

DETERMINATION AND STATEMENT OF REASONS

NORTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	19 November 2024
DATE OF PANEL DECISION	19 November 2024
DATE OF PANEL BRIEFING	19 November 2024
PANEL MEMBERS	Michael Wright (Acting Chair), Stephen Gow, Penny Holloway, Andy Edwards and Tony McAteer
APOLOGIES	Angela Jones
DECLARATIONS OF INTEREST	Dianne Leeson declared a potential conflict of interest as she has undertaken consultancy work for Landcom, who are the applicants for the proposed development. She did not participate in the meetings.

Papers circulated electronically on 30 October 2024.

MATTER DETERMINED

PPSNTH-364 – Lismore – 5.2024.200.1 – 138, 144 & 146 Military Road, East Lismore – Two (2) residential flat buildings, comprising of fifty (50) build-to-rent dwellings with 20% allocation of dwellings being allocated as affordable rental housing, ranging from 3 to 4 storeys; communal room, carparking for 51 vehicles; bicycle parking for 20 bicycles; landscaping; earthworks; road widening on Military Road; and stormwater management works to Crawford and Military Road (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

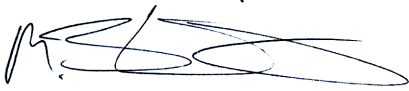
CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS



Michael Wright (Acting Chair)



Stephen Gow



Penny Holloway



Andy Edwards



Tony McAteer

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-364 – Lismore – 5.2024.200.1
2	PROPOSED DEVELOPMENT	Two (2) residential flat buildings, comprising of fifty (50) build-to-rent dwellings with 20% allocation of dwellings being allocated as affordable rental housing, ranging from 3 to 4 storeys; communal room, carparking for 51 vehicles; bicycle parking for 20 bicycles; landscaping; earthworks; road widening on Military Road; and stormwater management works to Crawford and Military Road
3	STREET ADDRESS	138, 144 & 146 Military Road, East Lismore
4	APPLICANT OWNER	Ray Fard – Landcom Southern Cross University
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning & Assessment Act, 1979 Biodiversity Conservation Act, 2016 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Lismore Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Lismore Development Control Plan Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 28 October 2024 Written submissions during public exhibition: 0 Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 23 October 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Michael Wright (Acting Chair), Stephen Gow, Penny Holloway, Andy Edwards and Tony McAteer <u>Council assessment staff</u>: Peter Whittaker, Graham Snow and Shane Reinhold <u>Department staff</u>: Carolyn Hunt and Lisa Ellis Applicant Briefing: 19 November 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Michael Wright (Acting Chair), Stephen Gow, Penny Holloway, Andy Edwards and Tony McAteer

		<ul style="list-style-type: none"> ○ <u>Applicant representatives</u>: Ray Fard, Alex Yu and Peter St Clair, Paul Titonato ○ <u>Council assessment staff</u>: Peter Whittaker, Lucas Myers, Michael Anderson, Shane Reinhold ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis <ul style="list-style-type: none"> ● Final briefing to discuss Council's recommendation: 19 November 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Michael Wright (Acting Chair), Stephen Gow, Penny Holloway, Andy Edwards and Tony McAteer ○ <u>Council assessment staff</u>: Peter Whittaker, Lucas Myers, Michael Anderson, Shane Reinhold ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report