracking for the referral

DECLARATION OF INTEREST

Is there any declaration of interest to be made by me in this matter ☐ Yes ☒ No

ASSESSMENT DELEGATIONS

Is the holistic assessment of this proposal within my delegations ☒ Yes ☐ No

AUTHORITY

Have I marked off all my Authority Task for this DA ☒ Yes ☐ No

REFERRAL OFFICER'S NAME: Cameron Smith

DATE: October 1, 2024

DEVELOPMENT APPLICATION REPORT APPROVALS REGISTER REPORT BY

PARKS & RESERVES

DA NO: 5.2024.200.1

Development: 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.

The consent authority is the Northern Regional Planning Panel

Property Number: P30312

Date Lodged: 10/09/2024

Date of Referral: 11/9/2024

Mr S R Reinhold
Executive Planner

Please complete comments by: 25/9/2024

Premises: LOT: 21 DP: 1124244, DP 365665 lot 3, DP 365665 lot 4, 138 Military Road
EAST LISMORE, 144 Military Road EAST LISMORE, 146 Military
Road EAST LISMORE

Please ensure that you have checked TRIM to see if there are any submissions that need to be read in conjunction with your assessment.

Tree Assessment Form

Is zone covered by TPO? ☒ Yes / ☐ No
Protected/Endangered Species? ☐ Yes / ☒ No
- Heritage Item or in Conservation Zone? ☐ Yes / ☒ No

Trees not suitable for retention for more than 10 years (adapted from Tee A-Z; Barrell & ENSPEC – 2006)

1 A	Dead, dying, dangerous or diseased.
1 B	Within six metres of a dwelling (guide only).
1 C	Undesirable mature size within the next 10 years.
1 D	Interfering or likely to interfere with the provision of a public road.
1 E	Interfering or likely to interfere with public or private utilities and services.
1 F	In an overcrowded planting.
1 G	Interfering or likely to interfere with the efficiency of a solar heating appliance.
1 H	Causing illness or a severe allergic reaction to a person.
1 I	Tree shows poor form and shape and/or vigour.
1 J	Overhanging the boundary and creating a public nuisance
1 K	Environmental / Noxious weed species
1 L	Small or Young and readily replaced (for development applications only)
1 M	Unacceptable management and maintenance considerations for a resident (such as annual pruning)
1 N	Fruit Trees (fruit trees are exempt under the TPO)

Trees suitable for retention for more than 10 years (adapted from Tee A-Z; Barrell & ENSPEC – 2006)

2A	No visible defects warranting removal and could be retained with minimal remedial care
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2B	Minor defects posing a low or moderate risk that could be addressed by limited remedial care or work to adjacent trees
2C	Species significance for historical, commemorative or rarity that warrants efforts to retain
2D	Trees that may have legal protection for ecological reasons (vulnerable / endangered / habitat).

Size	<input type="checkbox"/> (S) Small : 5 – 10m	<input type="checkbox"/> (M) Medium : 10 – 15m	<input type="checkbox"/> (L) Large : 15 – 25m
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Tree details:

Tree #	Name: Botanical / Common	Size	Not suitable	Suitable
1 - 35	Listed in the Arborist Report		1I, 1L	

Further comments:

Tree #	Comments
1 - 35	I concur with the Arborist Report on the removal of the 35 trees for this development and the Landscape plans for the replacement trees for the site.

Recommendations:

1. Approve removal of 35 trees for this development.
2. Approve the Landscape plans as replacement of removed vegetation for the site.

Conditions:

1. The removal must be completed by an Arborist (AQF level 3 qualifications) in such a way so as to ensure no damage is caused to any surrounding vegetation or structures on the same or adjoining lots. It is recommended that all insurances are checked before works commences.
2. The Tree Protection be provided to the remaining trees in accordance with the Arborist Report during building process.
3. New trees to be planted as per the Landscape plan.

DEFERRED COMMENCEMENT CONDITIONS

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BUILDING WORK GENERAL

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BEFORE BUILDING WORK COMMENCES

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BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

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BEFORE ISSUE OF ANY OCCUPATION CERTIFICATE

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DURING BUILDING WORKS

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OCCUPATION AND ONGOING USE

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**DEMOLITION WORK
GENERAL**

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BEFORE DEMOLITION WORK COMMENCES

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DURING DEMOLITION WORK

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ON COMPLETION OF DEMOLITION WORK

**SUBDIVISION WORK
BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

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BEFORE SUBDIVISION WORK COMMENCES

>

DURING SUBDIVISION WORK

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BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

>

ONGOING USE

>

LAND SUBDIVISION

--> where subdivision work is not involved <-- ### Invalid Field Definition ###

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

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STRATA SUBDIVISION

BEFORE ISSUE OF A STRATA CERTIFICATE

>

CHANGE OF USE

--> where building work is not involved <-- ### Invalid Field Definition ###

ONGOING USE

>

*****Have I checked that all standard conditions relate to the proposed development**

☐ Yes

FINALISATION OF REFERRAL - TO BE COMPLETED BY REFERRAL OFFICER

I have:

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- (ii) Completed the referral and emailed link to Assessment Officer from TRIM; and
- (ii) Closed off the Authority Tracking for the referral

DECLARATION OF INTEREST

Is there any declaration of interest to be made by me in this matter ☐ Yes ☒ No

ASSESSMENT DELEGATIONS

Is the holistic assessment of this proposal within my delegations ☒ Yes ☐ No

AUTHORITY

Have I marked off all my Authority Task for this DA ☒ Yes ☐ No

Peter Cannon

Tree Officer

13/092024

date

**DEVELOPMENT APPLICATION REPORT
APPROVALS REGISTER REPORT
BY**

ERM OFFICER/ECOLOGIST

DA NO: 5.2024.200.1

Development: 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.

The consent authority is the Northern Regional Planning Panel

Property Number: P30312

Date Lodged: 10/09/2024

Date of Referral: 11/9/2024

Mr S R Reinhold
Executive Planner

Please complete comments by: 25/9/2024

Premises: LOT: 21 DP: 1124244, DP 365665 lot 3, DP 365665 lot 4, 138 Military Road EAST LISMORE, 144 Military Road EAST LISMORE, 146 Military Road EAST LISMORE

ADDITIONAL INFORMATION: (if required please advise assessment officer immediately)

ASSESSMENT COMMENTS:

The Flora & Fauna Impact Assessment provided with the application states the thresholds for entry into the Biodiversity Offsets Scheme are not exceeded by the proposal. Council is satisfied that the impact of the proposed tree removal is acceptable.

State Environmental Planning Policy (Biodiversity and Conservation) 2021, Cl 4.8 - requires Council's determination of the development application to be consistent with the approved koala plan of management that applies to the land. Council is satisfied that the development will not impact on potential or preferred Koala Habitat. The site does have mapped Secondary A Koala Habitat being a thin strip along Crawford Road, the Flora and Fauna Assessment states the following in relation to the mapped Secondary A Koala Habitat,

It was determined that the planted vegetation did not conform to the definition of 'Secondary A' habitat, and instead, impediments to safe Koala movement were considered. Recommendations and management measures were provided to ensure continued safe koala movement through the site, as well as the reducing the impacts of minor increased vehicle movement, interactions with dogs, and disturbance during construction.

The proposed development is not on land included on the Biodiversity Values Map and does not involve clearing of native vegetation in excess of the area clearing threshold. The proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats, and is not in a declared area of outstanding biodiversity value. A test under section 7.3 of the Biodiversity Conservation Act 2016 has been conducted as per the assessment requirement.

The application has been assessed against the relevant controls in the Lismore Development Control Plan notably, Chapter 1 Residential Development, Chapter 12 Heritage Conservation, Chapter 13 Crime

Prevention through Environmental Design, Chapter 14 Vegetation Protection and Chapter 22 Water Sensitive Design of which the proposal generally complies. DCP variations to Chapter 1 Residential Development are identified in relation to the density and car parking development controls of the DCP. Given the proposal complies with these elements within the overarching Housing SEPP the proposal remains supported.

All likely impacts of the proposed development have been considered including environmental impacts on both the natural and built environments, and social and economic impacts in the locality and are to the satisfaction of Council.

- **144 – 146 Military Road Flora and Fauna Impact Assessment, Eco logical 16.09.24**
- **Preliminary Arborist Report 144 Military Rd, Northern Tree Care, 16.09.24**
- **Landscape Plan DA 1 I, Northern Rivers BTR, Sprout Studio, 12.09.24.**
- **Landscape Planting Plan DA 2 I , Northern Rivers BTR, Sprout Studio, 12.09.24.**
- **Landscape DA Report Rev A, Northern Rivers Build To Rent Apartments, East Lismore, Sprout Studio & Landcom, 12.09.24**
- **Statement of Environmental Effects – Residential Flat Building Development, Newton Denny Chapelle, 11.08. 24**

ENVIRONMENTAL PROTECTION and BIODIVERSITY CONSERVATION ACT 1999

Matters of National Environmental Significance (MNES) considered in the assessment of significance.

Endangered Species: *Davidsonia jerseyana* (Davidson's Plum) and *Phascolarctos cinereus* (Koala)

Vulnerable Species: *Arthraxon hispidus* (Hairy Jointgrass), *Syzygium moorei* (Durobby, Coolamon), *Pteropus poliocephalus* (Grey-headed Flying-fox).

Conclusion - a significant impact to these species is not likely to occur.

BIODIVERSITY CONSERVATION ACT 2016

- Land does not have mapped Biodiversity Values
- Proposed 0.61 ha clearing does not exceed area clearing threshold 0.25ha
- Test of significance concluded no significance: Threatened sp. Considered -
 - Endangered species - *Davidsonia jerseyana* and *Phascolarctos cinereus*
 - Vulnerable species - *Arthraxon hispidus*, *Syzygium moorei* and *Pteropus poliocephalus*

Biodiversity Offset Scheme threshold not exceeded. Assess under State Environmental Planning Policy (Biodiversity and Conservation) 2021

SEPP (BIODIVERSITY & CONSERVATION) 2021

Vegetation in Non-Rural Areas

Direct impact includes clearing of planted understorey shrubs (24) and canopy trees (11) to accommodate pedestrian access and stormwater infrastructure works along Crawford Road

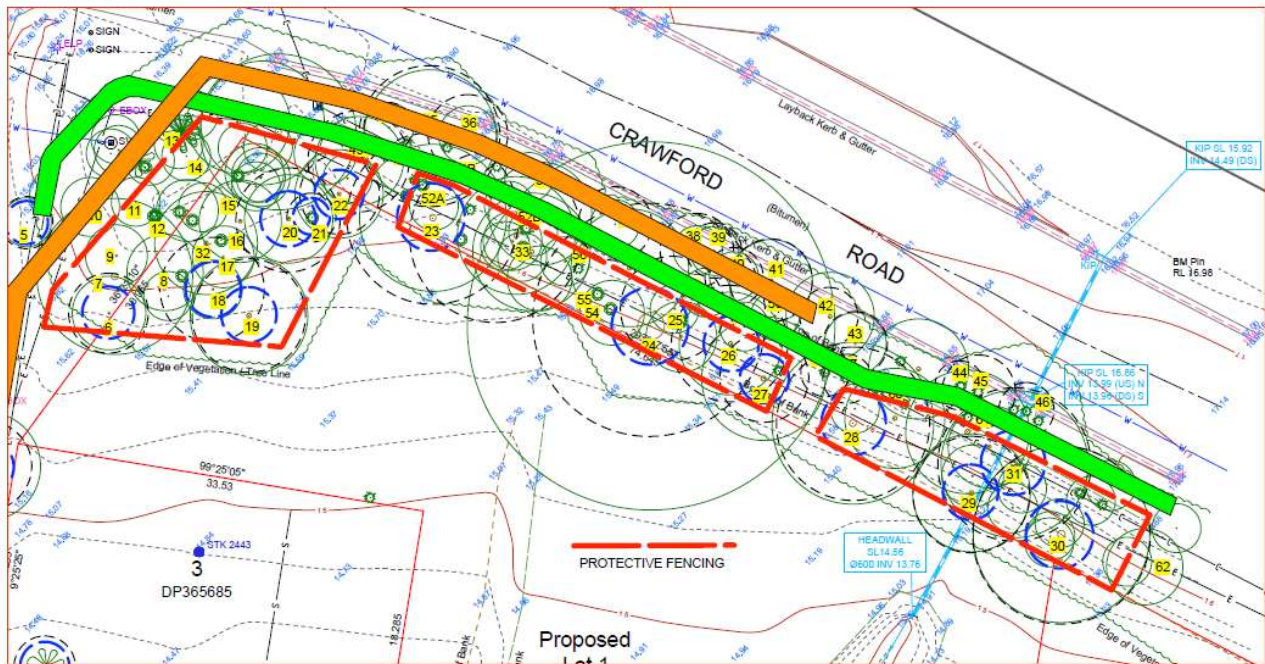


Figure 2. Location of protective fencing.

Koala Habitat Protection 2021

The vegetation on the site is mapped Secondary A, field survey has verified that the vegetation does not contain any preferred koala food trees and did not conform to the definition of ‘Secondary A’ habitat, and instead, impediments to safe Koala movement were considered.

Mitigation measures to ensure the continued safe movement of koalas were recommended in the flora and fauna report.

- A VMP will be required to be drafted prior to commencing civil work to manage the vegetation identified as a Koala movement corridor. *The landscape plan in this instance will suffice, no preferred koala habitat is being removed.*
- The installation of Koala friendly fencing should be used where required, to allow for the continued and safe movement of Koalas across the landscape and site. *Koala safe fencing on the northern boundary is proposed, individual dog enclosure fencing is recommended for individual units..*
- LCC to consider traffic measures appropriate to reduce the likelihood of vehicle strikes on koalas on Crawford Road and Military Road through installation of Koala signage and Koala/wildlife warning paint, warning road users of Koalas within the area if considered warranted. *No preferred koala habitat is being removed therefore there is no nexus in this DA, additionally the driveway will be on military Road.*

PART A, CHAPTER 14 (VEGETATION PROTECTION) of the LISMORE DCP

A total of 35 plants (11 trees and 24 shrubs- 0.16Ha) identified in the arborist report (Northern Tree Landcare, 2024) for the proposed development will be removed for the necessary external works required along the road verge of Crawford Road (Figure 2). A total of 22 trees are proposed to be retained, this includes large trees (such as *Lophostemon confertus*, *Melaleuca quinquenervia*, and *Corymbia citrodora* (Lemon-Scented Gum)) which may be used for places of refuge by Koalas, in addition to 8 shrubs consisting of *Callistemon* spp.

The design has adequately avoided and minimised the impacts, The submitted landscaping plan provides for mitigation through compensation for the loss of foraging habitat and amenity.

The landscaping plan does not completely accord with eth ecology report recommendation, “Any seeding or planting in revegetation areas must use seed or stock from local provenance”. There are several non- endemic

species on the planting schedule, the only not negotiable plant is Alexandria Palm *Archontopheonix alexandrae*, see recommendation below.

RECOMMENDATIONS FOR CONDITIONS:

- Due to being recognised as a weed in the Northern Rivers, the **Landscape Planting Plan DA 2 I, Northern Rivers BTR, Sprout Studio, 12.09.24.** should be revised to remove, the non-endemic *Alexandria Palm Archontopheonix alexandrae* and substitute with the endemic Bangalow Palm *Archontopheonix cunninghamiana*.
- Trees to be removed and retained as detailed in **Landscape Plan DA 1 I, Northern Rivers BTR, Sprout Studio, 12.09.24.** (to be revised as above) and **Preliminary Arborist Report 144 Military Rd, Northern Tree Care, 16.09.24**
- Clearing supervision should be undertaken by experienced and qualified ecologists / fauna spotter catchers for any nests or key habitat features requiring removal.
- Construction activities within Tree Protection Zone (TPZ) of trees to be retained must be assessed and approved by the project arborist and must comply with AS 4970-2009 - Protection of trees on development sites.
- Revised approved Landscaping Plan to be implemented prior to Occupation Certificate and must be maintained in accordance with the approved plan at all times.
- The proposed development to include koala proof yards and exclusion fencing to confine pet dogs.

FINALISATION OF REFERRAL - TO BE COMPLETED BY REFERRAL OFFICER

I have:

- (i) Completed my comments;
- (ii) Completed the referral and emailed link to Assessment Officer from TRIM; and
- (ii) Closed off the Authority Tracking for the referral

DECLARATION OF INTEREST

Is there any declaration of interest to be made by me in this matter ☐ Yes ☒ No

ASSESSMENT DELEGATIONS

Is the holistic assessment of this proposal within my delegations ☒ Yes ☐ No

AUTHORITY

Have I marked off all my Authority Task for this DA ☒ Yes ☐ No

REFERRAL OFFICER'S NAME: Virg Seymour

DATE: 24/09/24

DEVELOPMENT APPLICATION REPORT APPROVALS REGISTER REPORT

BY

DEVELOPMENT ENGINEER (Non-Subdivision)

DA NO: 5.2024.200.1

Development: 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.

The consent authority is the Northern Regional Planning Panel

Property Number: P30312

Date Lodged: 10/09/2024

Date of Referral: 11/9/2024

Mr S R Reinhold

Executive Planner

Please complete comments by: 25/9/2024

Premises: LOT: 21 DP: 1124244, DP 365665 lot 3, DP 365665 lot 4, 138 Military Road EAST LISMORE, 144 Military Road EAST LISMORE, 146 Military Road EAST LISMORE

ASSESSMENT COMMENTS

ROADS AND TRAFFIC

Does the development trigger <i>Clause 2.119 – Development with Frontage to a Classified Road</i> of SEPP (Transport & Infrastructure) 2021?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the development trigger <i>Clause 2.122 – Traffic Generating Development</i> of SEPP (Transport & Infrastructure) 2021?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the development need to be referred to TfNSW for concurrent Section 138 on a classified road?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Vehicular Access (Width, Slope and Surface Treatment)

A 6-metre-wide vehicle access is proposed off Military Road. This access is located more than 6m from the tangent point of Military Road / Crawford Road intersection and more than 0.3m from adjacent property boundary, which satisfies council's requirements.

Sight Distance

Available Sight Distance	Left - 80m	Right - 80m
Does the sight distance comply with AustRoads Guidelines?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

The proposed location has adequate sight distance.

Traffic Impact

The traffic generation rates shown in Figure 1, based on the Traffic Impact Assessment (TIA) by Bitzios Consulting, comply with the guidelines outlined in Roads & Maritime Services' Technical Direction TDT 2013/04A. Figure 1 indicates that the development will result in an increase of 27 peak hour trips in the AM and 16 trips in the PM. These increases are not significant.

4. TRAFFIC IMPACTS

4.1 Proposed Development

Table 4.1 identifies the development's expected peak hour traffic generation rate.

Table 4.1: Trip Generation Rate

Land Use	AM Peak Hour Rate	PM Peak Hour Rate	Source
In-fill affordable housing (High Density Residential - Regional)	0.53 trips per unit	0.32 trips per unit	RTA GTGD 2013

Table 4.2 summarises the adopted directional splits which are based on typical industry rates.

Table 4.2: Directional Splits

Land Use	AM Inbound	AM Outbound	PM Inbound	PM Outbound
In-fill affordable housing (High Density Residential - Regional)	20%	80%	70%	30%

Table 4.3 summarises the peak hour demands expected to be generated by the development.

Table 4.3: Estimated Traffic Demands

Peak	Yield	Inbound (Trips)	Outbound (Trips)	Total (Trips)
AM	50 units	5	22	27
PM		11	5	16

In summary, the site may generate 11 trips during peak hours based on the above assumptions.

Figure 1 – Peak hour rates (Traffic Impact Assessment - CI24/30239)

The technical direction estimates an average of 1.93 daily vehicle trips per bedroom can be used for determining the projected daily traffic for a development. The architectural plans indicate there are 86 bedrooms (see Table 1 below). Therefore, for a high-density residential development with 86 bedrooms, the estimated daily vehicle trips would be approximately 166 (86 x 1.93). The TIA indicates this increase in traffic generation does not warrant any upgrades to the surrounding road network.

Table 1 – Number of unit types and bedrooms for the development

Type	total	Total bedrooms per unit
Studio	6	6
1-bed	15	15
2-bed	22	44
3-bed	7	21
Total =	50 units	86 Bedrooms

Pedestrian Safety

Is AS2890 Figure 3.3 relevant to the development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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PARKING

		Comment
Do the parking spaces comply with AS2890?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does the development have appropriate manoeuvring for the parking areas?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Does the parking area surface treatment comply with DCP requirements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Have the appropriate number of accessible spaces been provided?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

The parking rates outlined in the Traffic Impact Assessment (see Figure 2 below) comply with Section 19: Non-Discretionary Development Standards, Division 1: In-fill Affordable Housing of the Affordable Housing SEPP. The provision of 51 car spaces exceeds the required parking standards.

Parking arrangements adhere to AS2890.1 & 6, except for the double parking. A condition has been added stipulating that double parking is only permitted if both spaces are allocated to the same 3-bedroom unit.

Table 3.3: Car Parking Provision Review

House Type	Dwelling Type	Yield (Units)	SEPP Provision Rate	Required	Proposed
Non-Affordable Housing (80%)	Studio	5	0.5 spaces / dwelling	3	51
	1-bed	12	0.5 space / dwelling	6	
	2-bed	18	1 space / dwelling	18	
	3-bed	6	1.5 space / dwelling	9	
Affordable Housing (20%)	Studio	1	0.4 spaces / dwelling	1	
	1-bed	3	0.4 spaces / dwelling	2	
	2-bed	4	0.5 spaces / dwelling	2	
	3-bed	1	1 space / dwelling	1	
Total				42	51

In summary, the car parking provision of 52 spaces complies with SEPP's requirements for in-fill affordable housing.

Figure 2 – Parking spaces (Traffic Impact Assessment - CI24/30239)

LOADING & UNLOADING

		Comment
Has the development provided a loading/unloading area in accordance with Chapter 7 of the DCP?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Is there adequate manoeuvring areas for the required loading/unloading space?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
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A medium rigid vehicle will service the property from the street. Given the available street frontage after the planned widening and the low traffic volume in the area surrounding the development, this is considered an acceptable outcome.

STORMWATER (Quantity)

Chapter 22 (Water Sensitive Design) of DCP

The legal point of discharge for the proposed development is the existing council kerb inlet pit located on Military Road.

As the proposed development is within the Wilsons River Rous drinking water catchment, a 'NorBE' (neutral or beneficial effect) was required in line with Engineering Design Guideline D5 – Stormwater Drainage Design. The stormwater quality objectives have been shown to be achievable through the inclusion of a Filterra bio-retention basin, as demonstrated in Figures 4, 5, and 6 of the Civil Engineering Design Report (CI24/30221) and the MUSIC model results in the Stormwater Diversion Report (CI24/30222)

A 10,000-litre water tank is proposed as on-site detention to capture runoff from the site during minor storm events (10% AEP). Rather than increasing on-site detention for major storm events (1% AEP), the development will perform works on behalf of the council along Crawford Road to ensure the road network can handle and retain all runoff from both the development and upstream areas during major events. These works include the installation of an underground pipe system and a drainage swale on the southern side of Crawford Road to intercept stormwater runoff from East Lismore Cemetery, which currently drains onto the site through a 600mm diameter RCP beneath Crawford Road. TUFLOW modelling confirms that the proposed works will effectively divert stormwater to Military Road, which appears to be a suitable solution.

Figure 3 illustrates the proposed works, while Figure 4 shows the TUFLOW modelling results.

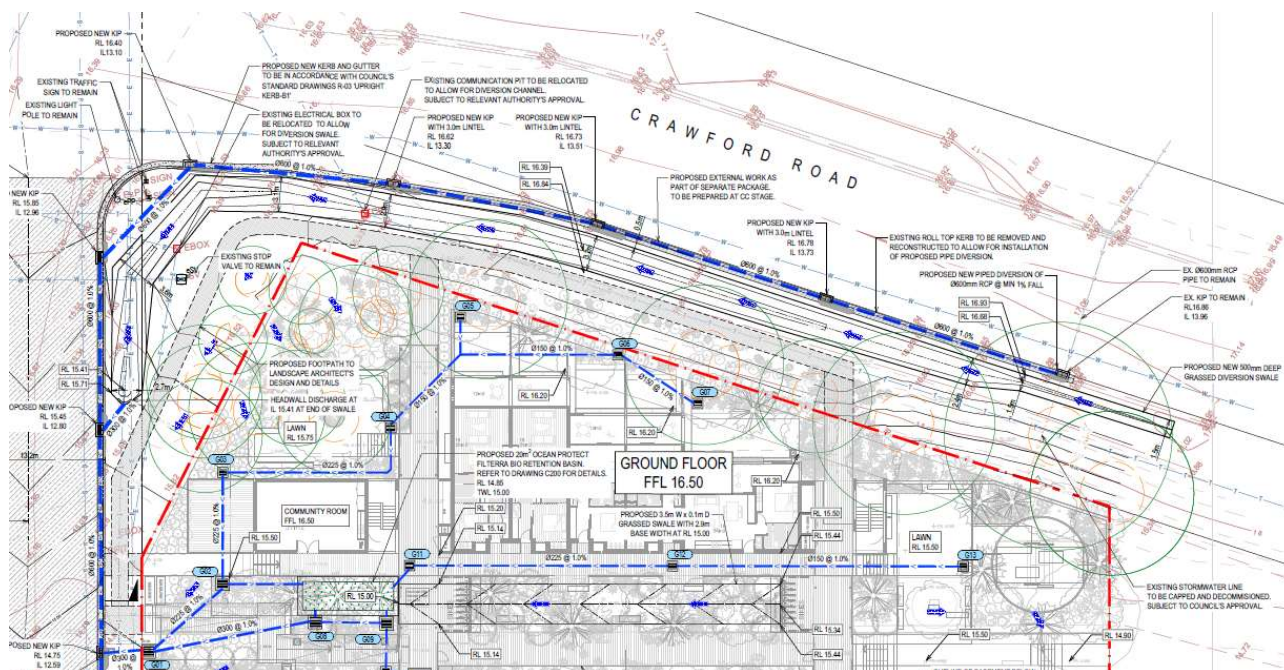


Figure 3 – Proposed roadworks (CI24/302272)



Figure 4 – Model Map 15 (CI24/302272)

A condition requiring Stormwater drainage details to be submitted to council as part of Section 138 and Section 68 approvals prior to issue a Construction Certificate has been added.

GEOTECHNICAL

Site Stability

The Geotechnical Interpretive Report by Stantec (CI24/30227) indicates that four boreholes were drilled near the proposed location of the two units, as shown in Figure 5. The findings from the boreholes are summarized below:

- In the northern section of the site (BH01 and BH02), the subsurface consists of firm to stiff clay extending to 0.5 meters below ground level (bgl), followed by stiff or better clay down to 4.0 meters bgl, above a 2-meter-thick layer of soft clay.
- The southern section of the site (BH03 and BH04) shows similar ground conditions to the northern area; however, no soft cohesive materials were identified in these boreholes.

Only one California Bearing Ratio (CBR) test was conducted in this area (i.e., BH04), yielding a CBR value of 10%. However, considering that the subgrade is likely to consist of stiff clay, a preliminary CBR value of 3% is recommended for pavement design.

Regarding foundation options, the report advises against the use of shallow footings, suggesting that deep foundations may be a suitable alternative. It also recommends conducting a detailed settlement assessment during the design phase, which has been conditioned prior to the issuance of the Construction Certificate.



Figure 5 – Location of Bore Holes (CI24/30227)

FLOODING

WaterRide modelling indicates that the site is not mapped as flood-affected, as shown in Figure 6 below. The defining flood event under the draft DCP is the 0.2% AEP flood event, with a level of 11.41m AHD, located south of the site as depicted in Figure 6. A detailed survey by NDC, included in Appendix A of the Stormwater Diversion Report (CI24/30222), confirms that the natural ground level across the entire site is above 13m AHD. No flooding conditions recommended.



Figure 6 – Extent of 0.2% AEP event (WaterRide)

WATER AND SEWER

Sewer

The site is connected to the sewer system; however, the Council's water and sewer department has only guaranteed the capacity of the sewer network for SPS16. As a result, a connection to the 675 mm diameter main running along the front of the site on Military Road will be necessary.

Detailed plans must be submitted to the Council as part of the Section 68 application, and this requirement has been conditioned.

Water

A 100 mm diameter UPVC main runs along the northern frontage of the site on Crawford Road, offering a connection point. As part of the Section 68 application, hydraulic design plans must be submitted by a qualified and experienced hydraulic consultant. These plans will also need to include onsite pressure testing to validate the water models used in the predictions.

Please note that there are cast iron water mains in the vicinity of the site, which are highly susceptible to failure. Therefore, no new connections to these mains will be permitted.

Fire Coverage

As part of the Section 68 application, hydraulic design plans must be submitted by a qualified and experienced hydraulic consultant to ensure that the development complies with all firefighting requirements. These plans will also need to include onsite pressure testing to validate any water models used in the predictions.

ELECTRICITY AND COMMUNICATIONS

The site will need to connect to these services.

DEVELOPMENT CONTRIBUTIONS

Section 7.11 Contributions

For assessing officer to determine.

Section 64 Contributions

Is policy 11.3.3 (Infrastructure Contributions Discount Policy for the Change of Use of Commercial Premises) applicable?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is policy 5.2.33 (Affordable and Diverse Housing Incentives Policy) applicable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Affordable housing policy applies to 10 of 50 units.

Table 2 & 3 below shows the contributions for Building 1 and 2 respectively.

Table 2 – Summary of 64's charges for Building 1

Levy Area	No. of ET's	Cost Per ET	Receipt Code	Amount Payable	Amount Payable - Policy 5.2.33 Applicable
Water Supply					
Lismore Water	4.32	\$1,767.79	503	\$7,636.86	\$3,818.43
Rous County Council	4.32	\$10,350.00	509	\$44,712.00	\$44,712.00
Sewerage Services					
Lismore Sewer	6.50	\$14,019.10	507	\$91,124.14	\$45,562.07
Total				\$143,473.00	\$94,092.50

Table 3 – Summary of 64's charges for Building 2

Levy Area	No. of ET's	Cost Per ET	Receipt Code	Amount Payable	Amount Payable - Policy 11.3.3 Applicable
Water Supply					
Lismore Water	15.10	\$1,767.79	503	\$26,693.66	\$26,693.66
Rous County Council	15.10	\$10,350.00	509	\$156,285.00	\$156,285.00
Sewerage Services					
Lismore Sewer	24.50	\$14,019.10	507	\$343,467.90	\$343,467.90

Total	\$526,446.57	\$526,446.57
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Existing Entitlement (Credit)	Lot 3 DP 365665 – Water – 1 ET, Sewer – 1 ET Lot 4 DP 365665 – Water – 1 ET, Sewer – 1 ET Lot 21 in DP 1124244 – Water – 1.2 ET, Sewer – 1 ET Total = Water – 3.2 ET, Sewer – 3 ET
Demands for entire development	Building 1 – Water – 4.32 ET, Sewer – 6.5 ET Building 2 – Water – 15.1 ET, Sewer – 24.5 ET Total = Water – 19.42 ET, Sewer – 30.5 ET

STAGING

N/A

SUBMISSIONS

No submissions.

CONDITIONS

- ✓ Section 68 Approval to be issued separately
- ✓ Section 138 Approval to be issued separately

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Construction Environmental Management Plan

- 1 Prior to the issue of a Construction Certificate for any stage, a Construction Environmental Management Plan (CEMP) must be prepared by the proponent and approved by Council. The CEMP must address and mitigate all relevant environmental impacts relating to construction works, generally in accordance with the Department of Planning & Infrastructure Guideline for the Preparation of Environmental Management Plans, including at a minimum:

- Scope of Works
Including the duration of construction period and days/hours of operation; phases of the works; number of employees and sub-contractors; etc.
- Noise & Vibration
Including that noise and vibration generated by tools; construction vehicles; plant & equipment; explosives/blasting; etc., and measures to mitigate all such impacts at all nearby sensitive-receivers; etc.
- Air Quality
Including dust suppression; measures to limit airborne pollutants; preventing dust from migrating across boundaries in quantities that would cause nuisance at neighbouring properties and/or public spaces; etc.
- Stormwater Management
Including erosion and sediment controls in accordance with the Managing Urban Stormwater: Soils and Construction (the 'Blue Book'); Council's adopted engineering standards; etc.
- Waste Management
Including waste minimisation measures; storage and separation of construction waste; final method of disposal (e.g., identify authorised waste transfer location); management of human waste; etc.
- Construction Traffic
Including identification of haul routes; vehicle types; volumes and timing of construction traffic over the construction periods, etc. Construction traffic must be timed to prevent conflict with sensitive land-uses (e.g., avoid school zones during school drop-off and pickup hours; tourist areas during holiday periods; etc.). Method of loading and unloading all machinery and construction materials within the site; etc.
- Public Space Interface
Including management of all operations and hoardings within road reserves and other public spaces, so as not unduly interfere with pedestrian and vehicular movements within streets and other nearby premises; maintain access to nearby properties; etc.
- Dilapidation Evidence
Including identification and photography of all roads, footpaths, and other public assets along the haul routes and in the vicinity of the construction site; analysis of the current quality of all such assets, with attention to existing damage/faults; etc.

The approved CEMP must be complied with for the duration of the works.

Reason: To ensure appropriate measures have been considered for site access, storage, and the operation of the site during the construction process.

Subdivision

- 2 Prior to the issue of any Construction Certificate**, the subdivision of Lot 3 & 4 in DP 365665, Lot 21 in DP 1124244, and Lot 474 in DP755718 in accordance with Deposited Plan Reference: 230490_REPORT by Anthony John Denny must be completed and registered with the NSW Land Registry Services. A copy of the registered Deposited Plan must be submitted to Council.

Reason: *To ensure the orderly development of the land in accordance with the Environmental Planning and Assessment Act 1979.*

Engineering Details for Civil Works

- 3 Prior to the issue of any Construction Certificate** that includes civil works, engineer's details for all proposed civil works relevant to the Construction Certificate (including foundation, cut and fill, retaining walls, driveways, etc.) must be provided to the Certifier for approval. All engineer's details must be prepared by an appropriately qualified, experienced, and practicing Engineer in accordance with Council's adopted engineering standards; Design and Construction Manuals (as amended); and any other relevant standards/guidelines. These engineer's details must be approved by the Certifier as part of the relevant Subdivision Works Certificate.

All retaining walls must be certified by a qualified structural engineer as being structurally adequate and suitable for its intended purpose.

Where any works are proposed within an existing road reserve, approval under Section 138 of the Roads Act 1993 must be obtained from Council.

Reason: *To ensure adequate access to and from the development. (EPA Act Sec 79C(c))*

Stormwater

- 4 Prior to the issue of any Construction Certificate**, stormwater drainage engineer's details for stormwater drainage systems to convey stormwater throughout the development must be submitted to the Certifier for approval. These stormwater drainage engineer's details must be prepared by an appropriately experienced, qualified, and practicing civil engineer. These stormwater drainage engineer's details must be in accordance with Council's adopted engineering standard, Design and Construction Manuals (as amended), *Australian Rainfall and Runoff*, and *AS/NZS 3500.3 - Plumbing and drainage, Part 3: Stormwater drainage*.

Approval under Section 68 of the Local Government Act 1993 must be obtained from Council for all stormwater works.

These stormwater drainage engineer's details must be approved by the Certifier as part of the relevant Construction Certificate.

Please Note: Where stormwater infrastructure is required over adjoining properties, appropriate easements must be in place and/or owner's consent for those properties must be obtained.

Reason: *To protect the environment (EPA Act Sec 4.15(b)), to satisfy the requirements of the Local Government Act, 1993, and to ensure the environmental management of stormwater complies with contemporary standards.*

Geotechnical Report

5 Certification from a practising qualified engineer experienced in soil mechanics is required verifying the following:

- proposed civil engineering works, including retaining walls, have been assessed as structurally adequate and confirm via detailed settlement assessment.
- proposed civil engineering works will not be affected by landslip either above or below the works;
- proposed civil engineering works will not be affected by subsidence either above or below the works; and
- adequate drainage has been proposed to ensure the stability of the proposed civil engineering works.

A certificate prepared by an appropriately qualified person for the construction of these areas in accordance with this requirement shall be submitted to Council **prior to the issue of any Construction Certificate.**

Reason: *To ensure protection from the effects of subsidence and/or slip. (EPA Act Sec. 4.15(c))*

Water & Sewer Services

6 **Prior to the issue of any Construction Certificate**, engineers plans and details for extension of all services as required to service the development must be submitted to the Certifier for approval. These engineering plans must be prepared by a suitably qualified Civil Engineer, demonstrate compliance with Council's adopted engineering standard, Design and Construction Manuals (as amended), the Water Supply Code of Australia; and the sewerage code of Australia. **For large and complex developments and any application that contains essential services, (e.g. Fire Hydrants, Hose Reels or Sprinkler systems) and or Liquid Trade Waste, Council will require full Hydraulic Design plans submitted by a suitably qualified and experienced hydraulic consultant. Onsite pressure testing will be required to validate any predicted water model used.**

Approval under Section 68 of the Local Government Act 1993 must be obtained from Council for all water supply and sewerage works.

Note: **No connection to Cast Iron watermains is permitted. Sewer to be connected to SPS16 network. All redundant services will need to be removed and mains reinstated to the satisfaction of Council.**

Reason: *To ensure the efficient and effective delivery of water and sewer services as per the Northern Rivers Local Government Design and Construction Manual for Water Supply and Sewerage Systems.*

Line Marking

7 All off-street car-parking spaces, together with access driveways, shall be constructed, paved, line marked and signposted in accordance with the approved development plans, appropriate Australian Standards and industry best practice as appropriate. The plans shall also nominate the allocation of parking spaces for specific purposes as required by conditions of this consent. Design plans are to be submitted to the Certifying Authority to demonstrate compliance with these requirements **prior to the issue of a Construction Certificate.**

Note: **Parking spaces located directly behind one another are only allowed if assigned to the same 3BRM unit.**

Reason: *To ensure ongoing compliance with this development consent and Australian Standards relating to manoeuvring and access of vehicles.*

Road Works

- 8 The person acting upon this consent shall provide the following road works with associated stormwater drainage structures that have been designed and constructed in accordance with Council's Development, Design and Construction Manual (as amended). The proponent shall be responsible for any costs, including maintenance, for a period of six months from the date of approval of completion of the work.

Required External Roadworks:

Description of Works
Widening of Military Road to be 13m in width for the full frontage of the site, matching the existing road width to the south. Widening to include kerb and gutter, underground stormwater drainage, pavement construction, sealing and service adjustments.
Provision of a minimum 1.5m wide footpaths along both street frontages
Provision of stormwater diversion works either on Crawford Road for the full frontage of the site in accordance with Drawing Number CE101, Revision C, Job Number SYD2993 by ADP Consulting Pty Ltd, dated 11/9/2024, or an alternative design approved by Council. <i>Note: Council's preference is for stormwater designs to be fully piped rather than utilizing open drainage swales.</i>

A certificate prepared by an appropriately qualified and practising Civil Engineer, shall be provided to Council to certify compliance with these requirements for the relevant stage **prior to the issue of any Construction Certificate.**

Reason: *To facilitate suitable road access for vehicular traffic and to ensure appropriate access and infrastructure protection that is integral with infrastructure on surrounding sites.*

BEFORE ISSUE OF ANY OCCUPATION CERTIFICATE

Civil Works

- 9 **Prior to the issue of any Occupation Certificate**, the applicant must obtain a certificate of completion for all works approved under the Construction Certificate, Section 138, and Section 68 approvals from Council. Prior to obtaining this certificate, a qualified and practising Civil Engineer shall submit to Council for approval, a "works-as-executed" set of plans, completed asset record forms and a construction certification. The certification must certify that all roads, drainage, and civil works required by this development consent and the approved design plans have been completed in accordance with Council's Development and Construction Manual (as amended). **A video inspection must also be carried out of completed drainage works that are to revert to Council's care and control, and the video files forwarded to Council to support the certification.**

Reason: *To ensure an adequate road network in accordance with adopted standards. (EPA Act Sec 4.15(a) & and to specify requirements for approval under section 138 of the Roads Act.*

- 10 **Prior to the issue of any Occupation Certificate**, a Certificate of Compliance issued by Lismore City Council (and on behalf of Rous Water) under s.305-307 of the Water Management Act 2000, must be obtained and submitted to the Certifying Authority in relation to contributions payable.

Notes:

- a) *The Certificate of Compliance confirms that all contributions levied under s.64 of the Local Government Act have been paid and existing infrastructure has the capacity to service the proposed development. In this regard, Lismore City Council also acts as an agent for Rous Water for the collection of contributions and the issue of the Certificate.*
- b) *There is a schedule attached to the end of this notice that details the Water and Sewer Contributions applicable to this development that must be paid prior to the issue of the Compliance Certificate.*
- c) *If the proposed development requires public water/sewer infrastructure works, those requirements will need to have been completed in accordance with conditions of this consent or under a separate approval under s.68 of the Local Government Act 1993.*
- d) *An application under s.305 of the Water Management Act 2000 must be made (the form is available on Council's website), and the applicable application fee paid in order for a Compliance Certificate to be issued.*

Reason: *To ensure compliance with the statutory requirements of the Local Government Act and Water Management Act in relation to the provision of water and sewer infrastructure to service the development.*

Street number addressing

- 11 **Prior to release of the Occupation Certificate** the proponent shall place street number identification at the road frontage of the property to indicate the property address.

Reason: *To identify the property correctly (EPA Act Sec 79C(e)).*

Line Marking

- 12 All off-street car-parking spaces, together with access driveways, shall be constructed, paved, line marked and signposted in accordance with the approved development plans, appropriate Australian Standards and industry best practice as appropriate.

A certificate prepared and certified by an appropriately qualified person for the construction of these areas in accordance with this requirement shall be submitted to the Certifying Authority **prior to the issue of an Occupation Certificate.**

Reason: *To ensure ongoing compliance with this development consent and Australian Standards relating to manoeuvring and access of vehicles.*

Stormwater quality improvement device

- 13 Prior to the issue of an Occupation Certificate**, a positive covenant is to be created under Section 88E of the Conveyancing Act 1919, burdening the owner(s) with the requirement to maintain the water quality control facilities within the site. In addition, a maintenance schedule for the water quality controls must be submitted to Council for approval with the stormwater work-as executed plans. This maintenance schedule and work as executed plan shall be registered and referred to as part of the positive covenant.

The terms of the 88E instrument with positive covenant shall include, but not be limited to, the following:

- a) The Proprietor of the property shall be responsible for inspecting, maintaining and keeping clear all components of and structures associated with the stormwater quality improvement device (SQID) in accordance with the maintenance plan in order to achieve the design system performance targets.
- b) The Proprietor shall have the SQID inspected annually by a competent person.
- c) The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all components or structures in or upon the said land which comprise the SQID and recover the costs of any such works from the proprietor.
- d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the SQID, or failure to clean, maintain and repair the SQID.

The instrument shall be created and registered on the title of the relevant lot(s) with the Lands and Property Information (LPI) NSW. The plan and terms of the easement must be endorsed by Council through formal application prior to lodgement at the Lands and Property Information NSW. Evidence of registration shall be submitted to and approved by the Certifier prior to the issue of an Occupation Certificate.

Reason: *To ensure adequate servicing of the development.*

Onsite Detention

- 14 Prior to the issue of an Occupation Certificate**, a positive covenant is to be created under Section 88E of the Conveyancing Act 1919, burdening the owner(s) with the requirement to maintain the on-site stormwater detention facilities on the property. The terms of the 88E instrument with positive covenant shall include, but not be limited to, the following:

- a) The Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures associated with the on-site stormwater detention facilities ("OSD").
- b) The Proprietor shall have the OSD inspected annually by a competent person.
- c) The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all pits, pipelines, trench barriers and other structures in or upon the said land which comprise the OSD or which convey stormwater from the said land; and recover the costs of any such works from the proprietor.

d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD, or failure to clean, maintain and repair the OSD.

The proprietor or successor must bear all costs associated in the preparation of the subject 88E instrument. Evidence of registration with the Lands and Property Information NSW shall be submitted to and approved by the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Each onsite detention system is to be marked by a plate in a prominent position which states:

"This is an onsite detention system. It is an offence to reduce the volume of the tank or basin or interfere with any part of the structure that controls the outflow".

This plate is to be fixed into position prior to occupation or the issue of the Occupation Certificate.

The cost of repairing any damage caused to Council or other public authority's assets in the vicinity of the site as a result of any works associated with the approved development, must be met in full by the applicant/developer.

Reason: *To ensure appropriate provision is made for the disposal and management of stormwater generated by the development, and to ensure that public infrastructure in Council's care and control is not overloaded.*

Section 64 Contributions (Building 1)

15 **Prior to the issue of any Occupation Certificate** In accordance with Section 306 of the Water Management Act 2000, Lismore City Council Development Servicing Plans (DSP) and Rous County Council DSP the following monetary contributions shall be paid to Council to cater for the increased water and sewer demands resulting from the development:

Levy Area	Account No.	No. of ET's	Cost Per ET	Amount Payable	Amount Payable Subject to Discount Policy (5.2.33)
Water Supply					
Urban Reservoir Zone – Lismore Water	503	4.32	\$1,767.79	\$7,636.86	\$3,818.43
Rous County Council (Except Nimbin)	509	4.32	\$10,350	\$44,712.00	\$44,712.00
Sewerage Services					
Lismore Sewer	507	6.5	\$14,019.1	\$91,124.14	\$45,562.07
Total				\$143,473.00	\$94,092.50

If the contributions are not paid within the financial quarter that this consent is granted, the amount payable will be calculated based on the contribution rates applicable at the time of payment.

NOTE: Council Policy No. 5.2.33 – Affordable and Diverse Housing Incentives Policy or Policy No. 11.3.3 – Infrastructure Contributions Discount Policy for the Change of use of a Business in an Employment Zone is currently in place and applies to this application. Applicants are advised when the Policy ceases to operate and no longer applies the full levies shown above may become payable if construction works have not commenced.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Reason: To retain a level of service for the existing population and to provide the same level of service to the population resulting from new development.

Section 64 Contributions (Building 2)

- 16 **Prior to the issue of any Occupation Certificate** In accordance with Section 306 of the Water Management Act 2000, Lismore City Council Development Servicing Plans (DSP) and Rous County Council DSP the following monetary contributions shall be paid to Council to cater for the increased water and sewer demands resulting from the development:

Levy Area	Account No.	No. of ET's	Cost Per ET	Amount Payable
Water Supply				
Urban Reservoir Zone – Lismore Water	503	15.10	\$1,767.79	\$26,693.66
Rous County Council (Except Nimbin)	509	15.10	\$10,350	\$156,285.00
Sewerage Services				
Lismore Sewer	507	24.50	\$14,019.1	\$343,467.90
Total				\$526,446.57

If the contributions are not paid within the financial quarter that this consent is granted, the amount payable will be calculated based on the contribution rates applicable at the time of payment.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Reason: To retain a level of service for the existing population and to provide the same level of service to the population resulting from new development.

FINALISATION OF REFFERAL & CONDITIONS

I have completed the referral & emailed TRIM link to Planner ☒ Yes ☐ No

Do all conditions relate to the proposed development ☒ Yes ☐ No

DECLARATION OF INTEREST

Is there any declaration of interest to be made by me in this matter ☐ Yes ☒ No

ASSESSMENT DELEGATIONS

Is the assessment of this proposal within my delegations ☒ Yes ☐ No

AUTHORITY

Have I marked off all my Authority Task for this DA ☒ Yes ☐ No

Signed:



REFERRAL OFFICER: Michael Anderson

DATE: 3/10/2024

S64 LEVIES YES ☒ NO ☐