

Draft

Planning Report

Housing Project Lismore

Multitask Human Resource Foundation April 2012 Draft

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Part A – Analysis

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This is an analysis of important factors and information that informs decisions about planning and design, this includes:

- Site Analysis,
- Planning Constraints,
- Thermal Design and Construction Parameters,
- Market Analysis, and
- Characteristics of Site Layout.

This analysis is in no way comprehensive, it is a preliminary analysis to inform the options presented in Part B.

Part B – Planning Options

P.11

- Planning Options 1-3 (Spreadsheet 5 pages)
- Planning Options 1-3 (Drawings 1-3)
- Housing Models H1-9 (Drawings 4-9)

Attachment

**Town Planning Preliminary Investigations Report by
Malcolm Scott**



Introduction

This is a planning report to inform the medium density development to be built 93 College Street, East Lismore DP 551719 by Multitask Human Resource Manager.

This report will include the following

- Initial planning advice from town planner. (COMPLETED)
- Site analysis that includes assessment of existing vegetation, soil, orientation, climate, topography and history. (COMPLETED)
 - 1. Consultation with key stakeholders (COMPLETED)
- Presenting up to 3 preliminary site planning options including indications of the architectural and landscape approach and rough costings. (COMPLETED)
- Research of appropriate models of housing including supported accommodation, semi-independent and independent living options. (COMPLETED)
- Appropriate disability support parameters to be built into housing design. (PARTIAL COMPLETION)
- Preliminary construction and thermal design parameters for buildings and site planning. (PARTIAL COMPLETION)
- Investigation of strata and/or subdivision options (PARTIAL COMPLETION)
- Preliminary cost plan (PARTIAL COMPLETION) including:
 - 1. Fee estimates for all professional consultants.
 - 2. Development, infrastructure and authority costs.
 - 3. Rough site development costs.
 - 4. Building budget and timeline.

The proposed development will be a strata titled development with possible staging and a budget of around \$2.5M. It will have a mix of one bedroom, two bedroom and a six bedroom group home.

The intention is that the housing being built will accommodate clients of Multitask. These are generally people with a mild intellectual disability. No other generalisations about the people to be accommodated can be made. The development should not overtly be “disabled housing”, rather it should be housing that is suitable to anyone. There will be a percentage of the development that meets universal housing design principles but it should not look like it.



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While the target group of the housing development are clients of Multitask the housing should be equally suitable to the wider population.

Design characteristics of the new development include:

- Retention of some features of the existing site which help to retain its connection to the cultural and environmental history;
- Internal landscaping and road design and parking design that de-emphasises the use of motor vehicles, pedestrians will have priority over cars at all times.
- All habitable buildings to be built to Lismore City Council's preferred design flood level of 11.6m
- Use of fruit trees and food plants as part of the landscaping which will include retaining some of the existing vegetable garden infrastructure if possible.
- The overall site, particularly simple elements such as a barbecue shelter and gardens should encourage a sense of community, but at the same time it needs to have an obvious and immediate connection with the wider community.
- The design of individual dwellings is highly responsive to the local climate and will be comfortable without resort to air conditioning. The intention is that all building meet a 6 star environmental building rating if possible. Given the Lismore's climate it will pay particular attention to natural ventilation strategies that keeps housing cool in summer, warm in winter and reduce the potential for mold. Orientation of buildings should be to the North and have the potential to mount photovoltaic panels for power generation.
- Individual dwellings should be able to be easily tailored by individual tenants to feel like home, a large percentage of dwellings should have private yards that allow personal pets and small private gardens.
- A proportion of dwellings should be suitable for older people and people with a disability.
- Site planning should allow for a future connection with the existing housing across the canal and Multitask's existing workshop site, should it be redeveloped



I. Site Analysis

I.1 Allotment size

Area 5058sqm

I.2 Adjacent land

- North there are two lots, one, which is owned by Multitask and is current used for their work and manufacturing programs. There is a long term intention to redevelop this site as housing. he second lot is residential lot with detached dwellings.



- To the South are four residential lots with detached dwellings.
- To the West there is a storm water drain, and on the other side of this there are a set of units owned and managed by Multitask as accommodation. **The intention is to link this housing with new housing developed on this site.**

I.3 Climate

- Average rainfall is 1343.1mm a year, the wettest months are usually February and March, the driest months are August and September.
- On average there are 104 days a year when it rains greater than 1mm, while there are an average 110 clear days a year
- The hottest month is January where the mean maximum temperature is 29.9°C, while the coolest month is July where the mean maximum is 19.9°C and mean minimum temperature is 6.5°C
- The mean relative humidity at 9am is 75% and at 54% at 3PM. The humidity remains high from January through to August
- Prevailing winds – there are consistent winds that can be quite strong in the afternoon from the NE starting around October and stay around until January and



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February where they swing around to the SE still remaining quite strong.

- There are also quite consistent but light winds from the SWV in the morning from April to July.

1.4 Existing Features

Buildings

There are no existing buildings

Natural Features

- The most important existing feature is a small dam, the dam is not natural but it does provide habitat for a family of water fowl and various other birdlife. While this feature is quite beautiful in its own way it way not be worth retaining, particularly when the potential liability in relation to a potential drowning accident is weighed up.
- There are a number of trees along the College Street boundary and the Southern boundary that appear to be native species and should be accessed more closely to see whether they should definitely be retained

Other Features

There is quite a lot of in ground infrastructure related to the sites previous life as city farm that may be worth retaining probably more because of its cultural value then any physical value.

(see planning report for more detailed information)

1.5 Topography

- The natural contours of the site appears to varie from AHD 10.4m on Eastern Boundary to 10.0m on Western boundary.
- Eastern boundary AHD consistently 10.4m
-
-
-

1.6 Existing Services Infrastructure

(see planning report)



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Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years	Plot	Map
Temperature																
Mean maximum temperature (°C)	20.9	20.1	27.9	25.7	22.6	20.2	19.9	21.5	24.4	26.6	28.2	29.7	25.5	97	1907 2003	
Mean minimum temperature (°C)	18.8	18.9	17.4	14.2	10.9	8.2	6.5	7.2	9.9	13.2	15.8	17.8	13.2	97	1907 2003	
Rainfall																
Mean rainfall (mm)	155.4	183.6	188.4	129.2	115.3	97.0	80.3	54.9	50.4	73.2	94.1	121.3	1343.1	120	1884 2003	
Decile 5 (median) rainfall (mm)	128.1	145.9	152.4	89.4	92.0	59.8	51.8	35.8	40.8	59.2	76.3	104.2	1270.4	120	1884 2003	
Mean number of days of rain ≥ 1 mm	10.4	11.7	13.0	10.0	9.3	7.4	6.4	5.8	5.7	7.1	8.2	9.4	104.4	120	1884 2003	
Other daily elements																
Mean daily sunshine (hours)																
Mean number of clear days	5.8	4.3	6.3	7.8	8.4	10.8	13.6	13.4	13.9	10.3	7.6	7.4	109.6	47	1957 2003	
Mean number of cloudy days	13.6	13.4	13.2	11.0	11.6	10.3	8.4	6.9	5.9	9.1	10.9	12.0	126.3	47	1957 2003	
9 am conditions																
Mean 9am temperature (°C)	24.4	23.6	22.2	19.5	15.8	12.9	11.8	13.7	17.7	21.1	22.8	24.4	19.2	97	1907 2003	
Mean 9am relative humidity (%)	74	79	80	80	81	81	79	73	68	65	67	69	75	95	1907 2003	
Mean 9am wind speed (km/h)	5.8	5.7	5.8	5.7	5.4	6.1	6.4	6.8	7.5	7.6	6.7	6.3	6.3	46	1957 2003	
9am wind speed vs direction plot																
3 pm conditions																
Mean 3pm temperature (°C)	28.5	27.9	26.8	24.5	21.6	19.4	19.1	20.5	23.1	24.8	26.8	28.2	24.3	64	1939 2003	
Mean 3pm relative humidity (%)	58	61	60	58	59	56	51	46	45	50	51	55	54	63	1939 2003	
Mean 3pm wind speed (km/h)	14.6	13.5	12.7	11.6	9.7	10.4	11.5	12.3	14.3	15.8	15.5	14.9	13.1	46	1957 2003	
3pm wind speed vs direction plot																

Climate Data – Lismore (http://www.bom.gov.au/climate/averages/tables/cw_058037.shtml)

2. Planning Constraints

Detailed planning constraints can only be determined once a brief is determined. The constraints depend on the planning strategy related to the three development control mechanisms relevant to this development. (See attached planning report for initial planning advice.)

Relevant planning documents:

- Lismore Development Control Plan
- Draft Local Environmental Plan 2011
- State Environmental Planning Policy (Affordable Rental Housing) Amendment 2011
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- LCC Home Occupation Fact Sheet

Key issues:

- **Determination whether housing can be constructed on the subject sites under SEPP (Affordable Rental Housing) & (Housing for Seniors or People with a Disability)**

2.1 Land Zoning

Zone R1 - General Residential (Under draft LEP Document)

- **This allows the following:** Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Restaurants or cafes; Semi-detached dwellings; Seniors housing; Shop top housing; Tourist and visitor accommodation; Roads; Any other development not specified in item 2 or 4.

2.2 Relevant Controls under Lismore City Council DCP for Medium Density Housing

2.2.1 General Provisions

- Housing should compliment existing streetscape in terms of character, bulk and scale
- No external wall should be longer than 14m without architectural feature like verandah, buttress etc.
- Carports, garages and outbuildings no larger than 60sqm and 3m high and in keeping with street character.
- Only 3 buildings under a single and building must be a minimum of 4m apart under medium density development
- Plate height a maximum of 7.2m above natural ground level which affectively limits development to 2 stories
- Street setback 6m preferred but is negotiable depending on purpose and precedent to only 4m (There are a list of variations on page 7 of Residential section of DCP)
- Side setback minimum 900mm for walls and 675mm for gutters and eaves, this is subject to negotiation zero lot line is possible under some circumstances. (see page 7 of Residential section of DCP)

2.2.2 Open Space Provision

- There needs to be "Functional Open Space" a minimum of 16sqm and 4m wide off the main living space.
- Functional Open Space can never be under 2m wide, must be private and can be on a



- slope no greater than 15%
- Ground level units have to have a minimum of 35sqm of outdoor living space a minimum of 3m wide.
- Above ground level units need a minimum of 20sqm in total with at least one space being 10sqm and 2.5m wide

2.2.3 Energy Efficiency, Orientation & Overshadowing

- Must comply with BASIX
- 3 hours solar access to a 50% of private open space
- Must not overshadow more than 50% of neighbouring private open space between 9am and 3 pm June 21

2.2.4 Parking Provisions

Parking space allocation is as follows:

- 1 bedroom unit – 1 space
- 2 bedroom unit – 1.5 spaces
- 3 bedroom unit – 2 spaces
- Provide 1 visitor space per 5 dwellings including 1 undercover

2.2.5 Dwelling Composition

Following site density conditions apply to sites greater than 1200sqm

- 1 bedroom units allow a minimum of 180sqm site area
- 2 bedroom units allow a minimum of 220sqm site area
- 3 bedroom units allow a minimum of 270sqm site area

Maximum coverage of site by building is 60%



5. Market Analysis

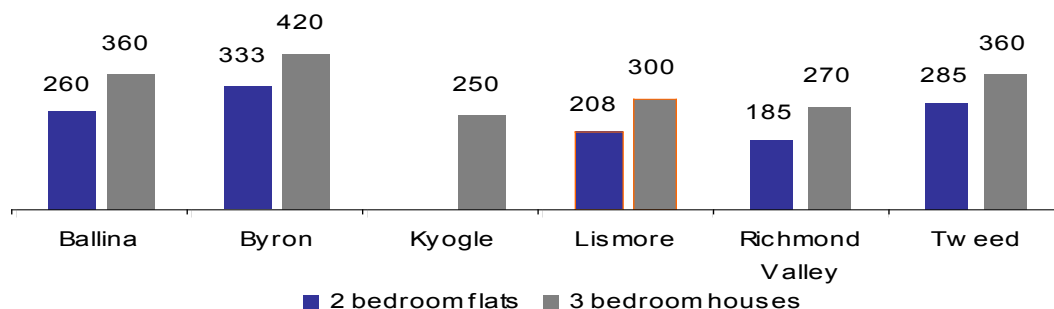
- The other issue for Lismore is the type of housing that will be needed. Population predictions are that there will be a doubling of the over 75 population by 2031 and a 46% increase in the 55-74 age bracket, while other age brackets are expected to fall.
- The majority of housing stock in Lismore is single detached dwellings (85% of all dwellings)
-
- Currently no dwellings are theoretically affordable for purchase by lower income earners. The purchase affordability issue is partly a reflection of the lack of diversity of housing stock in terms of dwelling type, bedroom mix and price point.
- Lismore lacks a diverse range of housing options:
 - 23% of the housing stock has 1 and 2 bedrooms
 - 73% of the housing stock has 3 or more bedroom
- Number of people per household:
 - 62% of households have 1 or 2 people
 - 38% of households have 3 or more people
- Household size expected to continue to decline
 - Need for more 1 and 2 bedroom stock to match this change

	2006	2036
Lone person household	23.0 %	32.0 %
Couple family without children	26.0 %	33.0 %
Single parent family	11.3%	10.5 %
Couple family with children	28.5 %	20.8 %

A diversity low cost housing options are required

- Lismore urban area
- (close proximity to services, shops, medical facilities and public transport options)
- Affordable student rental housing close to the university
- Overall need for 1 and 2 bedroom low cost housing for:
 - seniors
 - couples without children
 - single persons
 - students

2010 Median weekly rent for 2 Bedroom Flats and 3 Bedroom Houses



Part B – Planning Options

- Planning Options 1-3 (Spreadsheet 5 pages)
- Planning Options 1-3 (Drawings 1-3)
- Housing Models H1-9 (Drawings 4-9)



Planning Options - College Street Housing Project

Client - Multitask Human Resource Foundation

Budget \$2,500,000

Assumptions for all Options

- 1) Individual options are not ment to be definitive, ideas and building types from one scheme are transferable to another.
- 2) All options to be constructed to design flood level of 11.6m
- 3) Dwellings to be designed to 6 Star Environmental Building Rating
- 4) All Development Models should be staged to the degree that they have a number of discreet buildings with separate construction certificates. This will allow bank loans to be done progressively as each individual building is commenced. It also provides better security if there are cost overruns, the final building can either not be built or be redesigned to meet budget, rather than having to revamp entire scheme.
- 5) The model employed for the group home makes individual rooms semi-independent, 1 bathroom shared between 2 rooms, a sink in each room and a small verandah off each room.
- 6) We expect because that the Section 94 and sewerage contributions may be negotiable, particularly if the housing provided is affordable. Affordable is defined under the SEPP, where rent is less than 80% of market rent.

Summary of Options

Below is a summary of planning options that shows: the number of dwellings; number of people accommodated in each option; the total square metres of building and verandah of each option; and a rough order of cost for each development option proposed. There are also two variations (A&B) that are added to show that each planning option as shown (Drawings 1-3) can be varied to use different housing types (Drawings 4-9).

	No.	People No.	Internal Space Sqm	Verandah Sqm	Total
Option 1 (As shown on Drawing 1)					
Stage 1	10	14	620	212	\$2,468,500
Stage 2	4	6	250	90	\$710,000
Total	14	20	870	302	\$3,178,500
Option 1 - Variation A					
This option assumes that the 2 townhouse duplexes (H3-2B & H4-1B) addressing the street are replaced with the 6 bedroom group home (H10-6B) & 4 unit complexes (H5-2B & H61B).					
Total	15	26	1054	358	\$3,750,000
Option 2 (As shown on drawing 2)					
Stage 1	9	18	660	192	\$2,744,800
Stage 2	4	6	254	96	\$732,400
Total	13	24	914	288	\$3,477,200
Option 3 (As shown on drawing 2)					
Total	9	20	973	232	\$2,860,500
Option 3 - Variation B					
This option assumes that the 2 duplexes (H7-2B shown on drawing 3) could be replaced with 4 unit complexes (H5-2B & H61B) to increase site density.					
Total	13	24	1221	328	\$3,568,000

College Street Housing Project

Option 1

Key Assumptions

- 1) All units have front and back yards, all could be part of a strata development.
- 2) Will be built in stages with Stage 1 meeting initial budget, while Stage 2 will constructed later when costs will have risen and will need to be built with minimal disruption.
- 3) Will be designed largely under the SEPP (affordable housing).
- 4) Provides universal design and disability access to four units.
- 5) No covered parking provided for individual dwellings, all communal parking at a ratio of about 1 space per dwelling.

Consultants Fees 7.50% \$187,500

INCLUDES: Town planner, architect, landscape architect, civil and structural engineering, thermal performance consultant (BASIX & section J BCA), fire consultant, flood study

Approval Fees Development Application, Construction Certificate \$15,000

Head Works \$100,000

Site works incl. roadway, \$220,000

Landscaping \$200,000

Sub-Total

\$722,500

STAGE ONE

		No.	People No.	Internal Space Sqm	\$/sqm	Verandah Sqm	\$/sqm	Total
2 Bedroom townhouses (Uni. design)	H3-2B	2	4	80 160	\$2,200	20 40	\$1,000	\$392,000
1 Bedroom townhouses (Uni. design)	H4-1B	2	2	55 110	\$2,200	20 40	\$1,000	\$282,000
			0					
2 Bedroom townhouses	H1-2B	2	4	75 150	\$2,200	24 48	\$1,000	\$378,000
1 Bedroom townhouses	H2-1B	4	4	50 200	\$2,200	21 84	\$1,000	\$524,000
Development Contributions (S94 & sewerage contribution)								\$170,000
Sub-Total								\$1,746,000
STAGE ONE TOTAL		10	14	620		212		\$2,468,500

STAGE TWO

2 Bedroom townhouses	H1-2B	2	4	75 150	\$2,200	24 48	\$1,000	\$378,000
1 Bedroom units	H2-1B	2	2	50 100	\$2,200	21 42	\$1,000	\$262,000
Development Contributions (S94 & sewerage contribution)								\$70,000
Sub-Total		4	6	250		90		\$710,000
TOTAL PROJECT		14	20	870		302		\$3,178,500

Option 2

Key Assumptions

- 1) Group Home is in the heart of the development.
- 2) Can be built in stages with stage 1 meeting initial budget. Stage 2 construction yard in neighbouring site.
- 3) Will be designed largely under the AH SEPP (affordable housing).
- 4) Universal design and disability access to all ground floor units.
- 5) Parking is roughly half co-located with individual dwellings and half communally.
- 6) Largely a 2 storey scheme with single bedroom units above 2 bedroom units.
- 7)

Will be built in stages - when Stage 2 constructed, costs will have risen and project will need to be built with minimal disruption.

Costs

Consultants Fees	8.00%	\$200,000
INCLUDES: Town planner, architect, landscape architect, civil and structural engineering, thermal performance consultant (BASIX & section J BCA), fire consultant, flood study		
Approval Fees Development Application, Construction Certificate		\$15,000
Head Works		\$100,000
Site works incl. roadway,		\$220,000
Landscaping		\$200,000
Sub-Total		\$735,000

STAGE 1

STAGE 1		No.	People No.	Internal Space Sqm		\$/sqm	Verandah Sqm		\$/sqm	Total
2 Bedroom units (Universal design)	H5-2B	4	8	73	292	\$2,400	24	96	\$1,000	\$796,800
1 Bedroom units (Upper storey)	H6-1B	4	4	54	216	\$2,000	24	96	\$1,000	\$528,000
6 Bedroom Group Dwelling	H10-6B	1	6	200	200	\$2,400	40	40	\$1,000	\$520,000
Development Contributions (S94 & sewerage contribution)										\$165,000
Sub-Total										\$2,009,800
STAGE ONE TOTAL		9	18		660			192		\$2,744,800

STAGE 2

2 Bedroom units (Universal design)	H5-2B	2	4	73	146	\$2,400	24	48	\$1,000	\$398,400
1 Bedroom units	H6-1B	2	2	54	108	\$2,000	24	48	\$1,000	\$264,000
Development Contributions (S94 & sewerage contribution)										\$70,000
Sub-Total		4	6		254			96		\$732,400
TOTAL PROJECT		13	24		914			288		\$3,477,200

Option 3

Key Assumptions

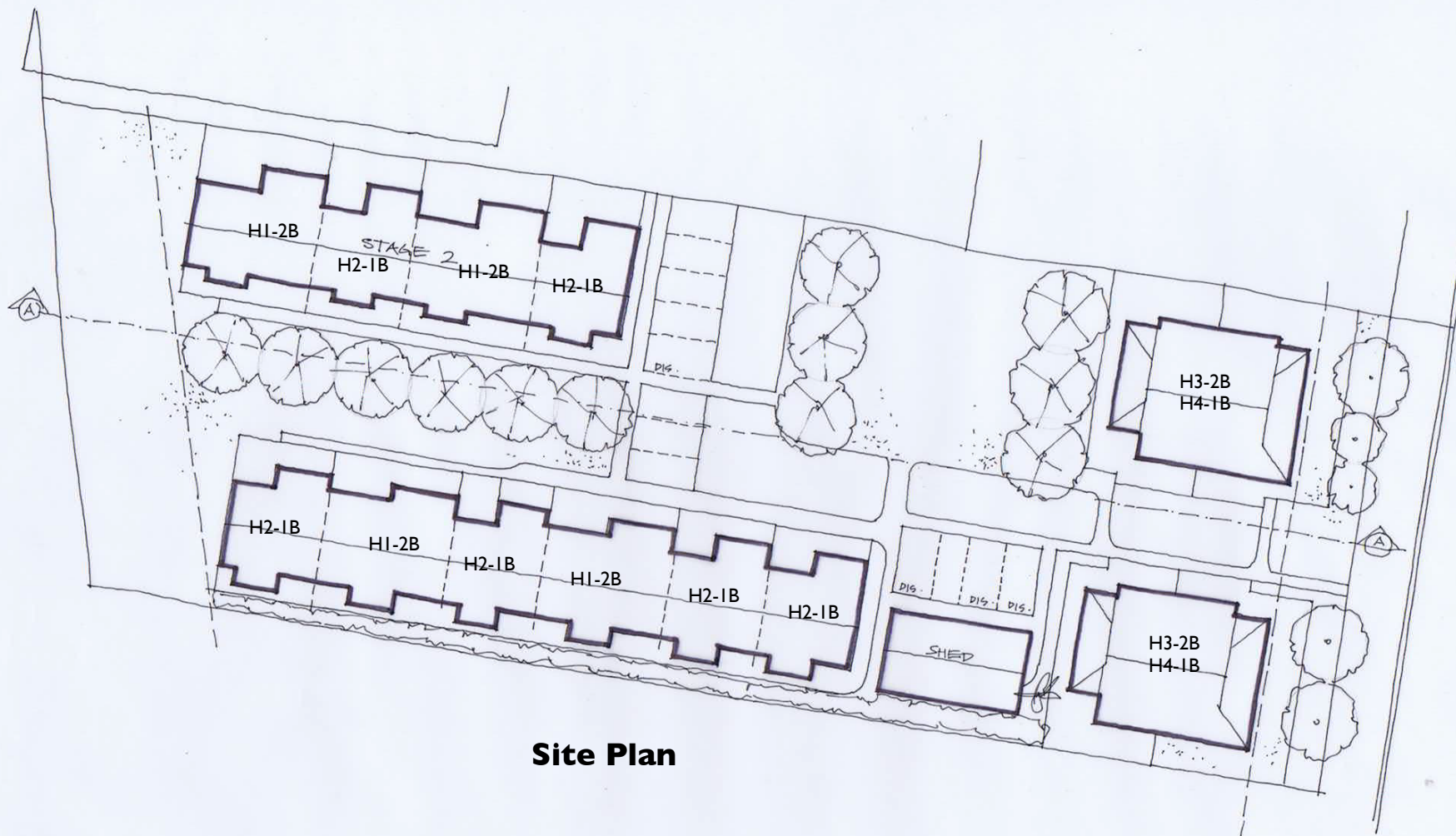
- 1) Half of dwellings meet universal design guidelines.
- 2) No staging, will be complete in initial development.
- 3) Could be designed under combination of Lismore DCP and SEPP (seniors and disabled).
- 4) Will provide universal access and disability access to half of units.
- 5) Dwellings have individual covered parking average one car per dwelling, two for Group home.
- 6) All single storey, single level dwellings as duplexes.
- 7) Includes a six bedroom group dwelling that could be a subdivided block of 600sqm off College Street.

Costs

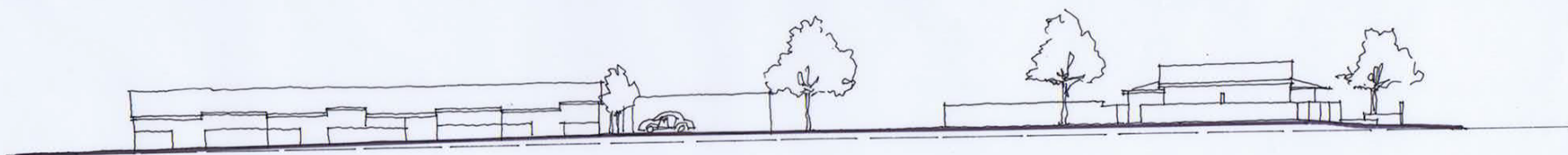
Consultants Fees	8.00%	\$200,000
INCLUDES: Town planner, architect, landscape architect, civil and structural engineering, thermal performance consultant (BASIX & section J BCA), fire consultant, flood study		
Approval Fees Development Application, Construction Certificate		\$15,000
Head Works		\$100,000
Site works incl. roadway,		\$270,000
Landscaping		\$170,000
Sub-Total		\$755,000

PROJECT

		No.	People No.	Internal Space Sqm	\$/sqm	Verandah Sqm	\$/sqm	Total
2 Bedroom dwelling	H7-2B	4	8	65 260	\$2,000	24 96	\$1,000	\$616,000
2 Bedroom dwelling (uni. Design)	H8-2B	2	4	75 150	\$2,200	24 48	\$1,000	\$378,000
No drawing Supplied								
1 Bedroom dwelling	H9-1B	2	2	55 110	\$2,200	24 48	\$1,000	\$290,000
No drawing Supplied								
6 Bedroom Group Dwelling	H10-6B	1	6	200 200	\$2,400	40 40	\$1,000	\$520,000
Carport and storage		11		23 253	\$500			\$126,500
Development Contributions (S94 & sewerage contribution)								\$175,000
Sub-Total								\$2,105,500
TOTAL		9	20	973		232		\$2,860,500



Site Plan

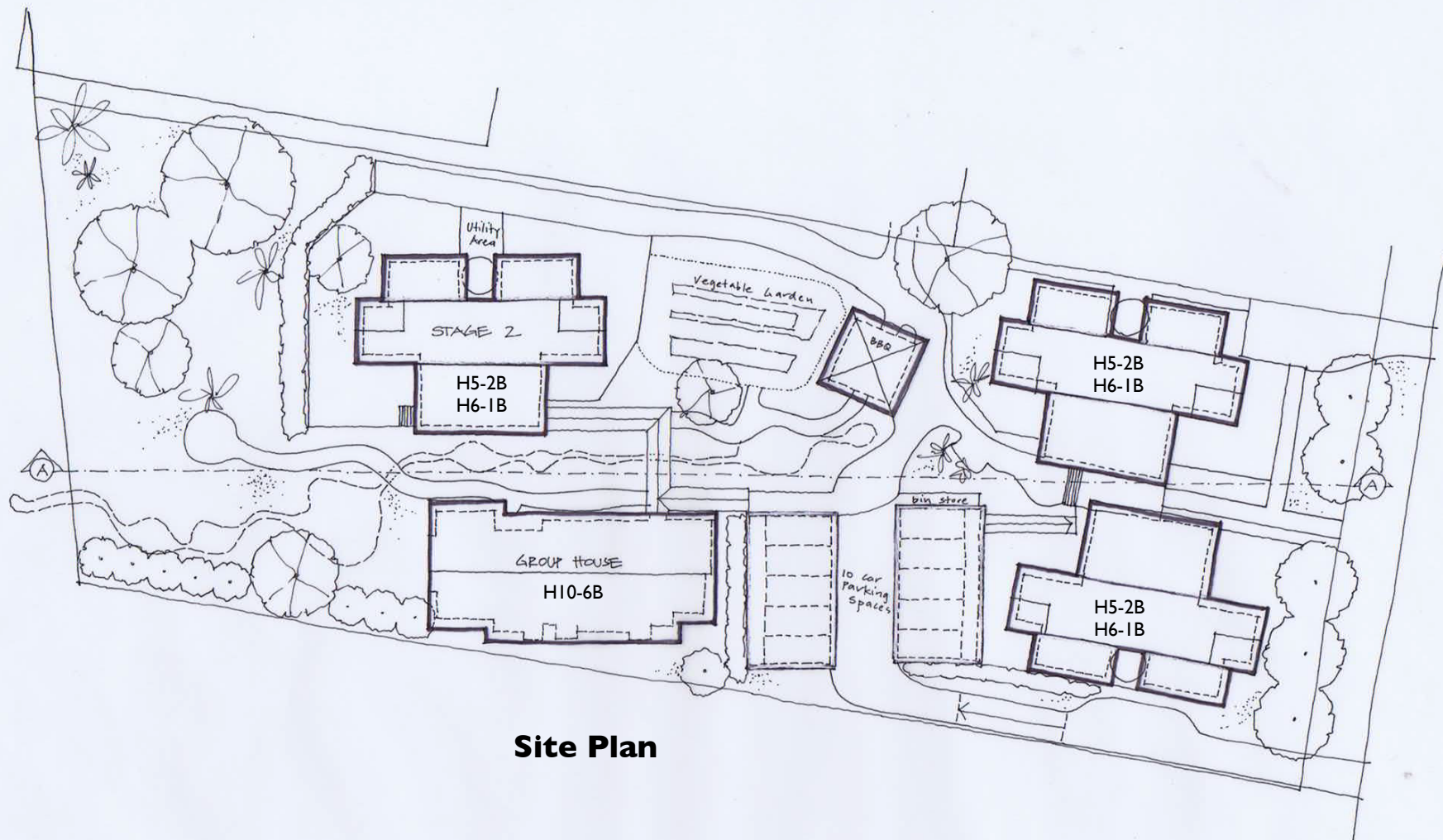


Section AA



Planning Options - College Street Housing Project **Option I - Master Plan**

Planning options prepared by Social Habitat for Multitask Human Resource Foundation



Site Plan

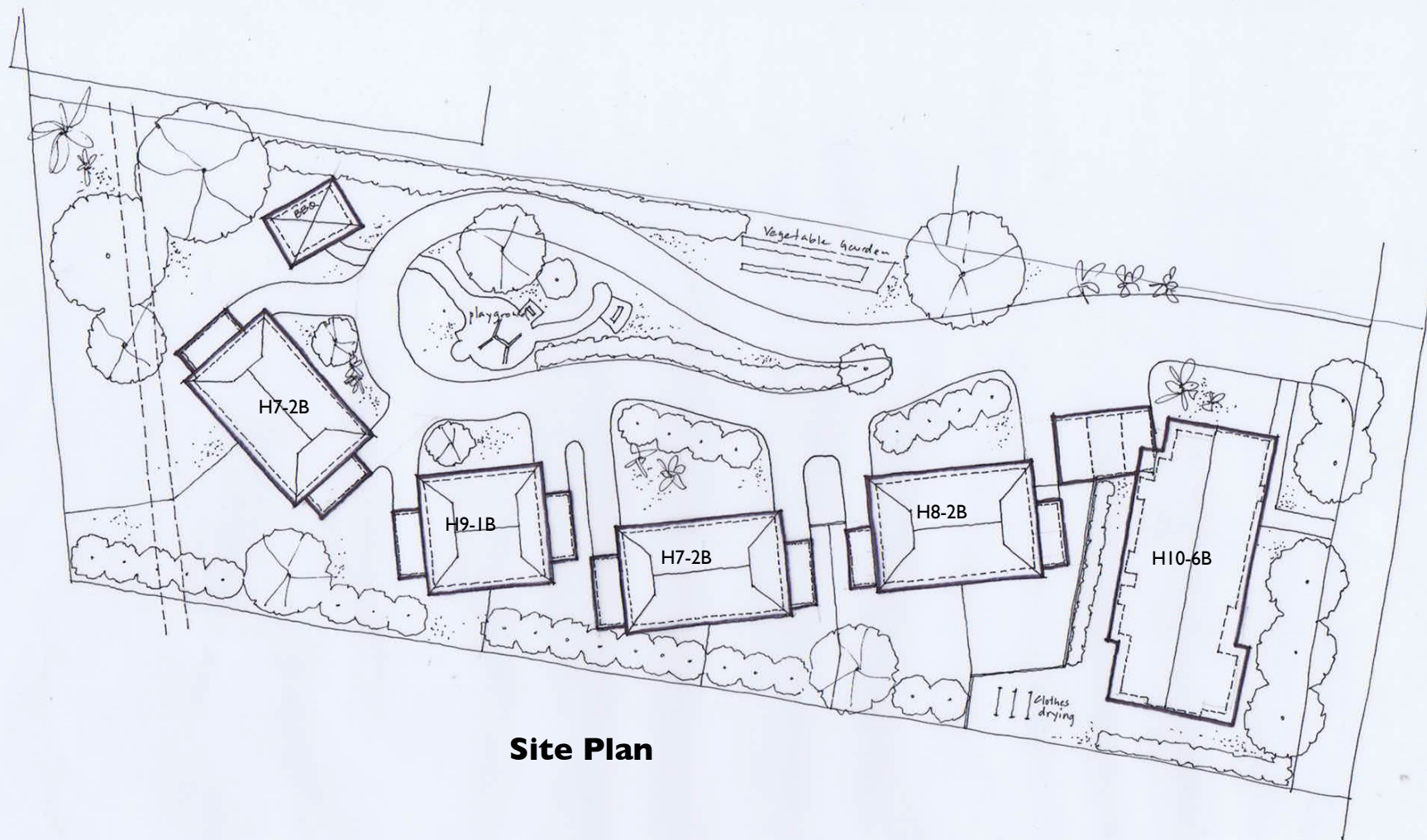


Section AA

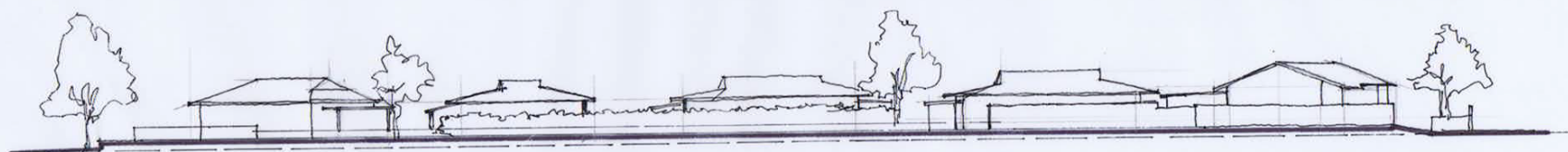


Planning Options - College Street Housing Project **Option 2 - Master Plan**

Planning options prepared by Social Habitat for Multitask Human Resource Foundation



Site Plan



Site Elevation

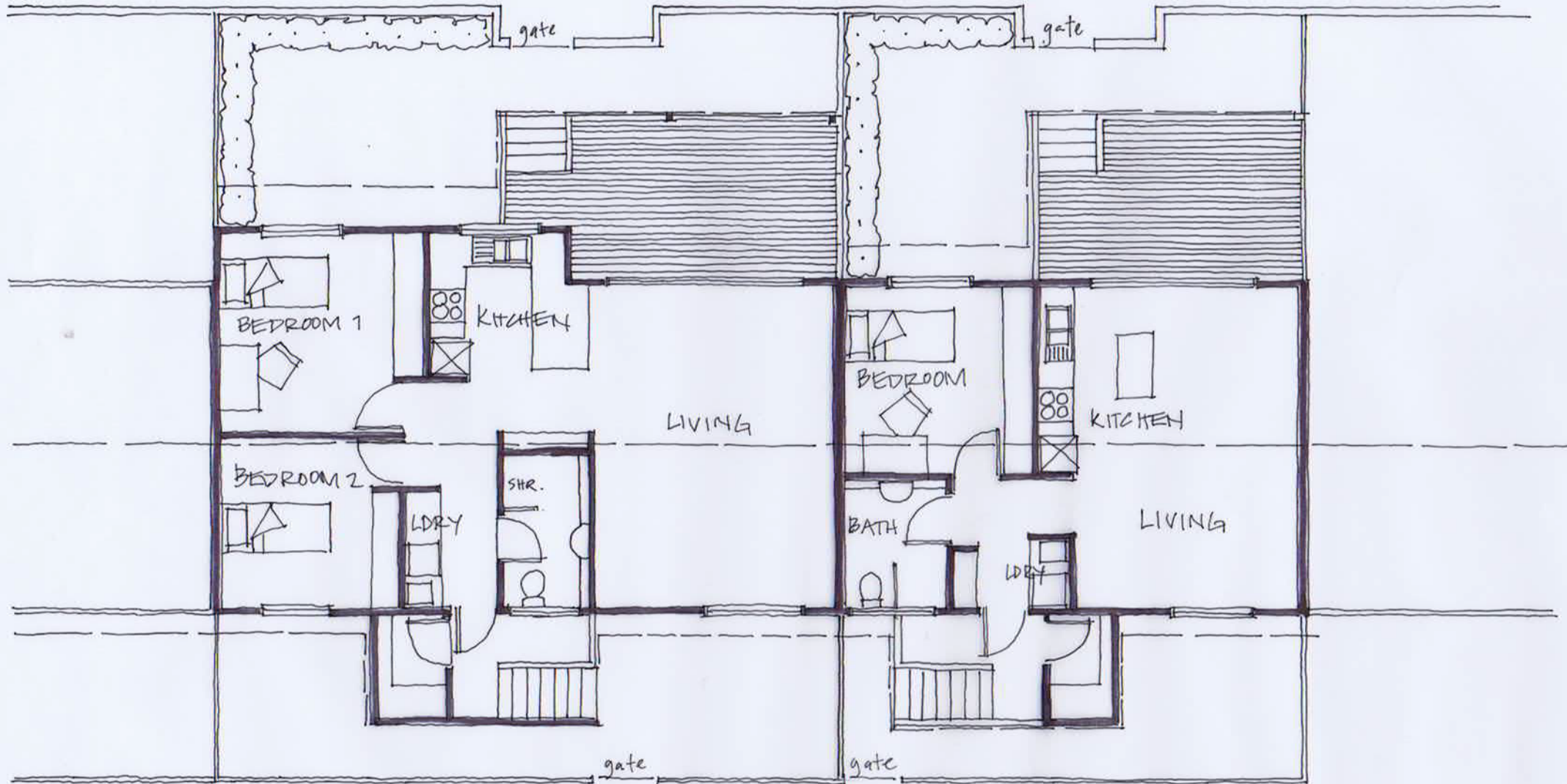


Planning Options - College Street Housing Project **Option 3 - Master Plan**

Planning options prepared by Social Habitat for Multitask Human Resource Foundation

H1-2B

H2-1B



Planning Options - College Street Housing Project

Option I - Plan of Townhouse I Housing Models H1-2B & H2-1B

Planning options by Social Habitat for Multitask Human Resource Foundation

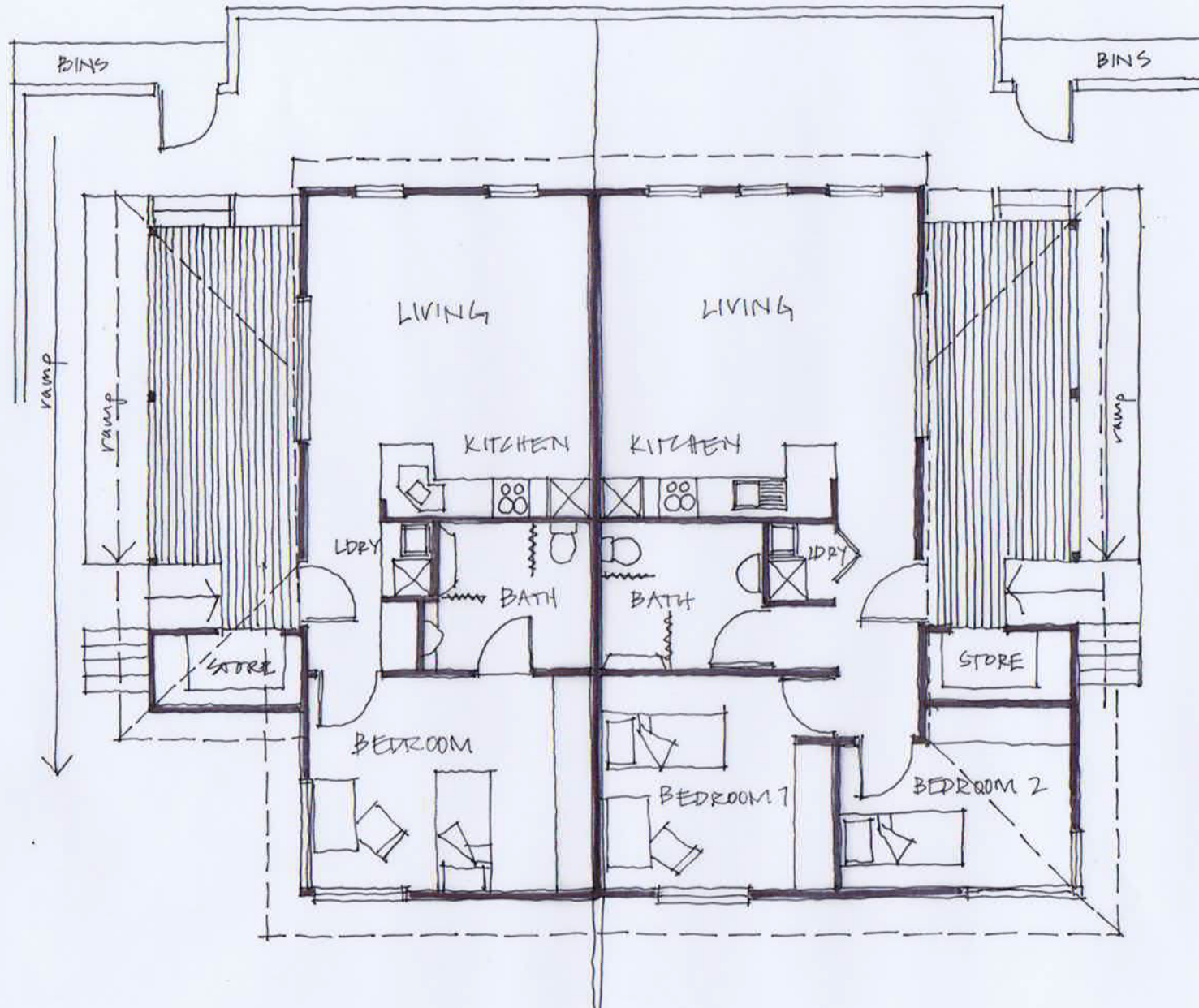
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H4-1B

H3-2B



Planning Options - College Street Housing Project

Option 1 - Plan of Townhouse 2 Housing Models H3-2B & H4-1B

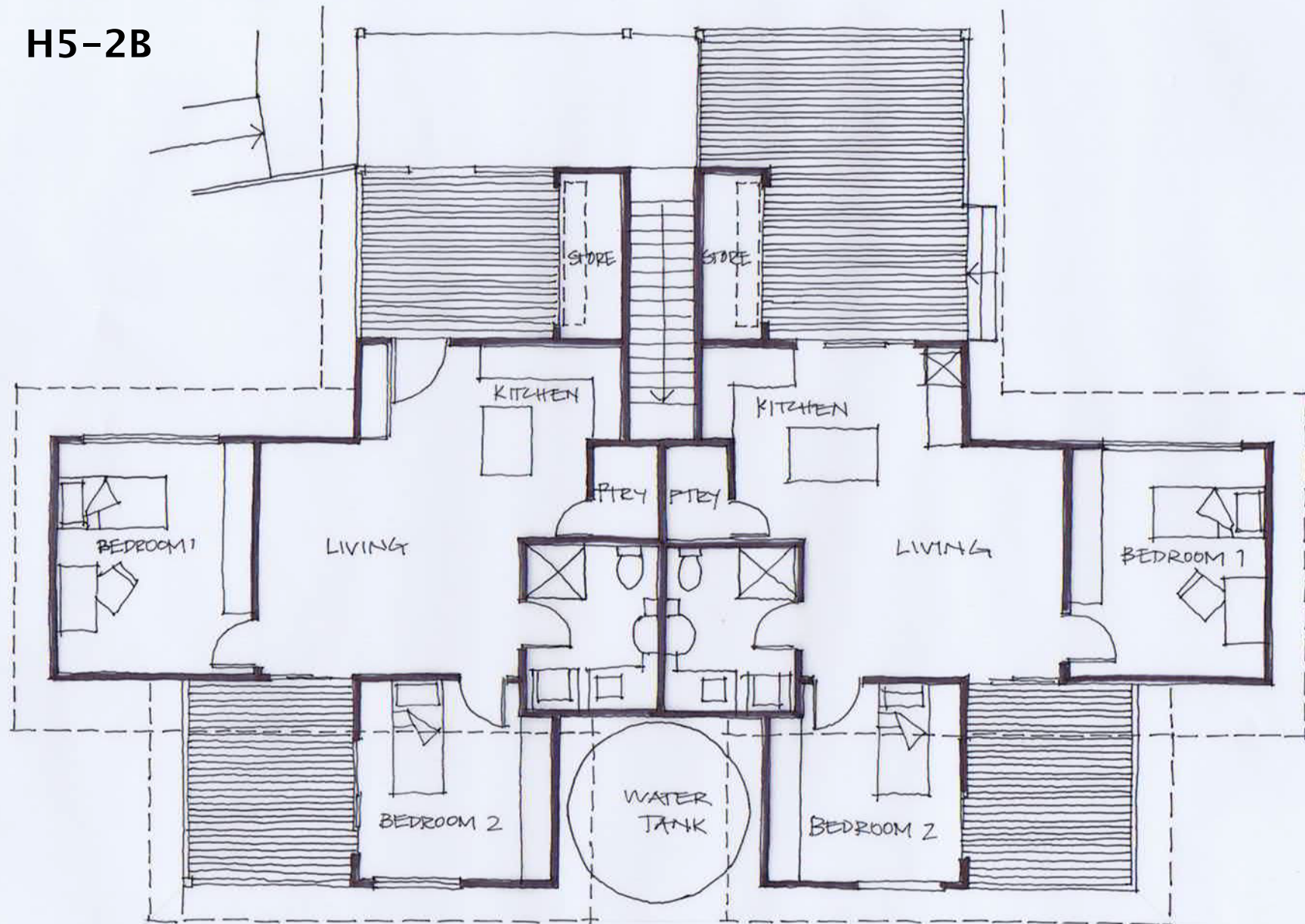
Planning options by Social Habitat for Multitask Human Resource Foundation

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H5-2B

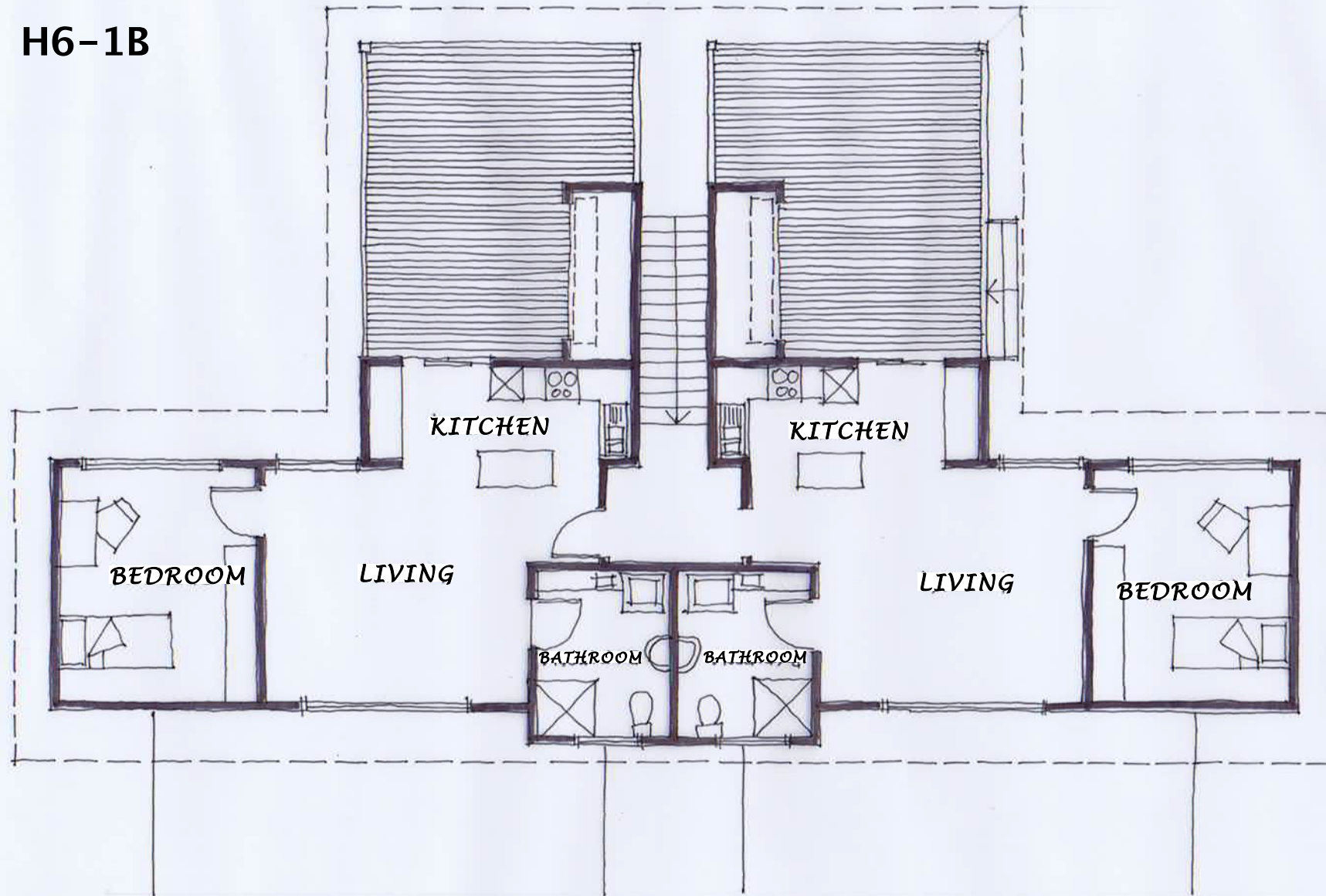


Planning Options - College Street Housing Project

Option 2 - Ground Floor Plan of 2 Storey Units Housing Model H5-2B

Planning options by Social Habitat for Multitask Human Resource Foundation

H6-1B



Planning Options - College Street Housing Project

Option 2 - 1st Floor Plan of 2 Storey Units

Planning options by Social Habitat for Multitask Human Resource Foundation

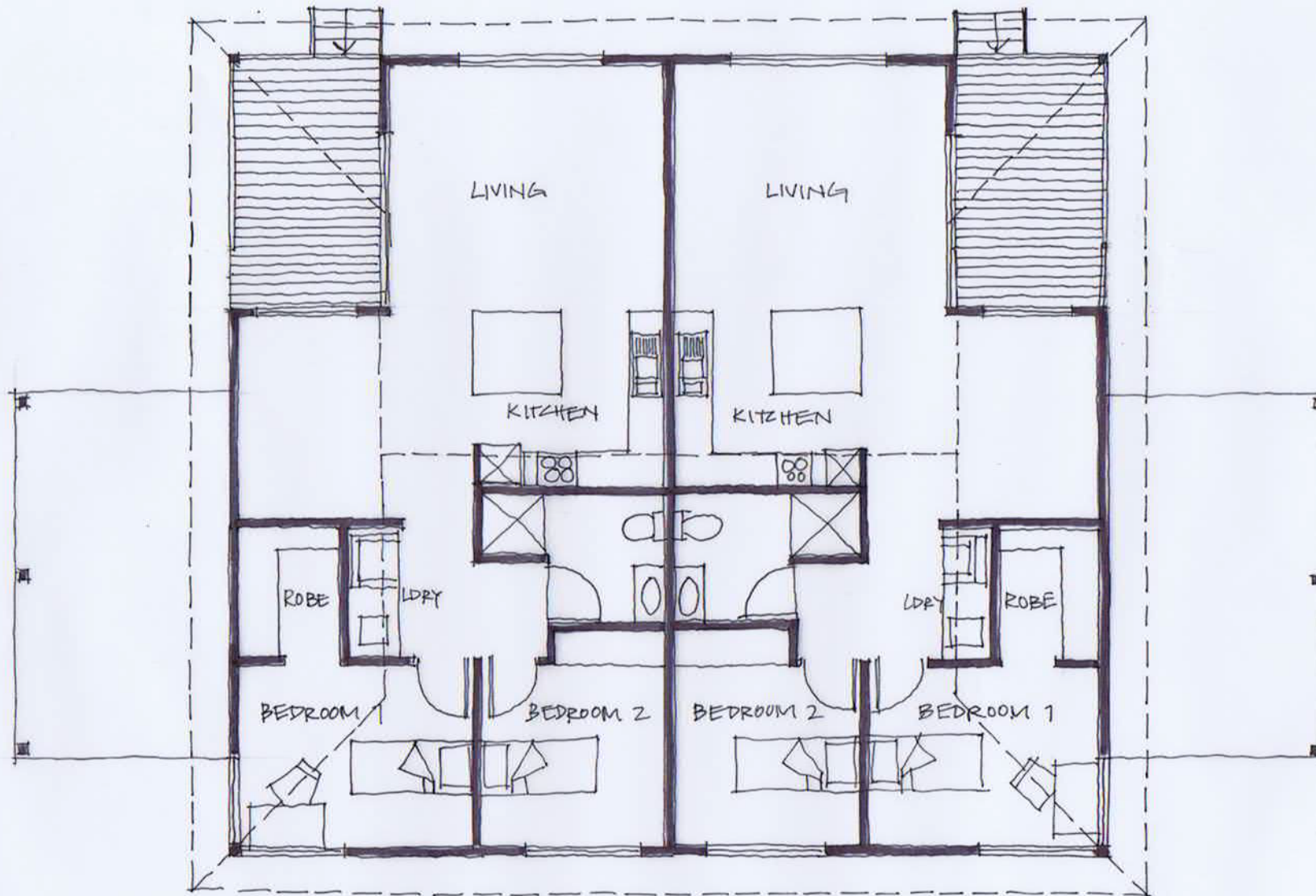
Housing Model H6-1B

April 25th 2012

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H7-2B



Planning Options - College Street Housing Project

Option 3 - Plan of Duplex

Housing Model H7-2B

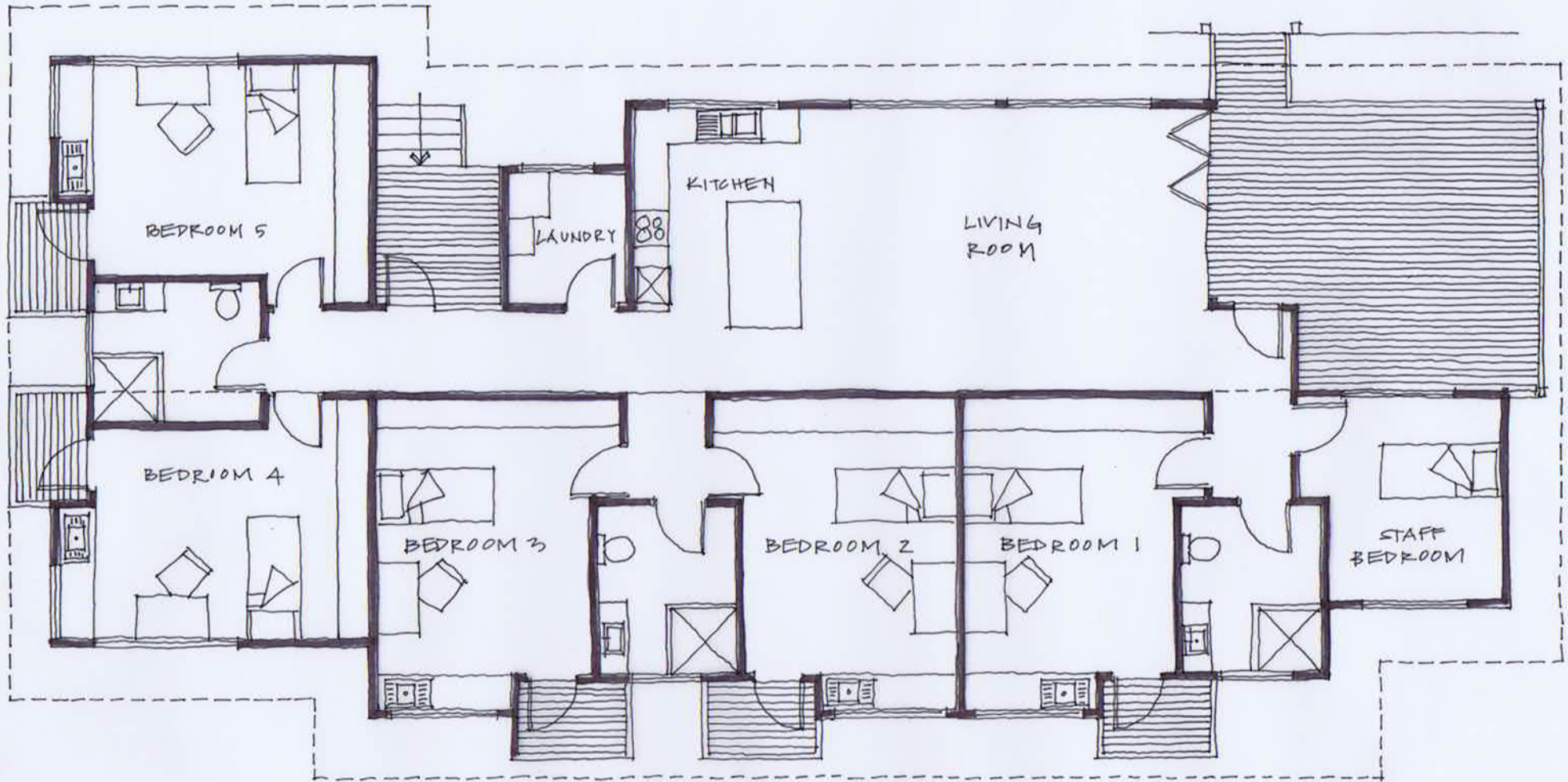
Planning options by Social Habitat for Multitask Human Resource Foundation

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H5-2B



Planning Options - College Street Housing Project

Option 2 & 3 - Plan of 6 Bedroom Group Home Housing Model H9-6B
 Planning options by Social Habitat for Multitask Human Resource Foundation

April 25th 2012

Scale 1:100

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22 February 2012

Att Mr Malcolm Price
by email: malcolmprice@socialhabitat.com.au

Dear Malcolm

**Re Town Planning Preliminary Investigations Report
Lismore Multitask
Lot 1 DP 551719, 93 College St, Lismore NSW.**

Further to our discussions on 17th February 2012 please find following report on:

1. constraints investigations of the land
2. advice in regard local and state planning controls and
3. general advice on the information which would be required to support a Development Application (DA) for the proposed re-development of the land for accommodation for clients of Lismore Multitask.

On 22nd February 2012 I inspected the land from College St.

The following aerial image shows the land and adjoining land owned by Lismore Multitask.



Source LCC Lismaps 2012

1. Site & desk top investigations of land constraints

Soils

Morand (1994) has identified and classified the soil landscape occurring on the land as a 'developed terrain' on the 'Leycester alluvial landscape'.

The 'Leycester' alluvial soil landscape comprises level to gently undulating broad to extensive (500-1,500m) alluvial plains of extremely low relief.

Soils are generally deep (>200cm), poorly to moderately well-drained alluvial Black Earths and structured clays. Dominant soil materials are likely to include:

- self-mulching black light clay (topsoils) and
- cracking medium heavy clay (subsoils).

Morand (1994) suggests that general limitations of the soil landscape might include flooding, water erosion and foundation hazard and that more localised limitations might include potential for mass movement and waterlogging.

A geotechnical and ground water investigation of the land will be required for the re-development of the land to demonstrate that it is suitable for the proposal. Should site filling be proposed the assessment should account for existing soil conditions.

Vegetation

Planted trees and shrubs (various species) located near the eastern, southern and part of the northern boundary is important in the College St streetscape and provides a vegetative buffer to the residential development to the north and south.

It would be desirable to retain as much of the better perimeter vegetation as possible as part of the re-development of the land.

Drainage

The aerial image and Site Survey Plan (Kennedy) show existing earthen drains and the dam on the land. The land appears to be drained to the constructed concrete drain immediately west of the land.

The constructed existing earthen drains and the dam on the land constrain and may temper somewhat the re-development of the land.

Alterations to site drainage should be considered at the same time as site filling (if chosen) and the flood assessment and management of stormwater.

Flooding

The NSW PWD 1983 report titled '*Lismore Flood Plain Management Advice to Council*' identifies the land as a 'flood liable'.

Map 1 of the '*Lismore Floodplain Management Plan 2002*' identifies the land in a 'flood fringe area'.

Map 1 in Chapter No. 8 of Council's Development Control Plan 2006 classifies the land as a 'flood fringe area'.

The 1 in 100 year flood level nominated on Map 2 in Chapter No. 8 is 11.1m(AHD).

The 'flood planning level' (i.e. minimum floor level) nominated in Chapter No. 8 is the equivalent of the 1 : 100 year ARI flood level plus a freeboard of 300mm. Therefore the 'flood planning level' is 11.4m(AHD). However, Council as I understand now seeks a freeboard of 500mm, which makes the 'flood planning level', 11.6m(AHD).

The '1 : 500 flood level' nominated in Chapter No. 8 is the equivalent of the 1 : 100 year ARI flood level plus 1.03m. Therefore the '1 : 500 flood level' is 12.13m(AHD).

Chapter No. 8 states that filling to the 'flood planning level' is permitted provided fill material is sourced from the preferred excavation area (not established or commenced) or on-site.

Chapter No. 8 further states if fill cannot be obtained from the preferred excavation area, Council may approve fill imported from a source another source providing a flood impact assessment has been prepared by a suitably qualified consultant which demonstrates that the fill will have no adverse effects upon flood levels upstream or on flooding behaviour on adjacent properties.

Historically it appears that filling has occurred on adjoining lands and lands in the locality now used for residential development.

Flooding and achieving the minimum floor levels is the key constraint in regard the re-development of the land and a detailed flood impact assessment will be required if filling is proposed. A less detailed hydraulic / stormwater / flooding assessment will be required if no filling is proposed.

Land contamination

Given the previous use of the land as a plant nursery a preliminary land contamination assessment is required to demonstrate that it is suitable for residential purposes. The nature and extent of the assessment will be dependent on whether or not filling is proposed.

Fencing

Fencing to College St and in part to land to the north and south is a 1.8m high chain wire security type.

The fence to College St is a visually intrusive element in the streetscape and its removal would be highly desirable as part of any re-development of the land.

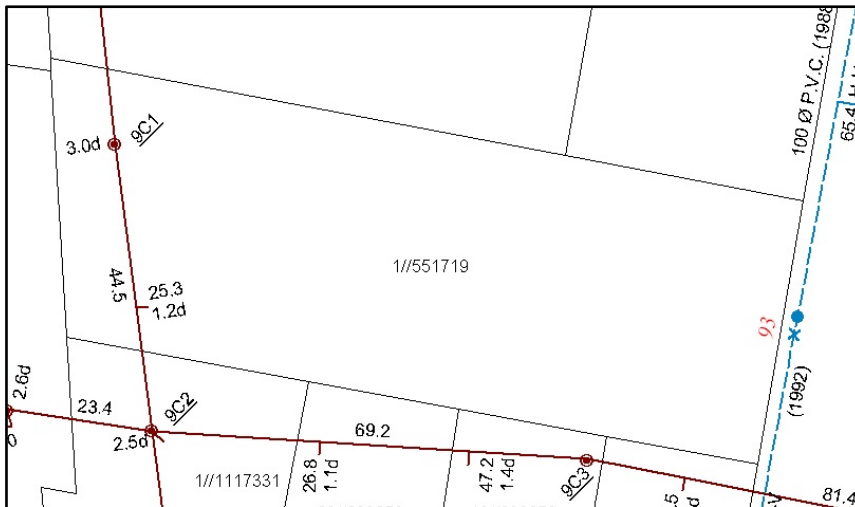
College St

College St is in a 20m wide road reserve with 9m seal between up-right kerb & gutter. There is no formed (concrete) footpath adjoining the land.

Depending on the nature and scale of the re-development some form of specialist traffic and parking assessment maybe required.

Services

The land is serviced with water and sewer. Follows is a map showing the approximate location of those services. Note the sewer main traverses the land and may constrain re-development of part of the land.



Source LCC Lismaps 2012

2. Planning Controls

2.1 Local Planning Controls

Lismore Local Environmental Plan 2000 (LEP)

The land is zoned 2(a)(residential). Affordable housing, attached dwellings, boarding houses dwellings, secondary dwellings, dual occupancy, residential flats, group homes, group homes (permanent), group homes (transitional), hostels, multi-dwelling housing, residential aged care facilities, seniors housing, semi-detached dwellings are permissible developments in the zone. All of those types of residential development (other than dwellings) require development consent (i.e. a DA).

The following are the key clauses of the LEP relevant to the land:

- Clause 18 - Preservation of trees
- Clause 22 - Development on flood affected land
- Clause 48 - Zone 2(a)(Residential) and
- Clause 56 - Excavating and filling of land in urban areas.

Draft Lismore Local Environmental Plan 2011 (dLEP)

The following are the key dLEP maps relevant to the land:

- The land is proposed to be zoned R1-general residential. Ref. zoning map.
- The minimum allotment size for land in the R1 zone is proposed to be 400m². Ref. lot size map.
- The land is nominated as in the flood planning area. Ref. flood planning map.
- The proposed maximum height (i.e. vertical distance between ground level (existing) at any point to the highest point) of buildings is 8.5m. Ref. height of buildings map.
- There is no proposed maximum floor space ratio for development on the land. Ref. floor space ratio map.

The types of residential development identified as permissible under the LEP are the same under the proposed dLEP.

There are several clauses in the dLEP which are relevant to the land and should be considered / addressed in the DA documentation (Stare of Environmental Effects). Those clauses relate to; the flood planning level, earthworks & drainage, height of buildings, essential services, tree preservation and architectural roof features.

Lismore Development Control Plan 2006 (DCP)

The following are the key Chapters of the DCP relevant to the land:

- Chapter 1 – residential development (establishes more detailed design controls for various types of residential development other than residential development provided for in residential State Environmental Planning Policies)
- Chapter 5 – urban subdivision
- Chapter 7 – off-street car parking
- Chapter 8 – flood prone land
- Chapter 13 – crime prevention through environmental design and
- Chapter 14 – tree preservation.

Lismore Contributions Plan Amended 2010

Depending on the nature and scale of the proposed re-development it is likely that Council will seek developer contributions towards:

- recreation and community facilities
- urban bushland
- street trees
- urban roads
- footpaths / cycleways and
- SES.

Council will also seek contributions towards the up-grade of the bulk water supply (Rous County Council), the local water supply network and sewerage infrastructure under the provisions of the *Water Management Act 2000*.

2.2 State Planning Controls

The following are the key State planning policies which, depending on the nature of the re-development, maybe relevant to the land:

- State Environmental Planning Policy No. 1 – Development Standards (enables variation to development standards where merit circumstances justify departure)
- State Environmental Planning Policy No. 6 – Number of storeys in a building
- State Environmental Planning Policy No. 65 – Design quality of residential flat development
- State Environmental Planning Policy (Building Sustainability Index) 2004
- State Environmental Planning Policy (Affordable Rental Housing) 2009 and
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

State Environmental Planning Policy (Affordable Rental Housing) 2009 provides for; boarding houses, group homes, residential flat buildings by social housing providers & public authorities & joint ventures.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 provides for housing for seniors, people with a disability, seniors housing, residential care facilities, hostels and self-contained dwellings.

These State planning policies prevail over local planning controls in the event of any inconsistency between them.

As a general rule the Policies for Affordable Rental Housing and Housing for Seniors or People with a Disability when compared to the LEP & DCP provisions and development standards enable; a higher density of residential density (as expressed by number of dwellings and floor space ratio), a reduction in the number of on-site car parks, increased building heights and reduced landscape areas.

The Policies however require a 'higher level' of environmental assessment to demonstrate the suitability of the land for the intended purpose and contain standards (usually building related) to ensure the form of housing is best suited to those it is been built for.

The re-development of the land can be 'mixed' in that a building or place may comprise 2 or more different land uses (i.e. re-development for affordable rental housing and for seniors or people with a disability).

Until the nature of any re-development is further defined there appears little to be gained from highlighting the enabling and restrictive provisions of the Policies for Affordable Rental Housing and Housing for Seniors or People with a Disability.

3. Preparation of a DA

The following provides general guidance in regard to the preparation of a DA for residential re-development of the land.

3.1 History search – LCC records

This would involve, with the consent of the landowner/client, a request to Council to access records to review development, building and property records relating to the land.

The purpose of the search is to understand and document, as best as possible, the historic use of the land.

3.2 Meeting with LLC - establish Council's DA requirements

I recommend meeting with Council's staff and the landowner/client in order to present to Council a 'clear picture' of the re-development, obtain a clear understanding of Council's requirements, seek an indication of the developer contributions and to identify any potential issues that may either hinder the smooth processing of the DA.

Council operates a Development Pre-lodgement Panel and provides a Duty Planner to review DA's and provide preliminary development advice.

I recommend consultation with the Pre-lodgement Panel with 'key players' (proponents, architects, engineers and planner) where a proposal is significant or on land that is environmentally constrained or the Duty Planner where a proposal is more straight forward.

In this instance having regard to the possible nature of re-development, location of the land and key issues I have identified above, a meeting with the Pre-lodgement Panel is required.

Concept plans, fees and a general description of the proposal should be provided to Council's town planning section at least 1 week in advance of a pre-arranged meeting.

3.3 DA information requirements

The following is a summary of the information that I consider should be provided to support the DA.

3.3.1 An existing site plan/s to scale

The site plan should at a minimum show:

- land description.
- land / lot dimensions, area, boundaries, northpoint.
- location and floor and uppermost building heights of dwellings on adjoining lands.
- location and height of fences on common boundaries.
- location and approximate height of existing trees on the land.
- location and height of existing trees on adjoining land within 3m of common boundaries.
- existing levels [spot levels and contours in m(AHD)] of the land and adjoining lands within 10m and
- location of existing adjoining roads, including kerbs, driveways & services, drainage & water lines and easements, electricity – overhead lines and telecommunication pits.

The site plan prepared by Kennedy needs up-dating to accurately reflect the land as it currently exists.

3.3.2 Proposed development plans

The development plans should provide the information prescribed by Schedule 1 of the *Environmental Planning & Assessment Regulation 2000* and include:

- location of proposed development in relation to boundaries of land / lot and adjoining dwellings
- floor plans showing layout, window and door locations, partitioning, room sizes and dimensions, and intended uses within the development
- development finished floor levels
- elevations and sections of the development showing external finishes, building heights (uppermost floor heights and uppermost building heights from existing ground levels) and existing and finished ground levels related to m(AHD)
- dimensions of the buildings and building line setbacks
- parking arrangements (showing dimensions), entry / exit points for vehicles, on-site car and service vehicle movement areas and kerbs and car parking areas
- proposed method of draining stormwater from the development and developed areas and
- proposed landscaping areas and treatment of development (incl. plant types and heights).

3.3.3 Supporting specialist assessments

The following specialist assessments are likely to be required by Council to support a comprehensive DA:

- State of Environmental Effects (town planning report)
- Architectural statement
- Engineering services assessment
- Traffic & parking assessment
- Geotechnical and groundwater assessment
- Preliminary land contamination assessment
- Flood impact assessment
- Stormwater management plan and
- BASIX certification.

The meeting with the Pre-lodgement Panel would further clarify the extent and nature of required specialist assessments.

Supporting explanatory documentation from Multitask would also assist Council and the community (as the DA will be publicly notified and exhibited) to fully understand the objective and intention of the re-development.

Trust the above satisfactorily meets your requirements. I look forward to working with yourselves and Multitask to further refine and develop the re-development of the land.

Please do not hesitate to contact me if you have any queries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'MS' followed by a stylized flourish.

Malcolm Scott M.P.I.A.