An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on 12 May 2026, 10:00 AM

Attachments Excluded From Agenda

Eber Butron
General Manager

6 May 2026

Attachments

Reports

10.1 Staged Co-living Housing (Health Worker Accommodation)

Attachment 1: Draft Conditions of Consent 3

Attachment 2: DA Plan set - 4 - 8 Weaver Street Lismore 2480 18

Attachment 3: Clause 4.6 variation request (Building Height).pdf - 4 - 8 Weaver Street Lismore 2480 59

Attachment 4: Clause 4.6 variation request - (Building Separation Distance) .pdf 4-8 Weaver Street Lismore 2480 633

Attachment 5: Submissions 1247

10.3 Monthly Finance and Investment Report

Attachment 1: Monthly Finance and Investment Report to Council May 2026 1257

Attachment 2: Prudential Investment Report April 26 1275

10.4 March 2026 Quarterly Budget Review Statement

Attachment 1: Quarterly Budget Review Statement 31 March 2026 1289

10.6 Policy Review

Attachment 1: 1.2.35 Service Review Policy 1304

Attachment 2: 1.4.3 Media Policy 1308

Attachment 3: 1.8.25 Leasing of Council Properties Policy_new 1326

Attachment 4: 1.8.25 Leasing of Council Properties Policy_old 1333

Attachment 5: 1.2.25 Volunteer Program Policy_new 1336

Attachment 6: 1.2.25 Volunteer Program Policy_old 1341

Attachment 7: 1.2.26 Unsolicited Proposals Policy_new 1345

Attachment 8: 1.2.26 Unsolicited Proposals Policy_old 1352

Attachment 9: 1.4.3 Media Releases Policy 1360

Attachment 10: 8.5.3 Social Media Policy 1362

Attachment 11: 1.4.18 Gathering Information Policy 1379

RECOMMENDED CONDITIONS OF CONSENT

GENERAL

Development in accordance with plans

1. The development being carried out shall be substantially in accordance with following as endorsed with Council's approval stamp, and the supporting documents submitted with the application, except where amended by the following conditions.

Plan Description	Drawn by	Drawing No.	Date
Site Information	Raunik	DA 0-0201 REV DA-4	13/02/2026
Design Intent	Raunik	DA 0-0204 REV DA-4	13/02/2026
3D Perspectives 1	Raunik	DA 0-0205 REV DA-4	13/02/2026
3D Perspectives 2	Raunik	DA 0-0206 REV DA-4	13/02/2026
3D Perspectives 3	Raunik	DA 0-0207 REV DA-4	13/02/2026
Summary st-1	Raunik	DA 1-0301 REV DA-4	13/02/2026
St-1 site plan	Raunik	DA 1-0305 REV DA-4	13/02/2026
St-1 level 1 - ground	Raunik	DA 1-0306 REV DA-4	13/02/2026
St-1 level 2	Raunik	DA 1-0307 REV DA-4	13/02/2026
St-1 levels 3-4	Raunik	DA 1-0308 REV DA-4	13/02/2026
St-1 level 5	Raunik	DA 1-0309 REV DA-4	13/02/2026
St-1 roof	Raunik	DA 1-0310 REV DA-4	13/02/2026
St-1 typical unit details	Raunik	DA 1-0311 REV DA-4	13/02/2026
St-1 typical unit details	Raunik	DA 1-0312 REV DA-4	13/02/2026
St-1 elevations	Raunik	DA 1-2000 REV DA-4	13/02/2026
St-1 elevations	Raunik	DA 1-2001 REV DA-4	13/02/2026
St-1 sections 1	Raunik	DA 1-3000 REV DA-4	13/02/2026
St-1 perspective	Raunik	DA 1-4000 REV DA-4	13/02/2026
Summary st-2	Raunik	DA 2-0301 REV DA-4	13/02/2026
St-2 demolition plan	Raunik	DA 2-0304 REV DA-4	13/02/2026
ST-2 SITE PLAN	Raunik	DA 2-0305 REV DA-4	13/02/2026
ST-2 LEVEL 1 - GROUND	Raunik	DA 2-0306 REV DA-4	13/02/2026
ST-2 LEVEL 2	Raunik	DA 2-0307 REV DA-4	13/02/2026
ST-2 LEVELS 3-4	Raunik	DA 2-0308 REV DA-4	13/02/2026
ST-2 LEVEL 5	Raunik	DA 2-0309 REV DA-4	13/02/2026
ST-2 ROOF	Raunik	DA 2-0310 REV DA-4	13/02/2026
ST-2 TYPICAL UNIT DETAILS	Raunik	DA 2-0311 REV DA-4	13/02/2026
ST-2 ELEVATIONS	Raunik	DA 2-2000 REV DA-4	13/02/2026
ST-2 ELEVATIONS	Raunik	DA 2-2005 REV DA-4	13/02/2026
ST-2 PERSPECTIVE	Raunik	DA 2-4000 REV DA-4	13/02/2026
BUILDING SEPARATION	Raunik	DA 3-6003 REV DA-4	13/02/2026
PRECINCT MONTAGE 1	Raunik	DA 3-6019 REV DA-4	13/02/2026
PRECINCT MONTAGE 2	Raunik	DA 3-6021 REV DA-4	13/02/2026
PRECINCT MONTAGE 2 - FUTURE	Raunik	DA 3-6022 REV DA-4	13/02/2026
PRECINCT MONTAGE 3	Raunik	DA 3-6023 REV DA-4	13/02/2026
PRECINCT MONTAGE 3 - FUTURE	Raunik	DA 3-6024 REV DA-4	13/02/2026
3D MONTAGE 1	Raunik	DA 3-6025 REV DA-4	13/02/2026

In the event of any inconsistency between conditions of this approval and the drawings/documents submitted as part of the application, the conditions of this approval prevail.

Condition reason: *To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information.*

BCA compliance

2. All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).

   Note: Council acknowledges the performance measures lodged with the application.

   Condition reason: *To ensure BCA compliance.*

General

3. All works, services, facilities and / or public utility alterations required by this approval or stated conditions whether carried out by Council or otherwise, shall be at the proponents expense and at no cost to Council.

   Condition reason: *To provide adequate services for the development (EPA Act Sec 4.15(c))*

Co-living housing requirements

4. The approved co-living housing must be operated as follows:

   a) Be marketed and operated to provide all occupants with a principal place of residence for at least 3-months;

   b) Private rooms are limited to 2 occupants per room, at any time;

   b) All shared facilities (e.g., communal living rooms, bathrooms, kitchens, laundries) must be maintained by a managing agent, who provides management services 24 hours a day; and

   c) The development must contain an appropriate workspace for the manager, either within the communal living area or in a separate space.

   Condition reason: *To ensure compliance with s67, s68, and s69 of the State Environmental Planning Policy (Housing) 2021.*

No Future Subdivision

5. Development consent must not be granted for the subdivision of the approved co-living housing development into separate lots.

   Condition reason: *To ensure compliance with s70 of the State Environmental Planning Policy (Housing) 2021.*

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Unexpected Finds – Contaminated Land

6. **Prior to the issue of any Construction Certificate**, An Unexpected Finds Protocol shall be submitted to the certifier that addresses how any unexpected or suspicious materials with the potential to be wastes or relate to contamination will be managed. Should these materials be discovered, all sitework must cease immediately. No works shall be undertaken until the

required investigations have been completed and any permits or approvals obtained where required.

Condition reason: *To ensure unexpected finds are managed appropriately to protect health and safety.*

NCC Compliance – Construction Certificate

7. **Prior to the issue of any Construction Certificate**, the Certifier must ensure that the detailed construction plans and specifications demonstrate full compliance with the National Construction Code (NCC) 2022, including (but not limited to):
   - Building Code of Australia (BCA) – Volume 1 performance and deemed-to-satisfy provisions
   - Fire safety and egress requirements, including fire resistance levels, fire separation, essential fire safety measures and access for fire-fighting
   - Access and mobility provisions in accordance with Section D and the Disability (Access to Premises – Buildings) Standards 2010
   - Structural provisions in accordance with Section B and relevant Australian Standards
   - Services and equipment, including mechanical ventilation, electrical systems, hydraulic services and smoke hazard management
   - Health and amenity provisions, including natural ventilation, sanitary facilities, acoustic privacy and damp and weatherproofing

   The Construction Certificate must not be issued until the Certifier is satisfied that all plans, reports and specifications demonstrate compliance with the NCC 2022 and all relevant referenced Australian Standards.

   Condition reason: *To ensure compliance with the National Construction Code (NCC) 2022.*

External lighting

8. **Prior to the issue of any Construction Certificate**, plans detailing external lighting must be prepared by a suitably qualified person. The lighting plan must be consistent with the approved plans and documents, and the following requirements:
   a) comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting
   b) lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties; and
   c) external lighting must not flash or intermittently illuminate unless required for safe ingress/egress of vehicles crossing a pedestrian footway or approved vehicle entrance.

   The lighting plan must be submitted to the certifier.

   Condition reason: *To protect the amenity of the local area*

Noise Management

9. **Prior to the issue of any Construction Certificate**, plans detailing acoustic measures must be prepared by a suitably qualified person. The acoustic plan must be consistent with the approved plans and documents and the following requirements:
   a) Noise sources including but not limited to air conditioning units, lift motors and ventilation units must not give rise to offensive noise or have adverse impacts on the amenity of surrounding properties; and

   The acoustic plan must be submitted to the certifier.

   Condition reason: *To protect the amenity of the local area.*

Professional Engineering details

10. Engineering plans, details and specifications (including required site classification/geotechnical reports) for structural footings, slabs, framework, retaining walls and any other structural elements within the building prepared by an appropriately qualified engineer shall be provided to the satisfaction of the Principal Certifying Authority, **prior to the issue of any Construction Certificate**.

Condition reason: *To ensure that the Certifier is provided with sufficient information to enable determination of the Construction Certificate.*

Drainage

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

Condition reason: *To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 4.15(b)*

Roads Act Approval

12. **Prior to the issue of any Construction Certificate**, separate approval under section 138 of the *Roads Act 1993* for all the works upon the public road shall be obtained. For this approval, full design plans of the proposed engineering works required upon the public road shall be submitted to and approved by Council. Plans shall include details of works required to satisfy the conditions of this consent. Such plans shall be accompanied with the fee, as adopted at the time of the payment as indicated in Council's Fees and Charges.

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

Approvals under the *Local Government Act 1993*

13. **Prior to the issue of any Construction Certificate**, approval under Section 68 of *the Local Government Act 1993* must be obtained from Council for all of the following:

Water supply, Sewerage, and/or Stormwater Drainage Work	
B1	Carry out water supply work
B4	Carry out sewerage work
B5	Carry out stormwater drainage work

All such approvals must be included by the Certifier as part of the relevant Construction Certificate.

Reason: *Compliance with Section 68 of the Local Government Act 1993. To ensure the development is in accordance with Council's standards regarding engineering, the environment, safety, etc.*

Landscaping Plan

14. **Prior to the release of any Construction Certificate** the Applicant is to submit to Council for approval a detailed Landscape Plan. The plan shall be prepared by a suitably qualified landscape

architect or landscape designer and is to and be generally in accordance with the following guidelines:

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

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

Condition reason: *To compensate for the removal of the native vegetation from the land and the loss of amenity and biodiversity that the vegetation provided and to comply with the recommendations of the NSW Rural Fire Service (NSW RFS).*

BEFORE BUILDING WORK COMMENCES

Dilapidation Report

15. **Prior to the commencement of any works**, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land, to the satisfaction of the principal certifier.

Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the principal certifier, that all reasonable steps were taken to obtain access to the adjoining properties.

No less than 14 days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be provided to council (where council is not the principal certifier) at the same time.

The proponent shall bear the cost of all restoration works to the road reserve that is damaged during the course of this development. A dilapidation survey of the road reserve along the frontage of the property and extending to the neighbouring properties, must be submitted to the Council within 30-days of the issue of an Occupation Certificate.

Note: This documentation will be used to resolve any dispute over damage to infrastructure. It is in the proponents interest for it to be as full and detailed as possible.

Condition reason: *To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.*

Construction Management Program

16. **Prior to the commencement of any works** a Construction Management Plan must be prepared and submitted to Council for the development by a suitably qualified professional/s. The plan shall detail:

(a) The proposed method of access to and egress from the site for construction vehicles, including access routes through any Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed;

(b) The proposed phases of construction works on the site, and the expected duration of each construction phase;

(c) The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process.

(d) The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, and the erection of any part of the structure within the site. Mobile cranes (if required) shall be located wholly within the site;

(e) The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period;

(f) The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site;

(g) Proposed protection for Council assets and adjoining properties and;

(h) The location of any Construction Zone (if required) approved by Council's Traffic Committee, including a copy of that approval.

(i) Traffic management plan prepared in accordance with the Austroads guidelines

The Site Supervisor/s and their 24-hour contact details must be included in the CMP once they are determined. A sign displaying the contact details of the supervisor/s must be displayed on the site adjacent to the site access.

Condition reason: *To ensure appropriate measures have been considered during all phases of the construction process in a manner that respects adjoining owner's property rights and residential amenity in the locality, without unreasonable inconvenience to the community.*

Construction fencing

17. A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if in the opinion of the Principal Certifying Authority the works—
    (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
    (b) could cause damage to adjoining lands by falling objects, or
    (c) involve the enclosure of a public place or part of a public place.

Condition reason: *To ensure public safety.*

Erosion and sediment controls in place

18. **Before any site work commences**, the principal certifier, must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book) (as amended from time to time).

Condition reason: *To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.*

DURING BUILDING AND DEMOLITION WORK

Demolition of structures

19. All demolition work is to be carried out in accordance with the provisions of *Australian Standard AS 2601: 2001 - The Demolition of Structures* and the relevant requirements of SafeWork NSW and the *Work Health and Safety Regulation 2017*.

    The proponent shall also observe the relevant guidelines by NSW Environment Protection Authority (EPA) and SafeWork NSW.

    Condition reason: *To protect workers, the public, and the environment.*

Site Sign

20. (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
    (a) stating that unauthorised entry to the work site is prohibited;
    (b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
    (c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
    (2) Any such sign must be maintained while to building work or demolition work is being carried out but must be removed when the work has been completed.
    (3) This condition does not apply to building works being carried out inside an existing building.

    Condition reason: *Prescribed – Statutory.*

Car Parking

21. All loading and unloading shall take place within the property boundaries, as will the parking of construction and private vehicles associated with the development.

    Reason: *To provide adequate off street parking space for the anticipated traffic that will be generated by the development. (EPA Act Sec 4.15(a))*

22. Vehicles using the on-site parking area must enter and leave in a forward direction, in accordance with Council's Development Control Plan No. 1, Part A, Chapter 7 - Off Street Car parking Requirements. All driveways and turning areas shall be kept clear of obstructions that prevent compliance with this condition.

    Reason: *To ensure adequate access to and from the development. (EPA Act Sec 4.15(c))*

Sediment and Erosion

23. Sediment control measures must be put into place and be properly maintained to prevent soil erosion and the transport of sediment from the site to natural or constructed drainage lines or water courses. Control measures are to remain in place until the site has been adequately revegetated or landscaped to prevent soil erosion. Sediment control fencing must be completely removed once the site is adequately revegetated.

    Reason: *To minimise soil erosion and sedimentation.*

Drainage

24. All stormwater from the site shall be disposed of without causing nuisance to adjoining properties.

Reason: *To ensure that the land or adjoining land is not damaged by the uncontrolled discharge of concentrated runoff from any buildings and paved areas that may be constructed on the land. (EPA Act Sec 4.15(b)).*

Surveys by a registered surveyor

25. While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor and provided to the principal certifier:
    a) All footings / foundations in relation to the site boundaries and any registered and proposed easements
    b) At other stages of construction – any marks that are required by the principal certifier.

Reason: *To ensure buildings are sited and positioned in the approved location.*

Prohibition on Use of Pavements

26. Building materials shall not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand) and a suitable sign to this effect shall be erected adjacent to the street alignment.

Condition reason: *To ensure public safety and amenity on public land.*

Waste Management

27. All waste material removed from or imported to the site is managed in accordance with the following requirements:

    All excavated material removed from the site has been classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility.
    All fill material imported to the site must be:
    - Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*, and/or
    - A material identified as being subject to a resource recovery exemption by the NSW EPA.

    All VENM or waste-derived fill material subject to a resource recovery exemption must be accompanied by documentation as to the material's compliance and must be provided to the Principal Certifier or Council on request.

    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*.

Condition reason: *To ensure waste is not contaminated and is safe for future occupants.*

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Contributions – Stage 1

28. Payment of contributions levied under Section 7.11 of the Environmental Planning and Assessment Act and Lismore Contributions Plan 2014 are required. Such levies shall contribute

towards the provision of public services and/or amenities identified in the attached schedule. Such levies shall be calculated at the rate(s) in effect on the date the **Construction Certificate is granted for the relevant stage**. The rates and amounts applying at the date of this notice, totalling **$157,573.66**, are set out in the schedules for your information. Where the total contribution payable exceeds $20,000 payment to Council must be by bank cheque or cash. Personal cheques are not acceptable. All levies, fees, contributions, bonds etc. shall be paid **prior any Occupation Certificate being granted for stage 1.**

Development Application # :	2026/44
Property Address:	4 Weaver Street Lismore 2480
CPI/HPI Quarter In Use:	Dec-25
Contributions Values Valid To:	01/05/2026

Lismore City Council Section 7.11 Infrastructure Contributions Plan 2024-2041

Community Infrastructure Type	Receipt Code	Contribution
Community Facilities	1100	$2,263.73
Public Domain	1101	$3,826.65
Open Space and Recreation (Capital)	1103	$18,987.15
Open Space and Recreation (Land)	1106	$879.32
Walking and Cycling	1109	$13,328.86
Traffic Management (Capital)	1111	$73,884.14
Traffic Management (Land)	1117	$22,013.86
Stormwater Management	1126	$15,604.48
Plan Preparation and Administration	1128	$6,785.47
APPLICABLE TOTAL CONTRIBUTION		**$157,573.66**

The levies are those applicable as at date of original consent. If these levies are not paid within twelve (12) months of the date of original consent, the rates shall then be increased on an annual basis in accordance with the prevailing Australian Bureau of Statistics Consumer Price Index and the Producer Price Index, as applicable at the time of payment.

The contributions set out in the schedule are exclusive of any GST (if any) and where the provision of any services or the construction of any infrastructure or any other thing with those contributions occurs, then in addition to the amount specified above the Applicant will pay to the Council the GST (as defined below) which is payable by the Council in respect of the provision of such services or construction of any infrastructure or any other thing.

If the contributions set out in the schedule, or part thereof, are to be met by the dedication of land or other approved Material Public Benefit, then the Applicant will pay to Council the GST (defined below) applicable to the value of land dedicated or (Material Public Benefit) which is payable by the Council in respect of the provision of such services or construction of any infrastructure or any other thing.

GST means any tax levy charge or impost under the authority of any GST Law (as defined by the GST Act) and includes GST within the meaning of the GST Act.

The GST Act means A New Tax System (Goods and Services Tax) Act 1999 or any amending or succeeding legislation.

Condition reason: *To provide funds for the provision of services and facilities identified in Lismore City Council's Section 7.11 Contributions Plan 2014 as required by the increased population or activity. (EPA Act Sec 94)*

Contributions – Stage 2

29. Payment of contributions levied under Section 7.11 of the Environmental Planning and Assessment Act and Lismore Contributions Plan 2014 are required. Such levies shall contribute towards the provision of public services and/or amenities identified in the attached schedule. Such levies shall be calculated at the rate(s) in effect on the date the **Construction Certificate is granted for the relevant stage**. The rates and amounts applying at the date of this notice, totalling **$193,450.83**, are set out in the schedules for your information. Where the total contribution payable exceeds $20,000 payment to Council must be by bank cheque or cash. Personal cheques are not acceptable. All levies, fees, contributions, bonds etc. shall be paid **prior any Occupation Certificate being granted for stage 2.**

Development Application # :	DA26/44
Property Address:	6-8 Weaver Street, Lismore
CPI/HPI Quarter In Use:	Dec-25
Contributions Values Valid To:	01/05/2026

Lismore City Council Section 7.11 Infrastructure Contributions Plan 2024-2041

Community Infrastructure Type	Receipt Code	Contribution
Community Facilities	1100	$2,778.13
Public Domain	1101	$4,696.21
Open Space and Recreation (Capital)	1103	$23,301.74
Open Space and Recreation (Land)	1106	$1,079.14
Walking and Cycling	1109	$16,357.68
Traffic Management (Capital)	1111	$90,725.38
Traffic Management (Land)	1117	$27,031.73
Stormwater Management	1126	$19,150.40
Plan Preparation and Administration	1128	$8,330.42
APPLICABLE TOTAL CONTRIBUTION		**$193,450.83**

The levies are those applicable as at date of original consent. If these levies are not paid within twelve (12) months of the date of original consent, the rates shall then be increased on an annual basis in accordance with the prevailing Australian Bureau of Statistics Consumer Price Index and the Producer Price Index, as applicable at the time of payment.

The contributions set out in the schedule are exclusive of any GST (if any) and where the provision of any services or the construction of any infrastructure or any other thing with those contributions occurs, then in addition to the amount specified above the Applicant will pay to the Council the GST (as defined below) which is payable by the Council in respect of the provision of such services or construction of any infrastructure or any other thing.

If the contributions set out in the schedule, or part thereof, are to be met by the dedication of land or other approved Material Public Benefit, then the Applicant will pay to Council the GST (defined below) applicable to the value of land dedicated or (Material Public Benefit) which is payable by the Council in respect of the provision of such services or construction of any infrastructure or any other thing.

GST means any tax levy charge or impost under the authority of any GST Law (as defined by the GST Act) and includes GST within the meaning of the GST Act.

The GST Act means A New Tax System (Goods and Services Tax) Act 1999 or any amending or succeeding legislation.

Condition reason: *To provide funds for the provision of services and facilities identified in Lismore City Council's Section 7.11 Contributions Plan 2014 as required by the increased population or activity. (EPA Act Sec 94)*

Water and Sewer – Certificate of Compliance

6 **Prior to the issue of any Occupation Certificate for each stage**, a Certificate of Compliance issued by Lismore City Council (and on behalf of Rous Water) under s.305 of the Water Management Act 2000, must be obtained and submitted to the Certifier in relation to contributions payable under s.64 of the Local Government Act.

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, 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 this consent which details the Water and Sewer Contributions applicable to this development that must be paid prior to the issue of the Compliance Certificate.

c) 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 confirming that the required s.64 contributions have been paid.

Condition 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.*

Vehicular Access

30. **Prior to the issue of any Occupation Certificate** the construction of the vehicular access associated with this development must:

(a) be constructed so that any surface water is disposed of without causing a nuisance to adjoining owners;
(b) meet the requirements of this consent and Council's Design and Construction Specification for Vehicular Access;
(c) Submit a certificate of compliance with the above requirements from an appropriately qualified and experienced person shall be provided **prior to the issue of any Occupation Certificate.**

Condition reason: To ensure compliance with applicable construction standards and *adequate access to and from the development. (EPA Act Sec 4.15(c))*

Line Marking

31. **Prior to the issue of any Occupation Certificate** 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

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

32. **Prior to the issue of any Occupation Certificate** all works and services in accordance with an approval issued under s68 of the Local Government Act for water supply and sewerage works in accordance with the corresponding Subdivision Works Certificate for the respective stages shall be complete.

Condition reason: *Condition required by Council to ensure that the land subject to this development consent notice is provided with Utility services for dwelling construction.*

Damage to Public Infrastructure

33. The applicant shall bear the cost of all restoration works to Council's property damaged during the course of this development. The applicant shall advise Council by photographic or video record, of any existing damage to Council property before commencement of the development. A dilapidation survey of Council's assets, including photographs and written record, must be prepared by a suitably qualified person and submitted to Council **prior to the issue of a Occupation Certificate.**

NOTE: This documentation will be used to resolve any dispute over damage to infrastructure. It is in the applicant's interest for it to be as full and detailed as possible.

Condition reason: *To ensure the protection of existing built public infrastructure.*

Rectification

34. **Prior to the issue of an Occupation Certificate** all redundant lay-backs and vehicular crossings shall be reinstated to conventional kerb and gutter, foot-paving or grassed verge as appropriate. All costs shall be borne by the person acting on this consent.

Condition reason: *To facilitate vehicular access to private sites, without disruption to pedestrian and vehicular traffic, and the preservation of on street parking spaces.*

Orion Street Parking

35. 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 roadworks include:

- Widening of Orion Street (North of 4 Weaver Street) to accommodate Ten (10) x 60 Degree rear to kerb parking spaces with associated line marking and sign posting.

Design plans are to be submitted with a Section 138 application and works completed **prior to the issue of any Occupation Certificate for Stage 2**.

Condition reason: *To improve on street parking facilities within the vicinity of the development.*

Pathway

36. A **1.5m wide** concrete footpath is to be constructed along Weaver Street in accordance with Council's Development, Design and Construction Manuals (as amended) from the entrance location of 4 Weaver Street to Fermoy Avenue at the proponent's cost. Design plans are to be

submitted with a Section 138 application and works completed **prior to the issue of any Occupation Certificate for Stage 2**.

Condition reason: *To ensure adequate and safer movement of pedestrians along a public road. (EPA Act Sec 4.15C(b)*

37. **Prior to the issue of stage 2 Occupation Certificate**, all separate parcels of land in this stage being Lot 18 and Lot 19 of DP 17964 shall be consolidated into one allotment under one title and lodged with the Registrar General.

Condition reason: *To prevent future dealing in separately titled land, the subject of one consolidated site development application. (EPA Act Sec 4.15(c))*

Landscaping Plan

38. **Prior to the issue of any Occupation Certificate** all landscaping works on the site are to be completed in accordance with the stamped approved landscaping plan.

Condition reason: *To ensure appropriate landscaped area and landscaping amenity at the final inspection is in accordance with the approved plan.*

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

Landscaping Plan

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

Condition reason: *To ensure that all landscaping measures prescribed in the approved landscape plan are maintained in perpetuity by the owner/s of the property.*

Mechanical Plant - Location and Acoustic Treatment

40. All air conditioning units and other mechanical plant or equipment are to be located so that any noise impact due to their operation which may be or is likely to be experienced by any neighbouring premises is minimised. Notwithstanding this requirement all air conditioning units and other mechanical plant and or equipment is to be acoustically treated or shielded where considered necessary to the satisfaction of Council's General Manager or delegate such that the operation of any air conditioning unit, mechanical plant and or equipment does not result in the emission of offensive or intrusive noise.

Condition reason: *To ensure operational noise levels do not unreasonably impact on the amenity of adjoining and nearby premises.*

Section 64 Contributions Table

Schedule A

Local Government Act - Section 64 Contributions

The developer shall pay to Council all Water and Sewerage levies deemed necessary by Council and in accordance with Section 64 of the Local Government Act 1993. The rates and amounts applying at the date of this notice are set out below for your information. Such levies shall be paid, as required by Council, prior to being issued with a Section 307 - Certificate of Compliance.

Charges are levied to provide funds for the provision of services and facilities identified in Lismore City Council's and Rous County Council's Development Servicing Plans (DSP) as required by an increase in population or development activity (Water Management Act 2000, Sec 306).

Development Application Number	5.2026.44.1 – **Stage 1**			
CPI Quarter in Use	Dec-25			
Contributions Values Valid To	01/05/2026			
Levy Area	**No. of ET's**	**Cost Per ET**	**Receipt Code**	**Amount Payable**
Water Supply				
Lismore Water	10.54	$1,837.50	503	$19,367.25
Rous County Council	10.54	$10,598.00	509	$111,702.92
Sewerage Services				
Lismore Sewer	17.00	$8,533.35	507	$145,066.95
Total				**$276,137.12**

Development Application Number	5.2026.44.1 - **Stage 2**			
CPI Quarter in Use	Dec-25			
Contributions Values Valid To	01/05/2026			
Levy Area	**No. of ET's**	**Cost Per ET**	**Receipt Code**	**Amount Payable**
Water Supply				
Lismore Water	13.84	$1,837.50	503	$25,431.00
Rous County Council	13.84	$10,598.00	509	$146,676.32
Sewerage Services				
Lismore Sewer	22.00	$8,533.35	507	$187,733.70
Total				**$359,841.02**

IMPORTANT TO NOTE
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.

The cost per ET is in accordance with the relevant Development Servicing Plan as at the date of this consent. 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.

Lismore Council and Rous County Council DSP charges are the adopted Development Servicing Charges per Equivalent Tenement (ET) current at the time of payment multiplied by the assessed number of ET's for the development.

Payment Details
Council does not issue an Invoice. This document is to be used to pay any outstanding contributions. If the amount has to be updated to due CPI adjustment, please submit this form: https://forms.lismore.nsw.gov.au/forms/23484. Contributions can be paid by credit card by telephoning Council's Contact Centre on 02 6625 0500, by attending Council's Corporate Centre or by Electronic Transfer by arrangement with our Finance Department.



RAUNIK design group ARCHITECTS

SITE INFORMATIOI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0201 REV DA

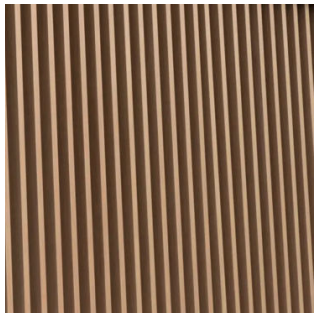
MATERIALITY


1. CLADDING A

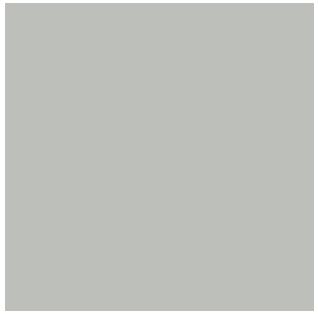

2. CLADDING B

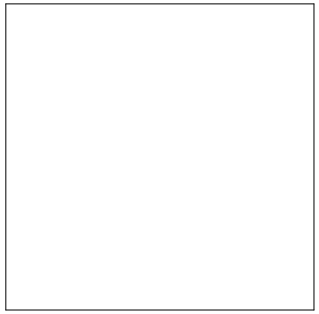

3. GLASS BALUSTRADES


4. WINDOW SHADING


5. ALUMINIUM BATTENS


6. FEATURE BLOCKWORK


7. SHALE GREY


8. WHITE


9. MONUMENT

ARCHITECTURAL STATEMENT

The proposed development comprises two five-storey residential buildings designed under the NSW Co-Living Housing Guidelines. Strategically positioned adjacent to Lismore Base Hospital, the project responds to a growing need for affordable, flexible, and community-oriented housing options for healthcare workers, students, and key local professionals.

Design Intent and Vision
The architectural vision for the development is to create a modern, budget-conscious living environment that fosters social connection, personal wellbeing, and a sense of belonging. The design balances affordability with a contemporary aesthetic, ensuring high-quality amenity within a cost-effective framework.

Form and Aesthetic
The buildings are conceived as clean, modern forms that respond to their urban and environmental context. Simple geometries, articulated facades, and a considered use of materials, which create visual depth and rhythm while maintaining a restrained palette suited to the project's budget. The architectural expression is guided by a focus on longevity, low maintenance, and passive design performance.

Contextual Response
Situated adjacent to the hospital, the development enhances the surrounding precinct by introducing active, landscaped edges and human-scaled frontage treatments. The massing steps and articulation are designed to break down the building's scale, ensuring it integrates comfortably within the mixed-use character of the area.

Amenity and Functionality
Each building accommodates a mix of co-living units featuring private bedrooms with ensuites and kitchenettes. Shared living, laundry and communal spaces are featured throughout the building. Balconies and communal terraces encourage outdoor engagement and cross-ventilation. Landscaped areas between and around the buildings promote relaxation, informal interaction, and a connection to nature.

Sustainability and Liveability
The design incorporates passive solar principles, natural ventilation, water-sensitive landscaping, and energy-efficient systems to ensure environmental performance and resident comfort. The proximity to the hospital and public transport supports sustainable urban living with reduced reliance on private vehicles.

Conclusion
This development aims to deliver well-considered, contemporary co-living accommodation that supports the evolving needs of Lismore's community. By combining thoughtful design, environmental responsibility, and affordability, the project contributes positively to the city's growing urban fabric and provides much-needed housing diversity near a key employment and service hub.

CPTED:
CPTED principles have been adhered to and the Development is to include:
- Secure building access via key card and/or fob system
- Secure/safety screens on widows/balcony doors
- Frosted glass to bathroom windows - where relevant
- CCTV coverage of entry points, lobby/reception and parking area
- Well lit pathways and entrances
- Compliance with fire safety regs and egress routes
- Electronic access control to each unit with remote management capabilities
- Video intercom system
- Clear entry signage

RAUNIK design group ARCHITECTS

@A

DESIGN INTEN

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0204 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0205 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0206 REV DA

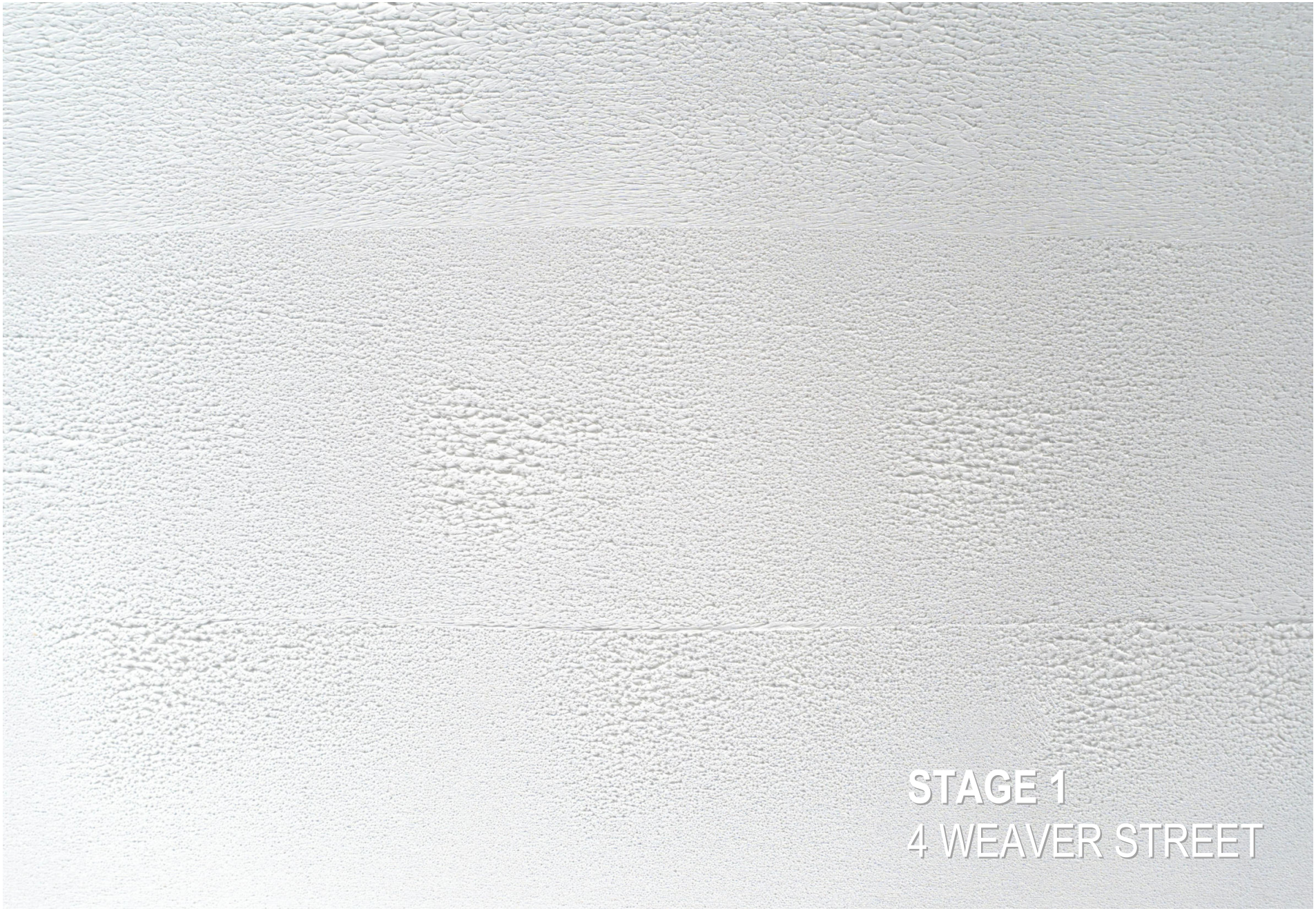


RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0207 REV DA


STAGE 1
4 WEAVER STREET

RPD
4 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,110
Typical	38.83	431.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	6	1	1	8	8	320	442	56	26	
	Core / Corridor / Other										
Level 4	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 3	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 2	Units	7	1	1	9	9	320	478	14	26	
	Core / Corridor / Other										
Level 1 Ground	Units	3			3	3	131	210	139	9	19
	Core / Corridor / Other										
Totals	**0**	**30**	**4**	**4**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.O.S**	**TOTAL**
		Total Units 38			**38**	**38**	**1,411**	**2,002**	**237**	**113**	**19**
Total Cars Required		**15**	**2**	**2**							
		Total Cars Required 19									

Plus 2 Motorbike Spaces

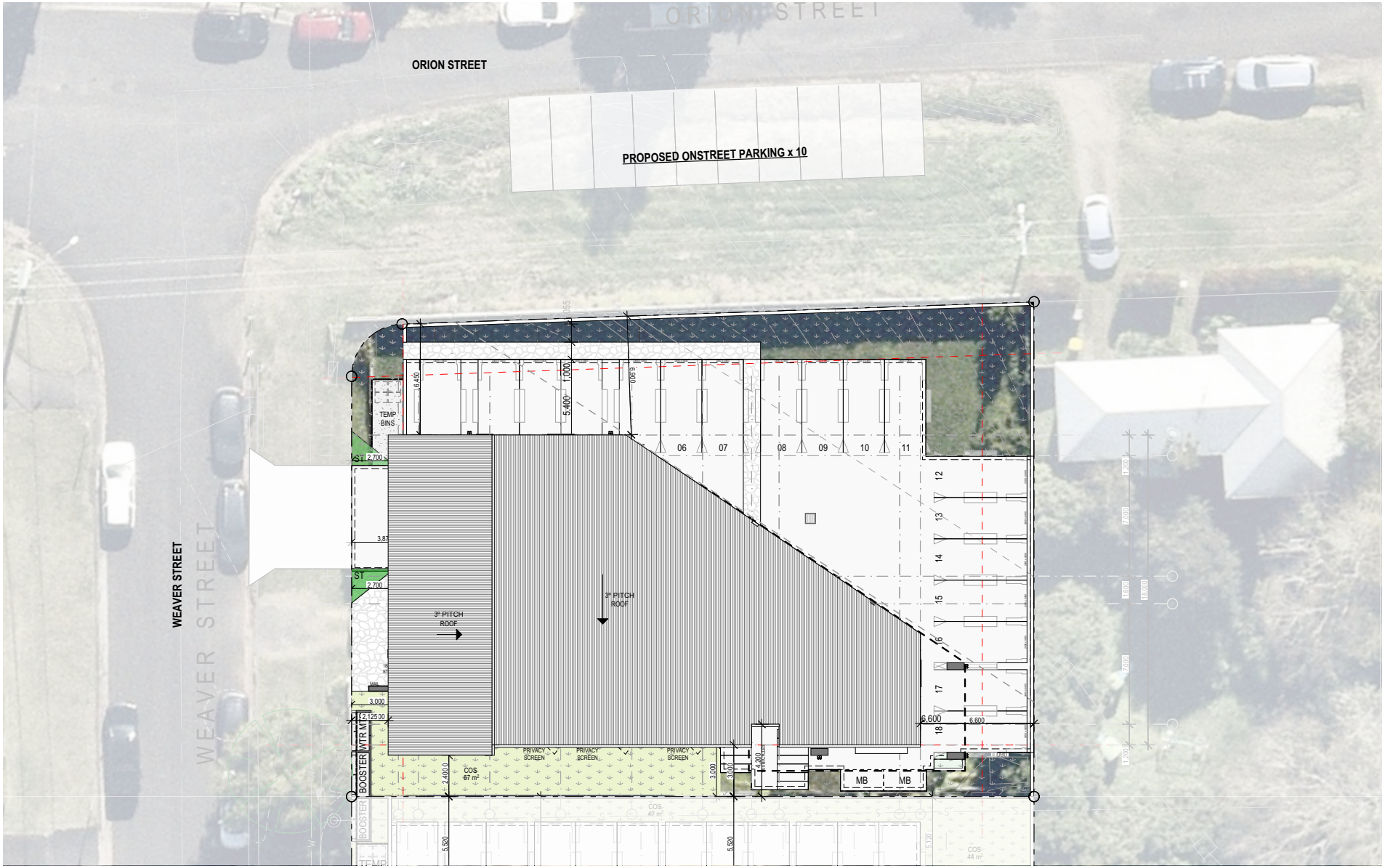
Landscaping Requirements
40% of 1,110 = 444m2
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 467m^2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 230m^2 = NON COMPLIANT

RAUNIK design group ARCHITECTS

@A
SUMMARY ST-

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0301 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-1 SITE PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-1.0305 REV DA

:O-LIVING:

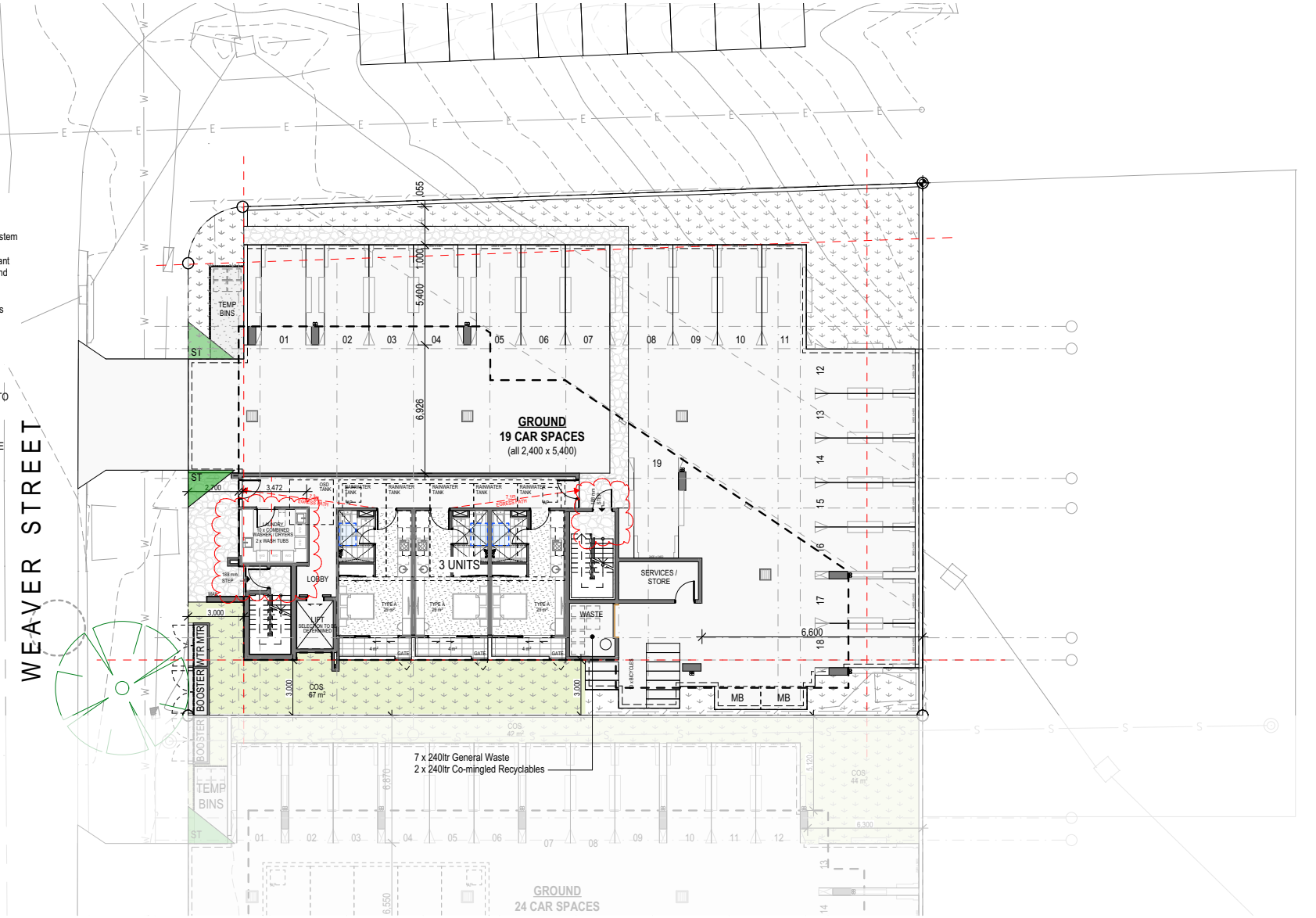
9 CAR SPACES
:8 UNITS

T. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
OW LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage

ASTE MANAGEMENT PLAN
EMPORARY BIN STORAGE AREA ADJACENT TO
RIVEWAY TO BE USED AS A SECONDARY
VERFLOW FOR BIN STORAGE AS PER
NVIRONMENTAL CONSULTANT REPORT.
EMAINDER OF BINS TO BE STORED IN WASTE
OOM.

WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables



RAUNIK design group ARCHITECTS

1:200@A

ST-1 LEVEL 1 - GROUNI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0306 REV DA

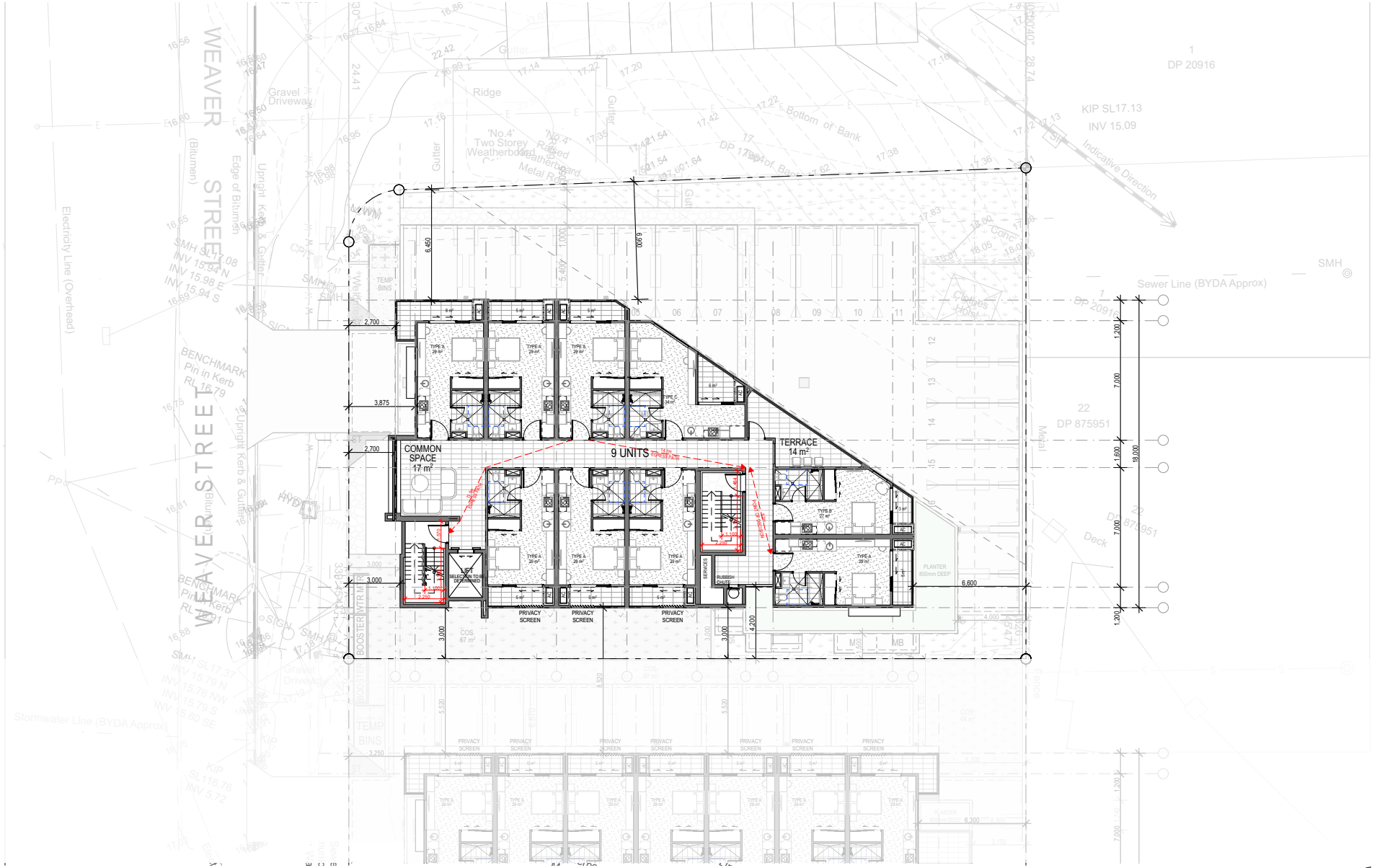


RAUNIK design group ARCHITECTS

1:200@A

ST-1 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0307 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-1 LEVELS 3-

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0308 REV DA

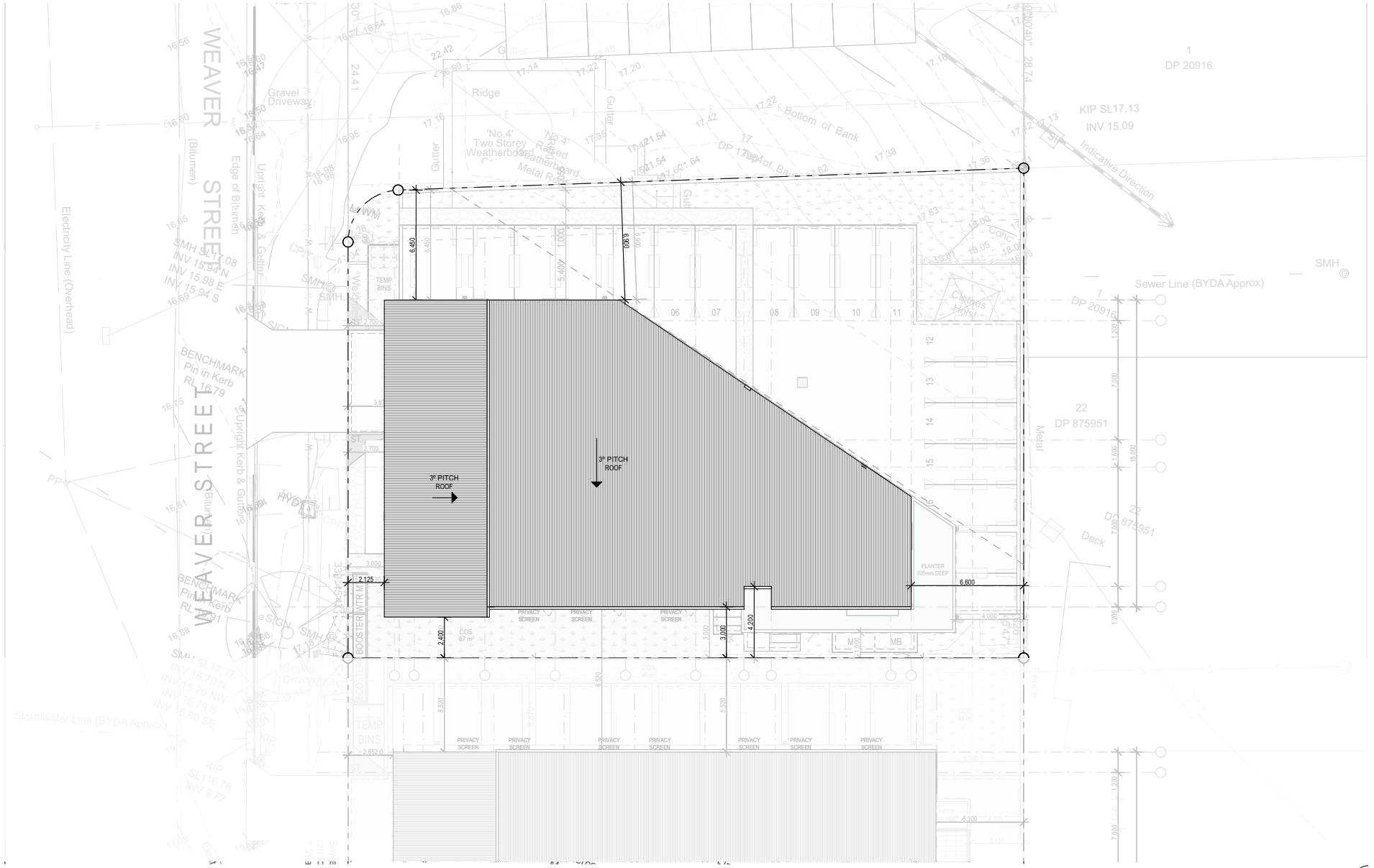


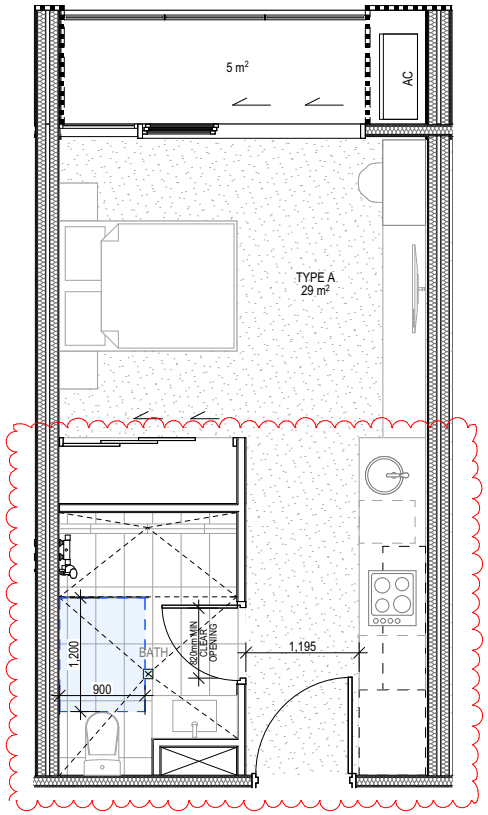
RAUNIK design group ARCHITECTS

1:200@A

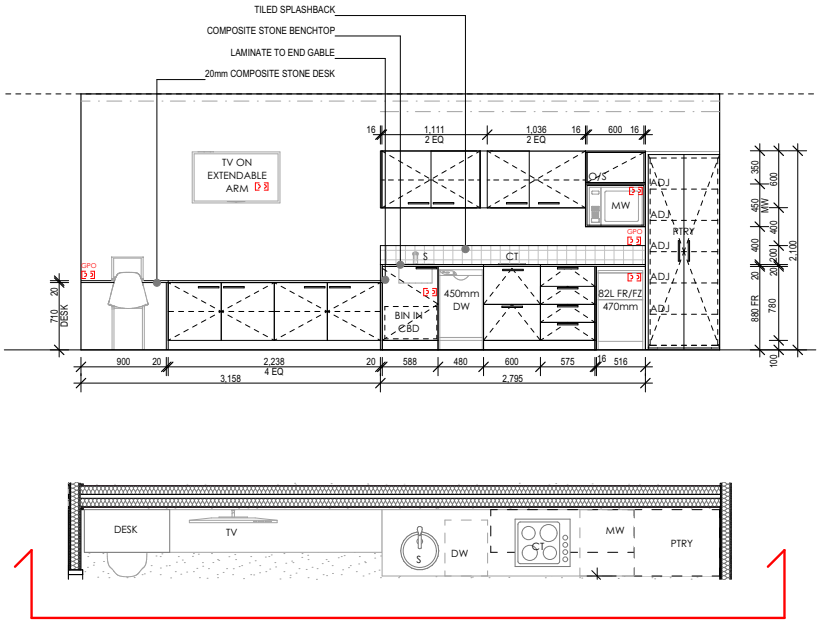
ST-1 LEVEL

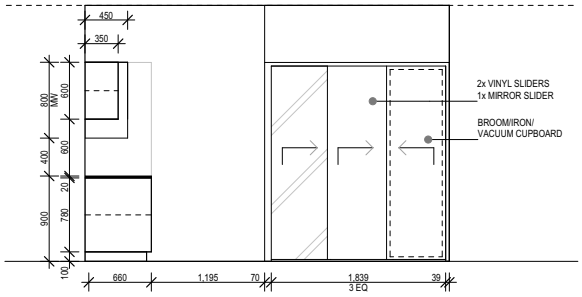
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.0309 REV DA

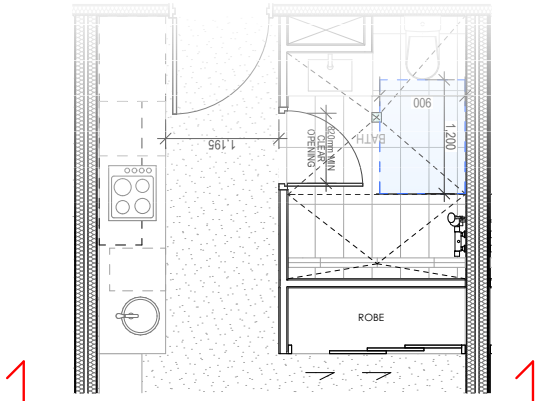

WEAVER STREET
3° PITCH ROOF
3° PITCH ROOF
6,450
6,900
2,125
6,600
2,400
3,000
4,200
PRIVACY SCREEN
Sewer Line (BYDA Approx)
Stormwater Line (BYDA Approx)
Electricity Line (Overhead)
Indicative Direction
Bottom of Bank
Ridge
Gravel Driveway
Upright Kerb & Gutter
Edge of Bitumen
Gutter
Metal
Deck
Fence
DP 20916
DP 875951
KIP SL17.13
INV 15.09
SMH
TEMP BINS
BENCHMARK
Pin in Kerb
RL 16.79
RAUNIK
design group
ARCHITECTS
1:200@A
ST-1 ROO
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.0310 REV DA



TYPE A UNIT DETAILS
Scale 1:50

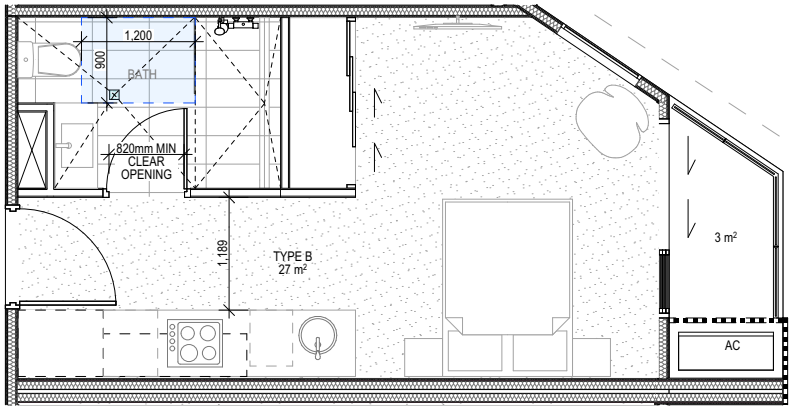




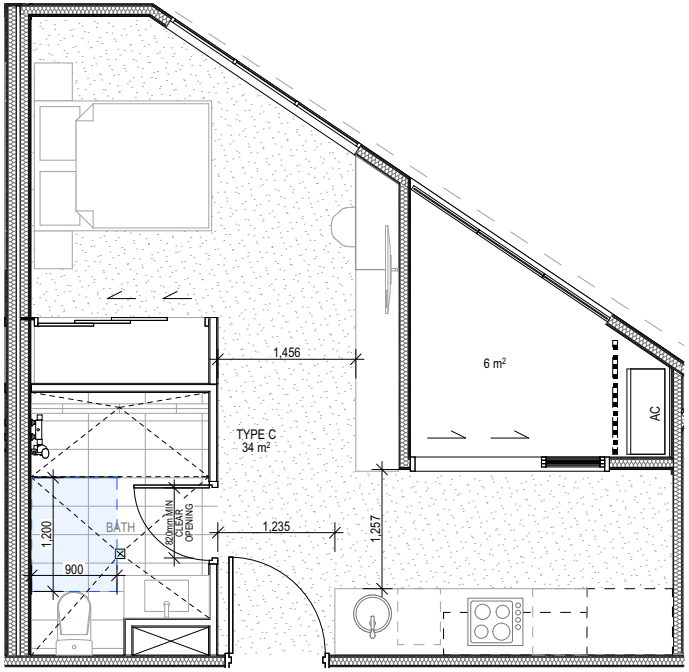


RAUNIK design group ARCHITECTS

1:50@A
ST-1 TYPICAL UNIT DETAIL
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.0311 REV DA



TYPE B UNIT DETAILS
Scale 1:50



TYPE C UNIT DETAILS
Scale 1:50

RAUNIK design group ARCHITECTS

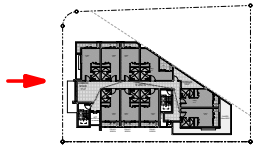
1:50@A

ST-1 TYPICAL UNIT DETAIL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.0312 REV DA

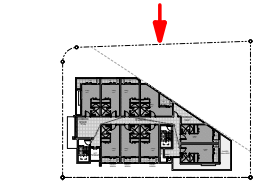


WEST ELEVATION 1:200





NORTH ELEVATION 1:200



LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

ST-1 ELEVATION

RAUNIK design group ARCHITECTS

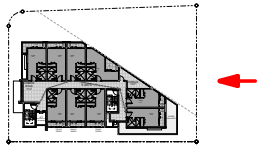
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.2000 REV DA

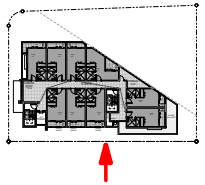


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





LEGEND

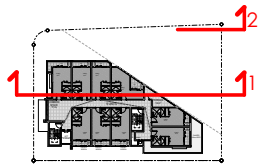
1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

ST-1 ELEVATION

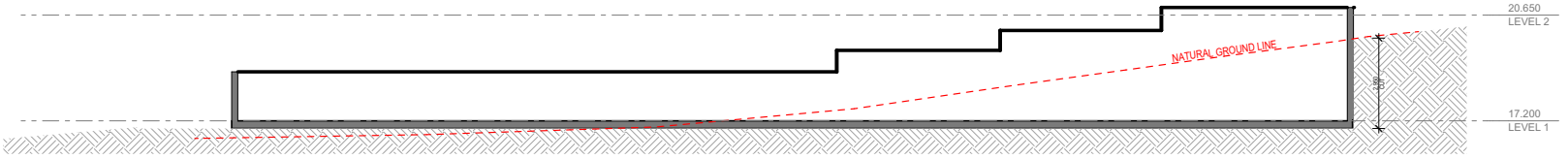
RAUNIK design group ARCHITECTS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.2001 REV DA





1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUNIK design group ARCHITECTS

1:150@A

ST-1 SECTIONS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.3000 REV DA

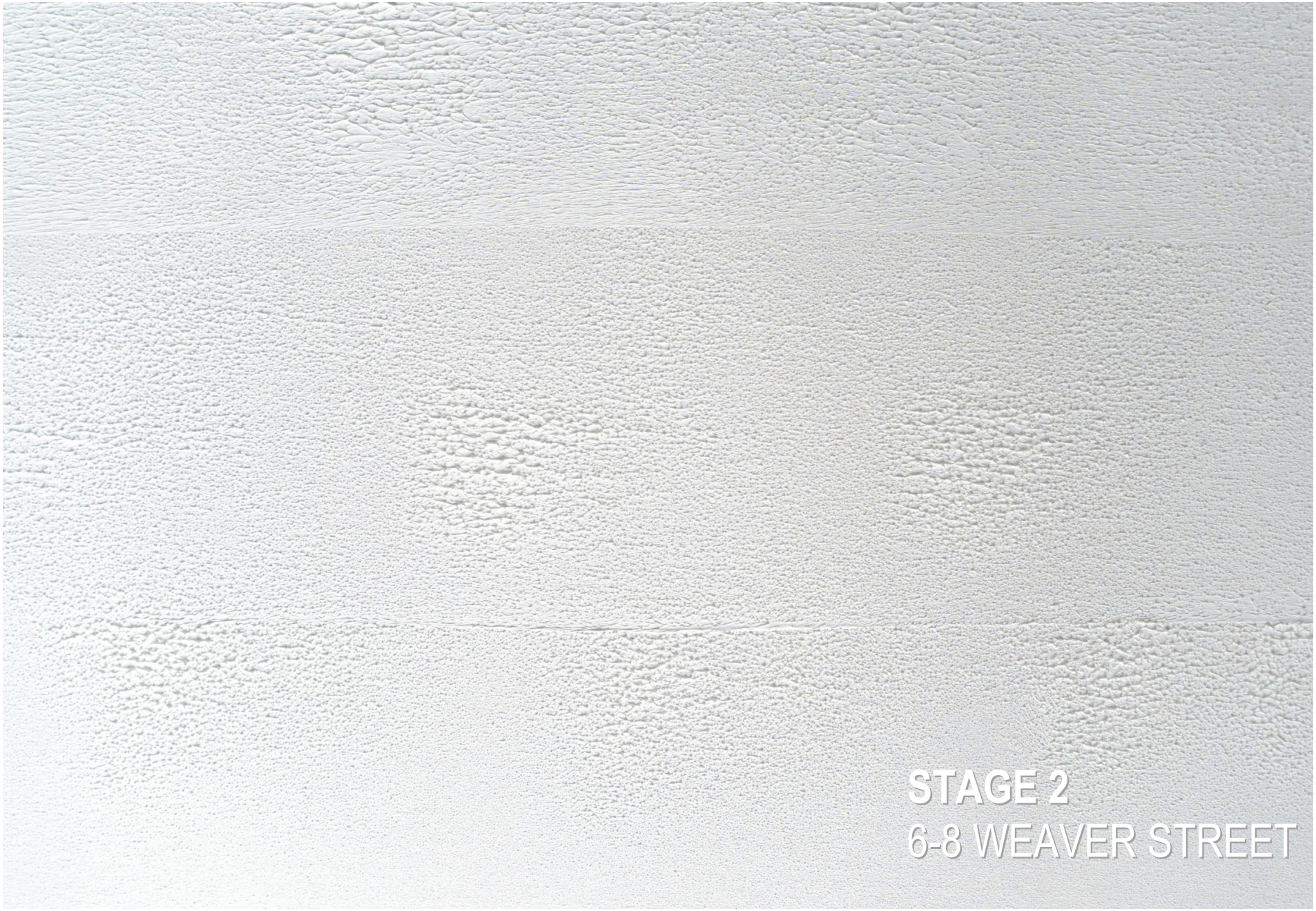


RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

ST-1 PERSPECTIV

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.4000 REV DA


STAGE 2
6-8 WEAVER STREET

RPD
6-8 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,125.6
Typical	48.33	544.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	11			11	11	414	544	42	28	
	Core / Corridor / Other										
Level 4	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 3	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 2	Units	12			12	12	414	576	29	28	
	Core / Corridor / Other										
Level 1 Ground	Units	1			1	1	92	173	167	39	24
	Core / Corridor / Other										
Totals	**0**	**48**	**0**	**0**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.L.A**	**TOTAL**
		Total Units 48			**48**	**48**	**1,748**	**2,369**	**238**	**151**	**24**
Total Cars Required		**24**	**0**	**0**							
		Total Cars Required 24									

Plus 2 Motorbike Spaces

Landscaping Requirements
40% of 1,125.6 = 450.24m2
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 489m^2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 251m^2 = NON COMPLIANT

RAUNIK design group ARCHITECTS

@A
SUMMARY ST-
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0301 REV DA

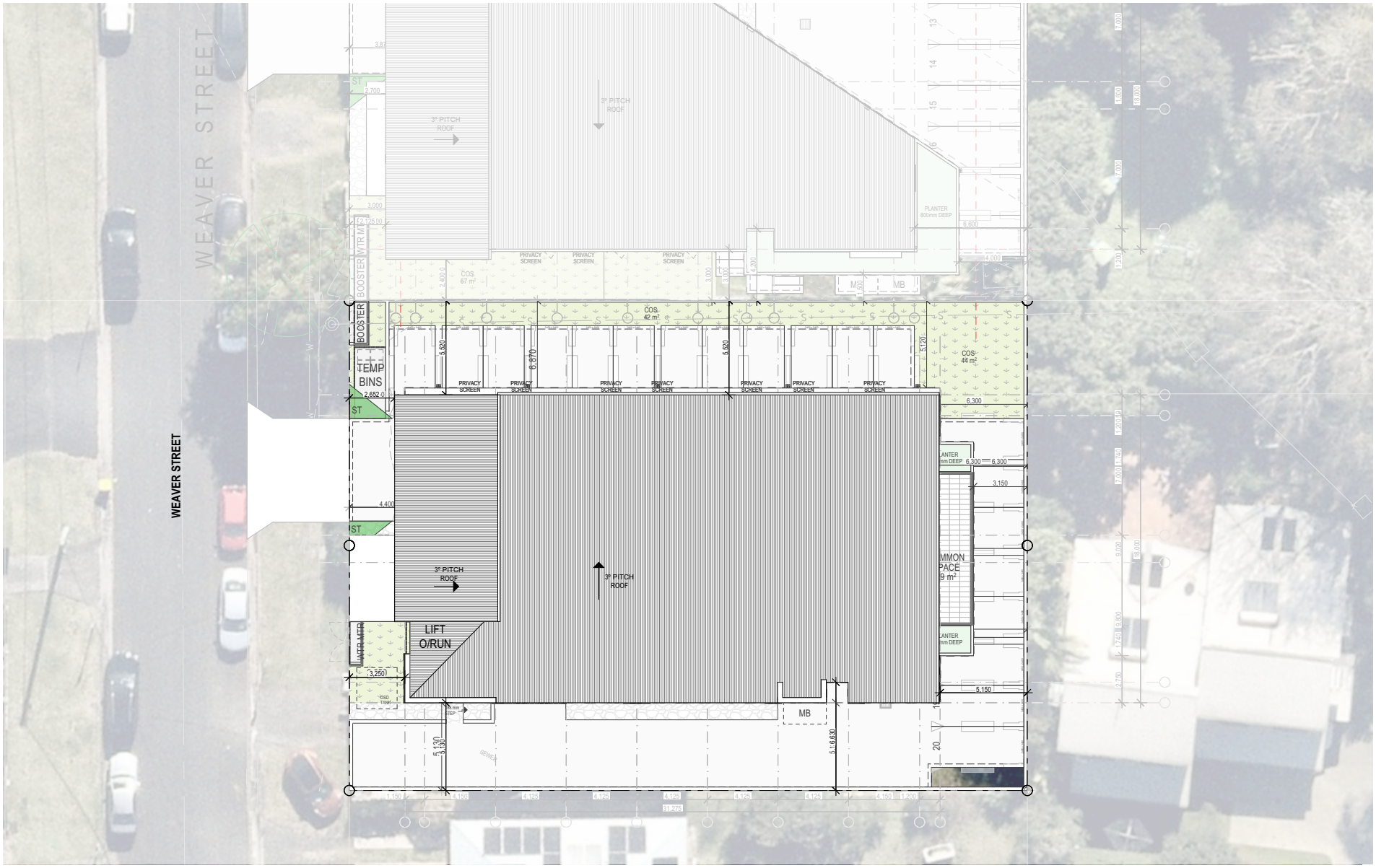


RAUNIK design group ARCHITECTS

1:200@A

ST-2 DEMOLITION PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0304 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 SITE PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0305 REV DA

:O-LIVING:

:4 CAR SPACES
:8 UNITS

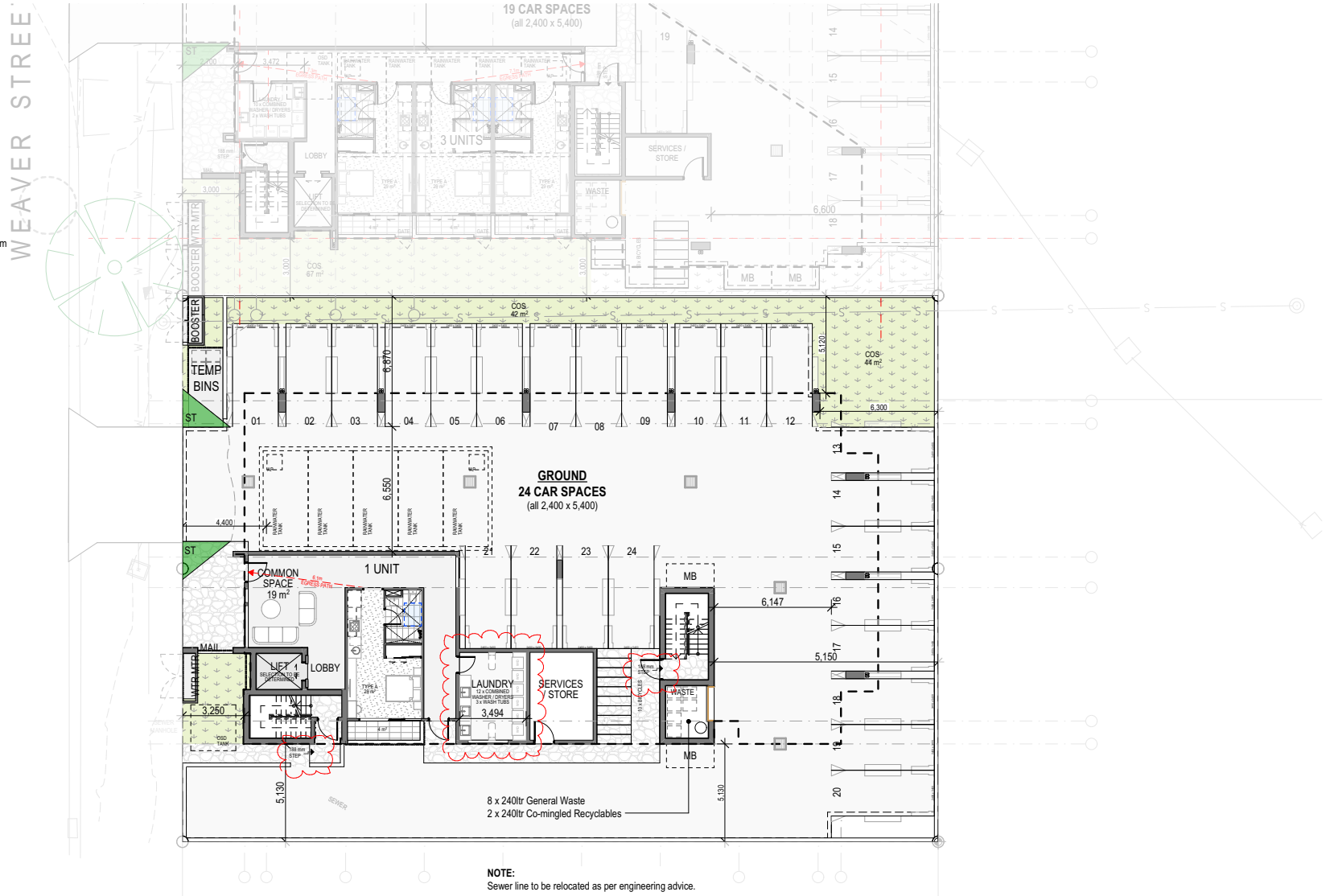
T. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
OW LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage

ASTE MANAGEMENT PLAN
EMPORARY BIN STORAGE AREA ADJACENT TO
RIVEWAY TO BE USED AS A SECONDARY
VERFLOW FOR BIN STORAGE AS PER
NVIRONMENTAL CONSULTANT REPORT.
EMAINDER OF BINS TO BE STORED IN WASTE
OOM.

WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables

8 WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables



NOTE:
Sewer line to be relocated as per engineering advice.

RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL 1 - GROUNI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0306 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-2.0307 REV DA

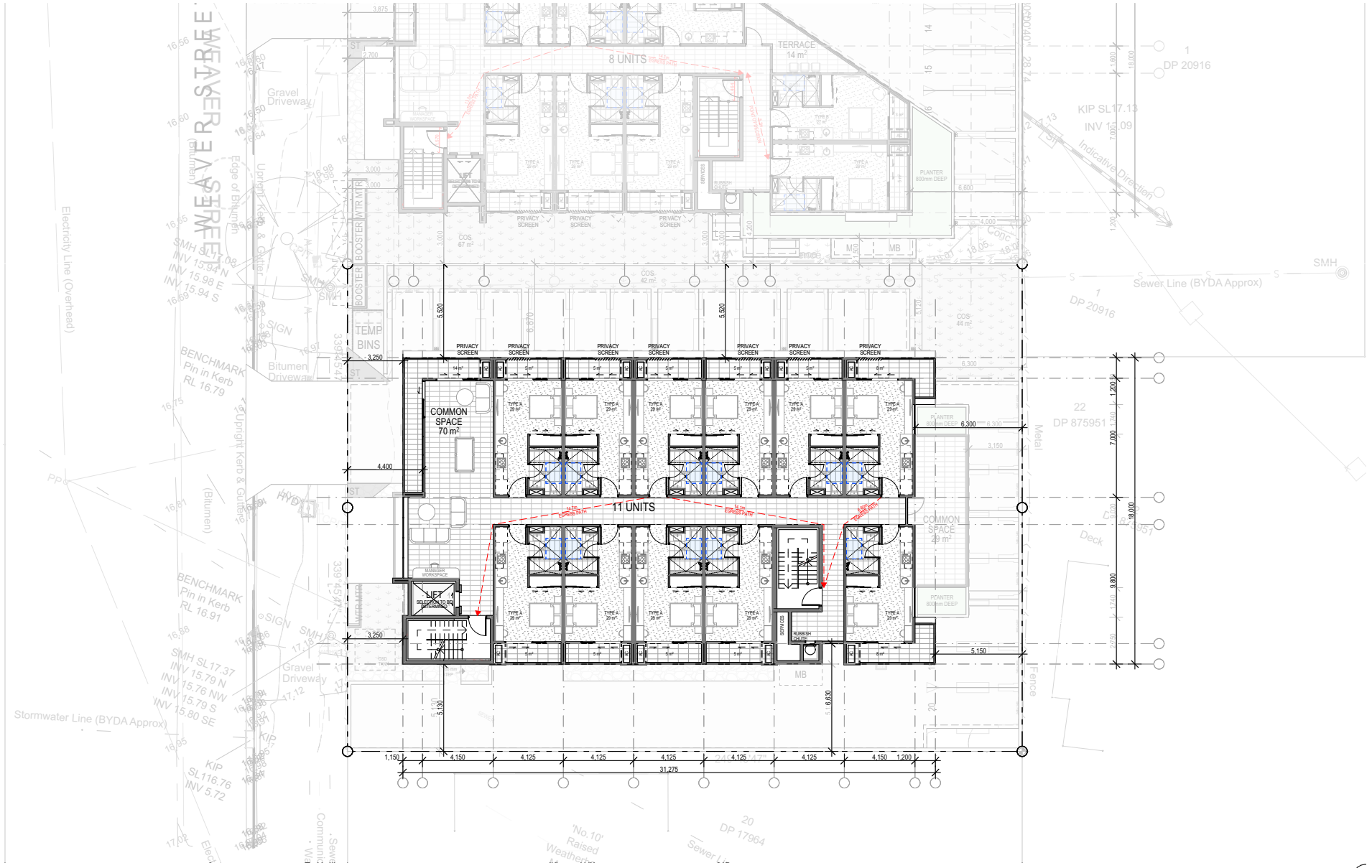


RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVELS 3-

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0308 REV DA

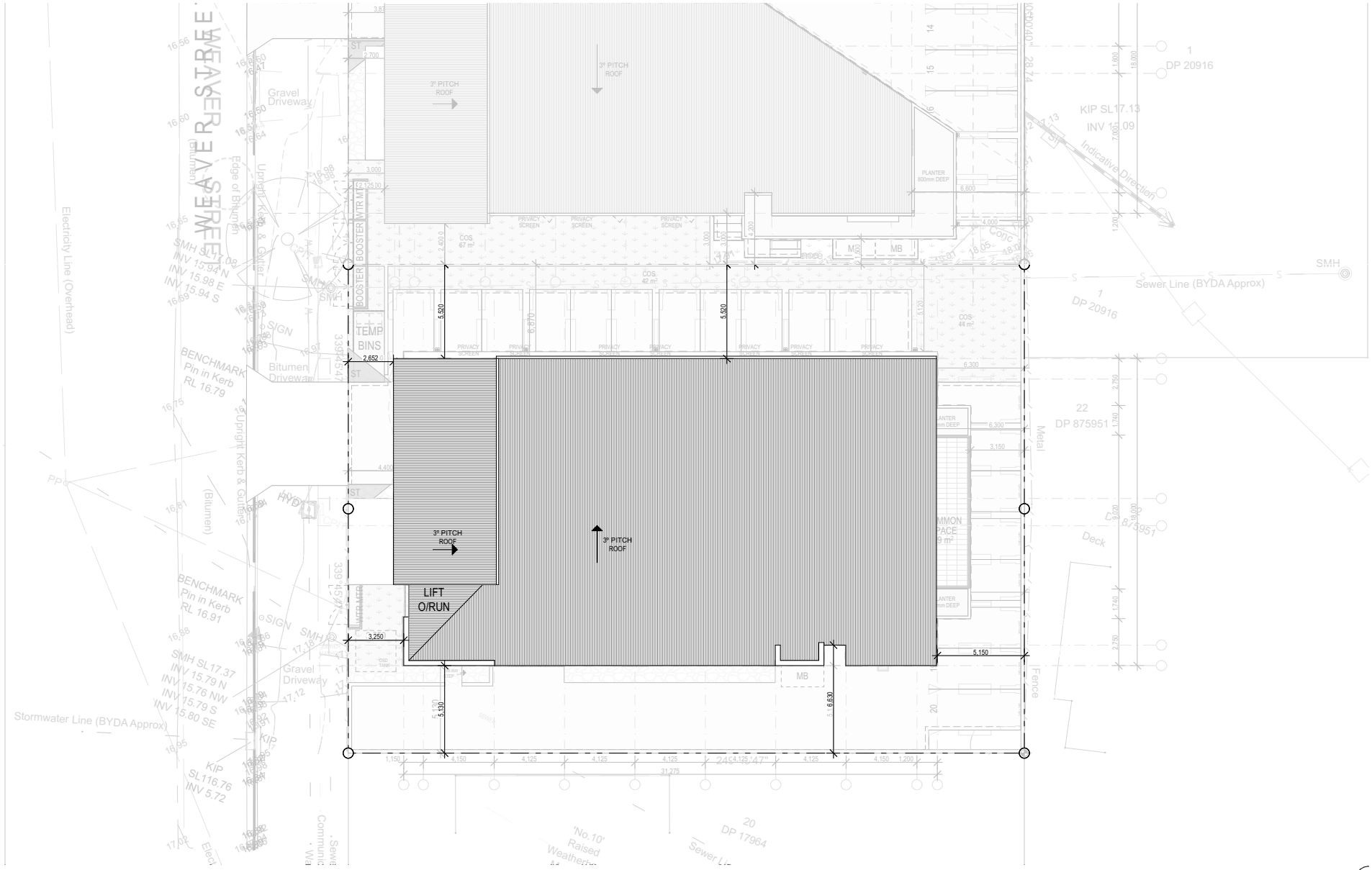


RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0309 REV DA

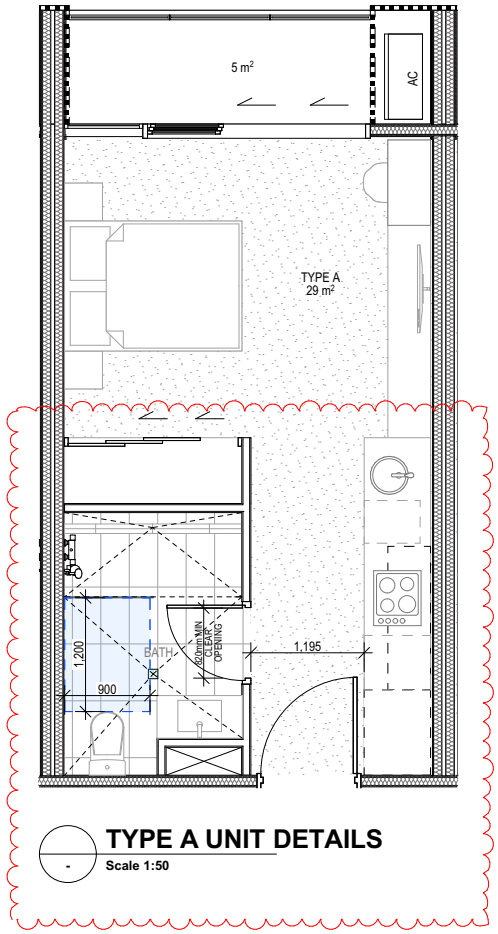


RAUNIK design group ARCHITECTS

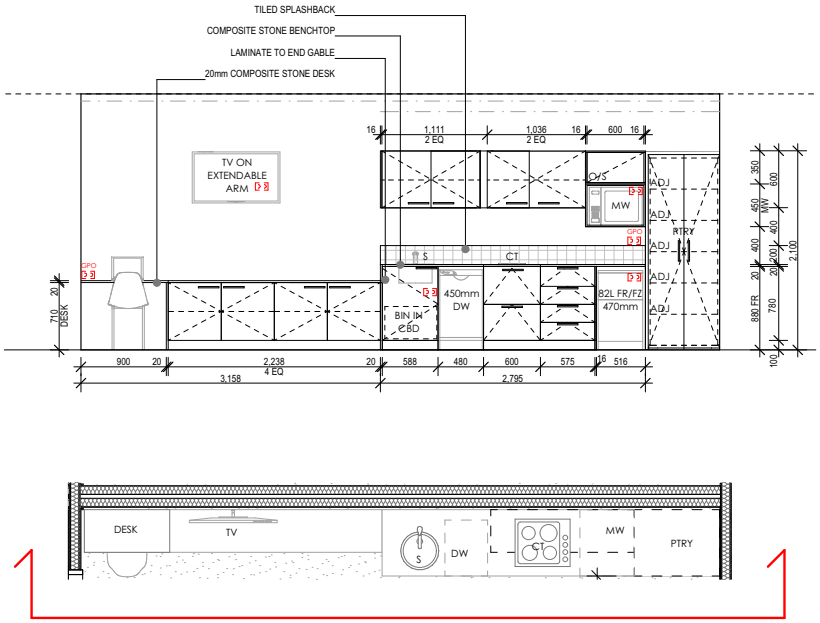
1:200@A

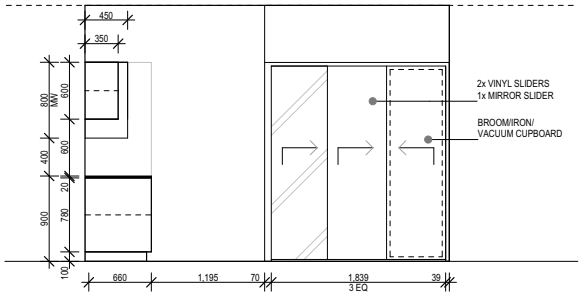
ST-2 ROO

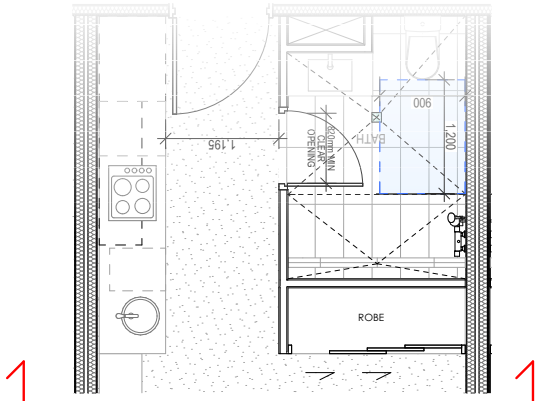
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 2.0310 REV DA



TYPE A UNIT DETAILS
Scale 1:50







RAUNIK design group ARCHITECTS

1:50@A

ST-2 TYPICAL UNIT DETAIL

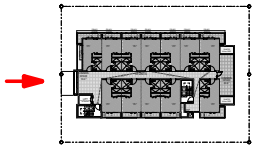
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 2.0311 REV DA

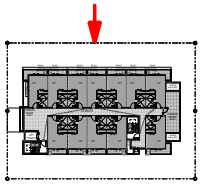


WEST ELEVATION 1:200



NORTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

ST-2 ELEVATION

RAUNIK design group ARCHITECTS

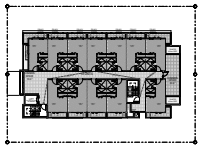
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.2000 REV DA

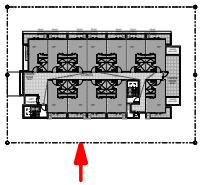


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

ST-2 ELEVATION

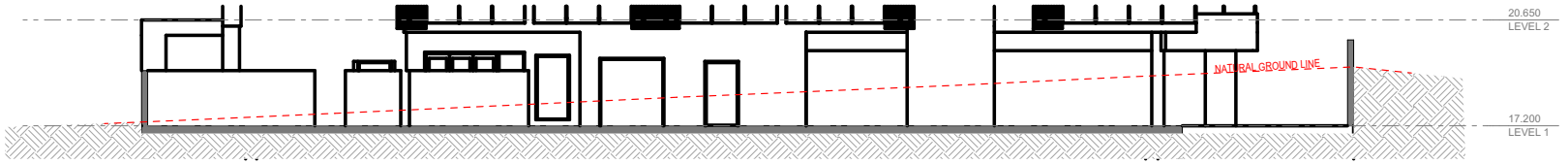
RAUNIK design group ARCHITECTS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.2005 REV DA





1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUNIK design group ARCHITECTS

1:150@A

ST-2 SECTIONS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.3000 REV DA

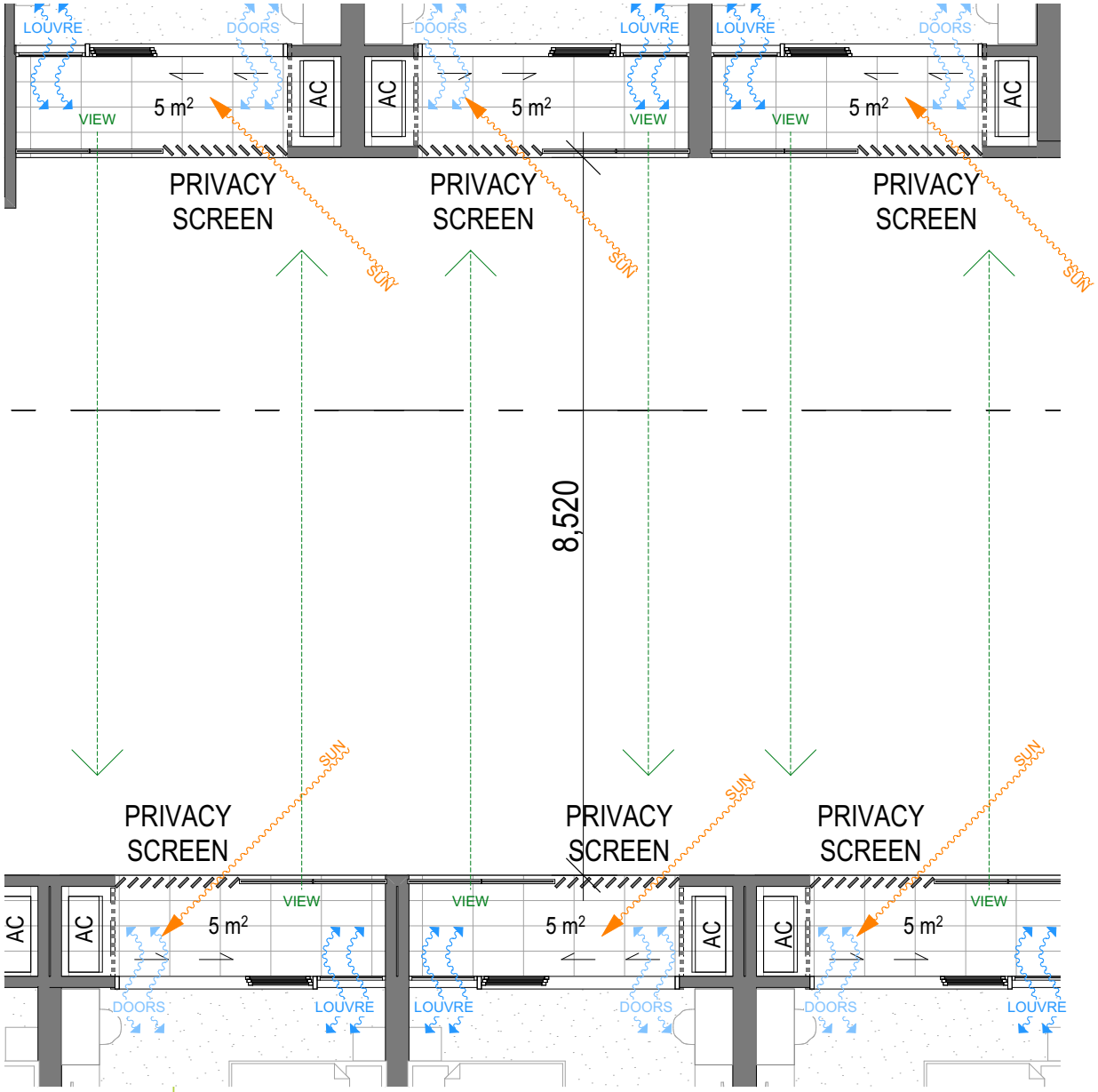


RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

ST-2 PERSPECTIV

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-2.4000 REV DA



STAGE 2 TYPICAL LEVELS



TYPICAL LEVEL
PRIVACY SCREENING

ANGLED PRIVACY LOUVRES ARE OFFSETT BETWEEN BALCONIES TO MINIMIZE OVERLOOKING AND TO MAXIMIZE PRIVACY.
PRIVACY LOUVRES ARE ALSO ANGLED TO THE NORTH-EAST TO MAXIMISE NATURAL DAYLIGHT.

TYPICAL LEVEL
AIR FLOW

ALONG WITH THE SLIDING GLASS DOORS, WE PROPOSE A BANK OF LOUVRED WINDOWS TO ENCOURAGE AIR FLOW THROUGH THE UNIT.



RAUNIK design group ARCHITECTS

1:50@A

BUILDING SEPARATIOI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6003 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6018 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6021 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE 2 - FUTUR
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6022 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6023 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE 3 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6024 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6025 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D MONTAGE 1 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.4026 REV DA

Clause 4.6 Variation

Request to vary Clause 4.3 In Lismore Local Environmental Plan 2012

PROPERTY: 4 & 6-8 Weaver Street, Lismore
OUR REF: 250087
DATE: January 2025



Newton Denny Chapelle Surveyors Planners Engineers

USAGE NOTE

The plans to this document were prepared for the exclusive use of 4WS (No1) Pty Ltd to accompany a Development Application to Lismore City Council for approval for the development of land described herein and is not to be used for any other purpose or by any other person or corporation. Newton Denny Chapelle (NDC) accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

The maps, development plans and exhibits shown in this report are suitable only for the purposes of this report. No reliance should be placed on this information for any purpose other than for the purposes of this report. All dimensions, number, size and shape of lots/buildings as shown on plans in this document are subject to detailed engineering design plans and final survey and may vary subject to conditions of consent issued by the Consent Authority.

The information contained in this report is based on independent research undertaken by NDC. To the best of our knowledge, it does not contain any false, misleading or incomplete information. No extract of text from this document may be reproduced, stored or transmitted in any form without the prior consent of NDC. NDC declares that it does not have, nor expects to have, a beneficial interest in the subject project. Nor does it have any reportable political donations within the meaning of Section 10.4(3) of the Environmental Planning and Assessment Act 1979 to declare.

The information contained within this document is for the use of the intended recipient only and may contain confidential and/or legally privileged material. Any reproduction, publication, retransmission, disclosure, dis- semination or other use of the information contained in this document by persons or entities other than the intended recipient is prohibited. This document may not be used, sold, transferred, copied or reproduced in whole or in part in any way without the prior written consent of Newton Denny Chapelle.

PO Box 1138, Lismore NSW 2480
Suite 1, 31 Carrington Street, Lismore (Head Office)
Shop 8/480 Casuarina Way, Casuarina (The Commons)
Phone: (02) 6622 1011
Email: office@ndc.com.au
Web: www.ndc.com.au
ABN: 18 094 689 845

Newton Denny Chapelle Surveyors Planners Engineers

TABLE OF CONTENTS

Request to Vary Clause 4.3 in LLEP2012 1

Site and Proposed Development 1

1. Describe the Site 1

1.2 Site Analysis 4

2. Describe the Proposed Development 6

Residential Units 8

Open Space & Landscape Area 10

Vehicular access and carparking 10

Infrastructure Services 11

Earthworks 12

Waste Management 12

Demolition 13

Land Use Budget 13

Architectural Design Plans 14

Planning Instrument, Development Standard & Proposed Variation 16

3. What is the Environmental Planning Instrument you are seeking to vary? 16

4. What is the site's zoning? 16

5. Identify the Development Standard to be Varied 16

6. Identify the type of Development Standard to be Varied 16

7. What is the numeric value of the development standard in the environmental planning instrument? 16

8. What is the difference between the existing and proposed numeric values? What is the percentage variation (between the proposal and the environmental planning instrument)? 16

9. Visual representation of the proposed variation (if relevant) 17

Justification for the Proposed Variation 19

10. How is compliance with the development standard unreasonable or unnecessary in the circumstances of this particular case? 19

11. Are there sufficient environmental planning grounds to justify contravening the development standard? 21

12. Is there any other relevant information relating to justifying a variation of the development standard? (If required) 24

Request to Vary Clause 4.3 in LLEP2012

Property Address:	4 & 6-8 Weaver Street, Lismore
Date:	20 January 2026
Prepared by:	Callie Shovlin Newton Denny Chapelle

Site and Proposed Development

1. Describe the Site

Table 1: Site Details

Property Address	4 & 6-8 Weaver Street, Lismore
Property Description	Lots 17, 18 & 19 DP 17964 Parish of Lismore County of Rous
Registered Owners	Lot 17: A Heagney, E Heagney & R Allman Lot 18: J Siong-Len Lim & A Luders Lot 19: R Dixit
Proponent	4WS (No1) Pty Ltd
Applicant	Newton Denny Chapelle for and on behalf of the proponent
Local Authority	Lismore City Council
Site Area	4 Weaver Street: 1,107m^2 6-8 Weaver Street: 1,125.6m^2 (combined)
Easements	4 Weaver Street: drainage easement 6-8 Weaver Street: Nil recorded, however the land is impacted by service infrastructure.
Existing Land Use	Residential
Planning Instrument	Lismore Local Environmental Plan 2012
Land Zoning	R3 Medium Density Residential
Building Height	13m
Floor Space Ratio	Not mapped

The subject site is located at 4 & 6-8 Weaver Street, Lismore, and is illustrated in **Plate 1,** which provides an aerial view of the subject site and its surrounds.

The subject land is identified as Lots 17, 18 & 19 DP 17964. 4 Weaver Street contains a total land area of 1,107m^2, while 6-8 Weaver Street encompasses a combined land area of 1,125.6m^2. 6 & 8 Weaver Street are proposed to be consolidated as part of the subject application.

4 Weaver Street is generally rectangular in shape with truncated corner boundary to the Weaver Street and Orion Street intersection. The site has a 36.7m frontage to Orion Street (north) and 24.4m frontage to Weaver Street (west). 6-8 Weaver Street contains a combined frontage of 28.6m to

Weaver Street (west). **Plate 2** provides an aerial of the land and **Plate 3** provides an extract of the deposited plan for the site.

The site is situated within the Lismore Health Precinct and achieves good accessibility to the Lismore Base Hospital and broader medical facilities, allied health and community health services. The development site is bound by Weaver Street to the west, Orion Street to the north and residential development to the east and south.

Each allotment is currently embellished with a single dwelling, which are all proposed to be demolished as part of the subject application.



Plate 1: Locality plan of subject site
(Source: Lismaps)



Plate 2: Aerial View of Site

(Source: Lismaps)

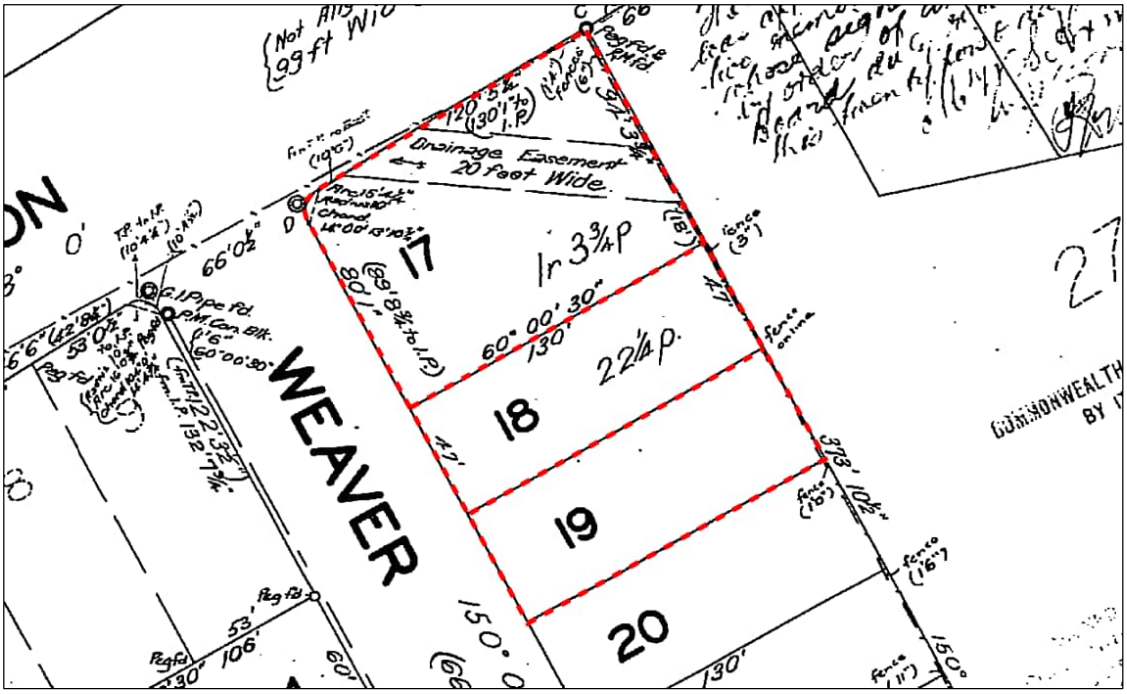
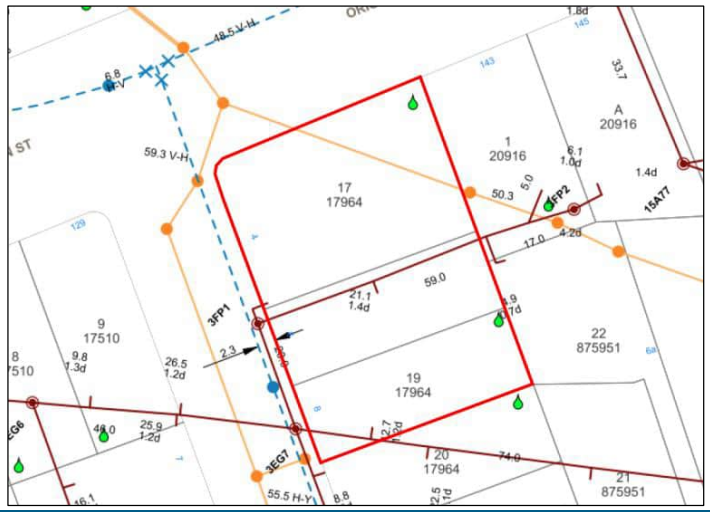


Plate 3: Deposited Plan 17964

1.2 Site Analysis

Site inspection and searches of local government records indicate the key site characteristics as outlined within **Table 2** below.

Table 2: Site Analysis

Site Characteristics	Comment
Existing structures within the subject site	Each lot contains an existing single dwelling and associated driveway and landscaping.
Easements	**Lot 17** – Drainage easement **Lot 18** – Nil recorded, however Council sewer line runs parallel to northern property boundary. **Lot 19** – Nil recorded, however Council sewer line dissects south-west corner of property.
Topography within the subject site	Collectively, the land is generally flat, with a gentle fall towards the Weaver Street road reserve. Lot 17 includes a slightly elevated portion of land located north of the drainage reserve. Further detail regarding site levels and topography is provided in the detail survey for each lot, included in **Attachment 2** of this report.
Vegetation within the subject site	The site consists of established urbanised allotments with landscape plantings existing within the site boundaries. All landscape plantings are proposed to be removed to facilitate the development. The proposed landscaping treatments, including the introduction of additional deep soil zones, are detailed in the landscape plan prepared by *Shepherd Urban Landscape Design*, provided within **Attachment 3** of this report. The existing street tree located within the Weaver Street road reserve will be preserved as part of the application.
Infrastructure Services	The subject site is connected to all essential infrastructure including water, sewer, telecommunications and electricity. Existing water, sewer & drainage infrastructure is illustrated from Council's Lismaps below. The site has frontage to two road frontages being weaver Street and Orion Street. 

Site Characteristics	Comment
Hazard Mapping applicable to the subject site	The subject lands are **not** impacted by any of the below mapped environmental constraints: • Flood prone land • Bushfire prone land • Acid sulfate soils • High class vegetation • Potential contaminated site • Mapped watercourses • Heritage • Koala habitat • Biodiversity values
Adjoining land uses	The subject site is adjoined to the following land uses: • **North** – R1 General Residential zoned land and Orion Street; • **East** – R1 General Residential & R3 Medium Density zoned land; • **South** – R3 Medium Density zoned land; and • **West** – SP2 Infrastructure zoned land and Weaver Street.
Biodiversity Conservation	The site is not identified on the Biodiversity Values Map.

2. Describe the Proposed Development

Development consent is sought from Lismore City Council for a staged co-living housing project at Lots 17, 18 and 19 DP 17964, being 4 and 6–8 Weaver Street, Lismore. The proposal will deliver purpose built key health worker accommodation within the Lismore Heath Precinct.

The development will be undertaken across two (2) stages and will incorporate the following key elements:

Table 3: Proposed Staged Development

Stage 1 (4 Weaver Street)	Demolition of the existing dwelling, associated structures and removal of landscape plantings.
	Earthworks including associated retaining walls.
	Construction of 38 x 1-bedroom apartments within a five storey building.
	19 on-site car parking spaces and 10 on-street car parking spaces (Orion Street).
Stage 2 (6-8 Weaver Street)	Demolition of the existing dwellings, associated structures and removal of landscape plantings.
	Consolidation of Lots 18 & 19 DP 17964
	Earthworks including associated retaining walls.
	Construction of 48 x 1-bedroom apartments within a five storey building.
	24 on-site car parking spaces.

Stage 1: 4 Weaver Street

The proposal delivers a total Gross Floor Area (GFA) of 1,411m² and incorporates 230m² of dedicated landscaped area. The architectural plans prepared by *Raunik Design*, included in **Attachment 1**, provide full details of the built form and layout. The development comprises a high quality five-storey building featuring 38 x residential apartments above ground floor car parking. The design positively contributes to the character and amenity of the Lismore Health Precinct through its contemporary presentation.

The building accommodates 1-bedroom apartments designed to support single occupants. All units achieve a high standard of internal amenity, benefiting from minimum 2.7 metre floor to ceiling heights, generous full height glazing for optimal natural light and ventilation, and functional private balconies that integrate with internal living areas.

The development responds to the dual street frontage. A pedestrian lobby anchors the Weaver Street interface, while deep soil planting along Orion Street provides a green buffer that screens the ground floor parking. Residents will be provided with communal living and open spaces areas on each floor, as detailed in the architectural plans and landscape plans within **Attachments 1 & 3**.

During pre-lodgement consultation, opportunities to realign the existing drainage easement traversing the site were discussed to achieve a more regular building envelope. However, preliminary investigations undertaken by the project engineer confirmed that redirection of the overland flow path is not feasible. The proposal has therefore been designed to remain outside the drainage easement, ensuring the existing overland flow path is not adversely impacted by the development.



Plate 4: Architectural perspective viewed east from Weaver Street (Stage 1)
(Source: Raunik Design)

Stage 2: 6-8 Weaver Street

Stage 2 of the proposal delivers a contemporary five storey residential building comprising 48 x 1-bedroom apartments supported by 24 onsite car parking spaces. The development provides a total GFA of 1,748m² and incorporates 251m² of landscaped area.

To enable the delivery of the co-living housing model, the subject land will be consolidated into a single allotment. The architectural form of the Stage 2 building has been deliberately designed to complement, yet remain visually distinct from Stage 1 through the use of building articulation and material variation. This approach prevents uniformity across the site and contributes to a more engaging built form within the health precinct.

The building incorporates a clearly defined pedestrian entry lobby addressing Weaver Street, creating an accessible arrival point for residents. Deep planting is provided along both side boundaries to soften the built form and provide an improved landscape interface for adjoining properties.



Plate 5: Architectural perspective viewed east from Weaver Street (Stage 2)
(Source: Raunik Design)

Residential Units

As outlined above, the proposal involves the delivery of 86 x self contained 1 bedroom apartments delivered across both stages of the development. Each unit has been purpose designed for single occupants, providing efficient layouts ranging between 27m² and 33m² GFA and incorporating a bedroom area, bathroom, kitchenette, built-in storage and a private balcony. Residents will also have access to shared laundry facilities and a range of communal living and open space areas that support day-to-day amenity.

A dedicated Operational Manager will oversee the management of the complex, with a manager's office integrated into the communal living zones. Reference should be made to the Operational Management Plan prepared by *4WS (No1) Pty Ltd* provided within **Attachment 4** of this report.

Building Setbacks

The proposed setbacks applied to the development are outlined in **Tables 4 and 5** below.

Table 4: Building Setbacks (Stage 1)

Setback	Council Standard	Proposal Comment
Front (north)	6m to primary frontage (north)	The proposal provides a compliant front setback of 6450mm to the Orion Street road reserve.
Secondary (west)	3m to secondary frontage (west)	A minor variation is sought to the secondary street setback to Weaver Street. The development provides a setback of 2700mm to Weaver Street, resulting in an encroachment of 300mm into the secondary setback. Reference should be made to the DCP variation request contained within **Attachment 5** of this report.
Side (south)	Refer to Section 4.4.2 of SEE for building separation distance (ADG)	The development provides a minimum side setback of 3000mm to the building wall, and 1500mm to the planter box.
Rear (east)	Refer to Section 4.4.2 of SEE for building separation distance (ADG)	The development provides a minimum rear setback of 6600mm to the building wall, and 4000mm to the planter box.

Table 5: Building Setbacks (Stage 2)

Setback	Council Standard	Proposal Comment
Front (west)	6m to primary frontage (west)	A variation is sought to the front setback. The development provides a setback of 3250mm to Weaver Street. As discussed within the pre-lodgement meeting, once the whole site is developed, it will essentially have a corner lot presence, and therefore the corner allotments setback requirements under the DCP were deemed to be reasonably applied (3m to secondary frontage). Reference should be made to the DCP variation request contained within **Attachment 5** of this report.
Side (north and south)	Refer to Section 4.4.2 of SEE for building separation distance (ADG)	The development provides a side setback of 5520mm to the northern boundary and 5130mm to the southern boundary.
Rear (east)	Refer to Section 4.4.2 of SEE for building separation distance (ADG)	The development provides a rear setback of 3150mm to the rear eastern boundary.

Open Space & Landscape Area

Communal and Private Open Space

All apartments are provided with private balconies, each incorporating privacy screening to enhance occupant amenity and reduce overlooking impacts with adjoining residents.

In addition, each main level features communal terrace areas designed for shared social interaction. These shared communal open spaces comply with the relevant co-living housing standards under the Housing SEPP.

Landscape and Open Space Area

The Housing SEPP defers to the Lismore DCP for landscaping controls, which requires that landscaping and open space shall comprise 40% of the site. 70% of the landscaping and open space area is to be permeable.

The proposal provides a combined landscape and open space area of 467m² (42%) for Stage 1 and 489m² (43.3%) for Stage 2. These areas have been derived from the landscaping and open space calculations provided within the design plan set at **Attachment 1**:

	Landscape Area	Landscape %
Stage 1	230m^2	20.7%
Stage 2	251m^2	22.2%

	Open Space Area	Open Space %
Stage 1	237m^2	21.3%
Stage 2	238m^2	21.1%

	Combined Area	Combined %
Stage 1	467m^2	42%
Stage 2	489m^2	43.3%

As shown above, the development complies with the minimum 40% landscaping and open space requirement under the Lismore DCP. However, a variation will be required with respect to the 70% permeability requirement. Reference should be made to the accompanying DCP variation request contained within **Attachment 5** of this report.

While the development does not strictly comply with the 70% permeability requirement, it is noted the development proposes additional on-street car parking within the Orion Street road reserve to support the hospital precinct. The frontage at 4 Weaver Street includes a generous street verge comprising permeable grassed area. While this land is located within the road reserve, visually the grass verge connects the proposed car parking area with co-living housing development to extend the greenspace.

Vehicular access and carparking

Traffic Impact Assessments were completed by *Bitzios Consulting* for both stages of the development. A copy of the assessments can be found within **Attachment 6** of this report. A Summary of the key traffic engineering considerations is provided below for Council's consideration.

Table 6: Traffic Engineering

	Stage 1 4 Weaver Street	Stage 2 6-8 Weaver Street
Traffic Demand	The proposed development is estimated to generate 12 and 14 vehicle trips in the AM and PM. The estimated trip generation is considered negligible from a traffic engineering perspective and is not considered to result in any adverse traffic issues.	The proposed development is estimated to generate 15 and 17 vehicle trips in the AM and PM. The estimated trip generation is considered negligible from a traffic engineering perspective and is not considered to result in any adverse traffic issues.
Car parking provision	The development provides a compliant number of car parking spaces under SEPP (Housing) – 19 spaces. In addition, 10 on-street car parking spaces are proposed on the southern verge of Orion Street.	The development provides a compliant number of car parking spaces under SEPP (Housing) – 24 spaces.
Vehicular Access	The development access is sufficiently designed to accommodate the demands of the development.	
Servicing	The largest vehicle anticipated to regularly service the site is a ute or a van for operational activities such as maintenance, cleaning and laundry services. Such vehicles would stand on site during off peak periods adjacent to the front entry, where the site benefits from a 6.9m parking aisle that allows vehicles to pass.	

The reports conclude there are no transport planning or traffic engineering related matters to preclude approval of the Development Application, subject to the inclusion of relevant and reasonable conditions.

Infrastructure Services

Attachment 7 provides a Concept Engineering Services Report prepared by *Mora Consulting Pty Ltd*. As indicated, the project will be serviced by connection to the existing reticulated infrastructure services as follows:

- **Roads** – The property has road frontages on two (2) boundaries. Works will be required within the Weaver Street reserve to accommodate the proposed driveway crossovers, which will require Section 138 approvals for each stage. Additionally, Section 138 approval will be required for the construction of on-street car parking within the Orion Street road reserve.
- **Water** – The existing water supply property service connections will be capped off and made redundant. A new connection will be constructed to the existing 100mm diameter upvc water main located in the Weaver Street verge.
- **Sewer –** The existing 100mm in use sewer property service connection will be removed and upgraded to a 150mm property connection to the existing manhole within the Weaver Street verge. The existing sewer line dissecting the south-west corner of Lot 19 will be diverted as part of Stage 2 - refer to plans 2664 S1 & S2 A Stage 2 prepared by *Mora Consulting Pty Ltd.*
- **Stormwater** – Reference should be made to the Stormwater Management Plans prepared by *Mora Consulting Pty Ltd* contained within **Attachment 8** of this report.

- The lawful point of discharge is via piped stormwater drainage to a stormwater gully pit located within Weaver Street. This location is easily accessed and under the lawful control of the local authority and discharge at this location will not cause an actionable nuisance. SWUD and onsite stormwater detention will be incorporated into the stormwater drainage design of the development.
- **Electricity & telecommunications** – The DBYD investigation confirmed the location of underground telecommunications infrastructure, owned and operated by Telstra and NBN, within the Weaver Street road reserve along the site frontage. Similarly, overhead powerlines, owned and operated by Essential Energy, are located within the Weaver Street and Orion Street road reserves along the site frontage.
- It is envisaged that the proposed development will connect to the above existing services as outlined above. The connections to the telecommunications and electrical networks will be confirmed by and undertaken by specialist consultants during the detailed design phase of the project.

Earthworks

Reference should be made to the architectural design plans prepared by *Raunik Design*, provided at **Attachment 1**, for detailed earthworks information.

Stage 1 requires an excavation of approximately 2,150mm to accommodate the underground rainwater tanks and on-site detention system associated with the development. Additional cut will be required across the site to establish level car parking and open space areas. Due to the sloping topography in the north-east corner of the site (north of the sewer easement), the maximum cut will be approximately 2,950mm. Further details are shown on DWG 1-3000 at **Attachment 1**.

Stage 2 requires a maximum cut of approximately 2,250mm to accommodate underground rainwater tanks and on-site detention, and a maximum cut of approximately 1,700mm to facilitate on-grade car parking and usable open space. Further details are shown on DWG 2-3000 at **Attachment 1**.

Both stages of the development incorporate the construction of retaining walls as identified within the plan set. An acoustic barrier will also be required for Stage 1 as outlined within the Environmental Noise Impact Assessment prepared by *Tim Fitzroy & Associates* provided within **Attachment 9**.

Waste Management

The proposed development will be serviced via a common bin system. **Attachment 10** contains a Site Waste Minimisation & Management Plan prepared by *HMC Environmental*.

A communal waste refuse room will be provided at the ground floor for each building, within the car park area to service the proposed apartments. The communal waste room will include a combination of general waste bins and co-mingled recycled waste bins to adequately cater for the operational waste requirements for the development pursuant to Part A Chapter 15 Waste Minimisation within the Lismore DCP 2012.

Bins will be wheeled to the adjacent roadside kerb along Weaver Street for collection. Existing waste servicing is conducted along this roadway.

Green waste generated from general property maintenance would be collected and transported to an appropriate waste disposal facility by contracted gardeners or the property manager.

Pursuant to the SWMMP, the proponent will ensure the appointment of a waste supervisor responsible for the proper separation of waste, waste storage area and collection. The waste will be responsible for having the receptacles out for collection at the nominated collection point.

Demolition

The proposal includes the demolition of the existing dwellings and associated structures on the site. The design plans provided at **Attachment 1** include demolition plans showing all structures to be removed within Stages 1 and 2 of the proposal.

All demolition works will be undertaken in accordance with SafeWork NSW Guidelines, Australian Standard 2601:2001: "The demolition of structures" and Council conditions of consent.

Land Use Budget

Details of the proposed land use budget are provided within **Tables 7** and **8** below.

Table 7: Building Budget (Stage 1)

Building Component	Budget Details
Site Area	1,107m^2
Proposed GFA	1,411m^2
Communal Living Area (SEPP)	104m^2
Communal Open Space (SEPP)	237m^2
Landscape and open space (SEPP)	467m^2 (42%)
Proposed Building Height	17.925m
Car Parking	19 resident parking spaces (off-street) 10 on-street parking spaces 2 motorcycle spaces 10 bicycle spaces

Table 8: Building Budget (Stage 2)

Building Component	Budget Details
Site Area	1,125.6m^2
Proposed GFA	1,748m^2
Communal Living Area (SEPP)	151m^2
Communal Open Space (SEPP)	237m^2
Landscaped and Open Space Area (DCP)	489m^2 (43.3%)
Proposed Building Height	18.25m
Car Parking	24 resident parking spaces (off-street) 2 motorcycle spaces 10 bicycle spaces

Architectural Design Plans

The proposed development is illustrated within the following plans prepared by *Raunik Design* and provided at **Attachment 1**.

Table 9: Architectural Design Plans

Raunik Design			
DWG	**Title**	**REV**	**Date**
DA0-0000	Cover Page	DA-4	13/02/2026
DA0-0001	Introduction	DA-4	13/02/2026
DA0-0201	Site Information	DA-4	13/02/2026
DA0-0202	Site Context	DA-4	13/02/2026
DA0-0203	Site Analysis	DA-4	13/02/2026
DA0-0204	Design Intent	DA-4	13/02/2026
DA0-0205	3D Perspectives 1	DA-4	13/02/2026
DA0-0206	3D Perspectives 2	DA-4	13/02/2026
DA0-0207	3D Perspectives 3	DA-4	13/02/2026
DA1-0300	Stage 1	DA-4	13/02/2026
DA1-0301	Summary St 1	DA-4	13/02/2026
DA1-0302	ST-1 Site Survey	DA-4	13/02/2026
DA1-0303	ST-1 Site Context	DA-4	13/02/2026
DA1-0304	ST-1 Demolition Plan	DA-4	13/02/2026
DA1-0305	ST-1 Site Plan	DA-4	13/02/2026
DA1-0306	ST-1 Level 1 Ground	DA-4	13/02/2026
DA1-0307	ST-1 Level 2	DA-4	13/02/2026
DA1-0308	ST-1 Levels 3-4	DA-4	13/02/2026
DA1-0309	ST-1 Level 5	DA-4	13/02/2026
DA1-0310	ST-1 Roof	DA-4	13/02/2026
DA1-0311	ST-1 Typical Unit Details	DA-4	13/02/2026
DA1-2000	ST-1 Elevations	DA-4	13/02/2026
DA1-2001	ST-1 Elevations	DA-4	13/02/2026
DA1-3000	ST-1Sections 1	DA-4	13/02/2026
DA1-4000	ST-1 Perspective	DA-4	13/02/2026
DA2-0300	Stage 2	DA-4	13/02/2026
DA2-0301	Summary St 2	DA-4	13/02/2026
DA2-0302	ST-2 Site Survey	DA-4	13/02/2026
DA2-0303	ST-2 Site Context	DA-4	13/02/2026
DA2-0304	ST-2 Demolition Plan	DA-4	13/02/2026
DA2-0305	ST-2 Site Plan	DA-4	13/02/2026
DA2-0306	ST-2 Level 1 – Ground	DA-4	13/02/2026
DA2-0307	ST-2 Level 2	DA-4	13/02/2026
DA2-0308	ST-2 Levels 3-4	DA-4	13/02/2026
DA2-0309	ST-2 Level 5	DA-4	13/02/2026
DA2-0310	ST-2 Roof	DA-4	13/02/2026
DA2-2000	ST-2 Elevations	DA-4	13/02/2026
DA2-2005	ST-2 Elevations	DA-4	13/02/2026
DA2-3000	ST-2 Sections 1	DA-4	13/02/2026

DA2-4000	ST-2 Perspective	DA-4	13/02/2026
DA3-6000	Reference	DA-4	13/02/2026
DA3-6001	SEPP Controls	DA-4	13/02/2026
DA3-6002	SEPP Controls 2	DA-4	13/02/2026
DA3-6003	Building Separation	DA-4	13/02/2026
DA3-6004	Shadow Diagrams 1	DA-4	13/02/2026
DA3-6005	Shadow Diagrams 2	DA-4	13/02/2026
DA3-6006	Shadow Diagrams 3	DA-4	13/02/2026
DA3-6007	GFA ST1	DA-4	13/02/2026
DA3-6008	GFA ST2	DA-4	13/02/2026
DA3-6009	GBA ST1	DA-4	13/02/2026
DA3-6010	GBA ST2	DA-4	13/02/2026
DA3-6011	COS ST1	DA-4	13/02/2026
DA3-6012	COS ST2	DA-4	13/02/2026
DA3-6013	CLA ST1	DA-4	13/02/2026
DA3-6014	CLA ST2	DA-4	13/02/2026
DA3-6015	Landscape ST1	DA-4	13/02/2026
DA3-6016	Landscape ST2	DA-4	13/02/2026
DA3-6017	Max Building Height 1	DA-4	13/02/2026
DA3-6018	Max Building Height 2	DA-4	13/02/2026
DA3-6019	Precinct Montage 1	DA-4	13/02/2026
DA3-6020	Precinct Montage 1 – Future	DA-4	13/02/2026
DA3-6021	Precinct Montage 2	DA-4	13/02/2026
DA3-6022	Precinct Montage 2 – Future	DA-4	13/02/2026
DA3-6023	Precinct Montage 3	DA-4	13/02/2026
DA3-6024	Precinct Montage 3 – Future	DA-4	13/02/2026
DA3-6025	3D Montage 1	DA-4	13/02/2026
DA3-6026	3D Montage 1 – Future	DA-4	13/02/2026
DA3-6027	3D Montage 2	DA-4	13/02/2026
DA3-6028	3D Montage 2 – Future	DA-4	13/02/2026
DA3-6029	Road Width Anaylysis	DA-4	13/02/2026
DA3-9000	End	DA-4	13/02/2026

Planning Instrument, Development Standard & Proposed Variation

3. What is the Environmental Planning Instrument you are seeking to vary?

Lismore Local Environmental Plan 2012

4. What is the site's zoning?

R3 Medium Density

5. Identify the Development Standard to be Varied

Clause & Name of Development Standard

Clause 4.3 – Height of Building

Objectives of the Development Standard

(a) to establish a maximum height for buildings,
(b) to provide for taller buildings in the city centre and to enable a transition in building height in response to varying urban character and function,
(c) to protect the amenity of neighbouring properties and public places, with particular regard to visual bulk, scale, overshadowing, privacy and views.

6. Identify the type of Development Standard to be Varied

Is the development standard numeric or non-numeric?

Numeric

7. What is the numeric value of the development standard in the environmental planning instrument?

13m

8. What is the difference between the existing and proposed numeric values? What is the percentage variation (between the proposal and the environmental planning instrument)?

Stage 1 (4 Weaver Street)
The co-living housing development will have an overall building height of 17.925m measured from the natural ground line to highest projection of the building (refer to DWG 1-3000). This will result in an encroachment of 4.925m (37.8%) above the maximum building height of 13m.

Stage 2 (6-8 Weaver Street)
Stage 2 incorporates an overall building height of 18.25m measured from the natural ground line to highest projection of the building (refer to DWG 2-3000). This will result in an encroachment of 5.25m (40.38%) above the maximum building height of 13m.

9. Visual representation of the proposed variation (if relevant)

Stage 1 (4 Weaver Street)



Plate 6: Cross section showing extent of building located above 13m maximum building height

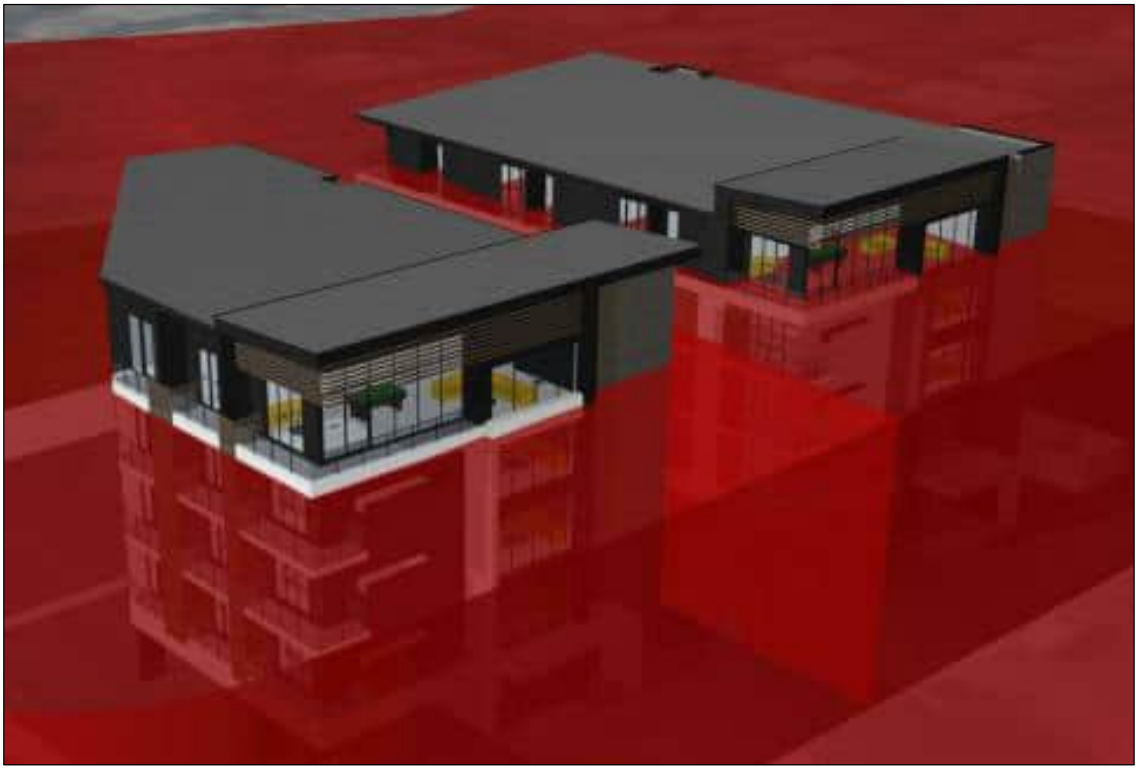


Plate 7: Perspective showing extent of buildings located above 13m maximum building height

Stage 2 (6-8 Weaver Street)



Plate 8: Cross section showing extent of building located above 13m maximum building height

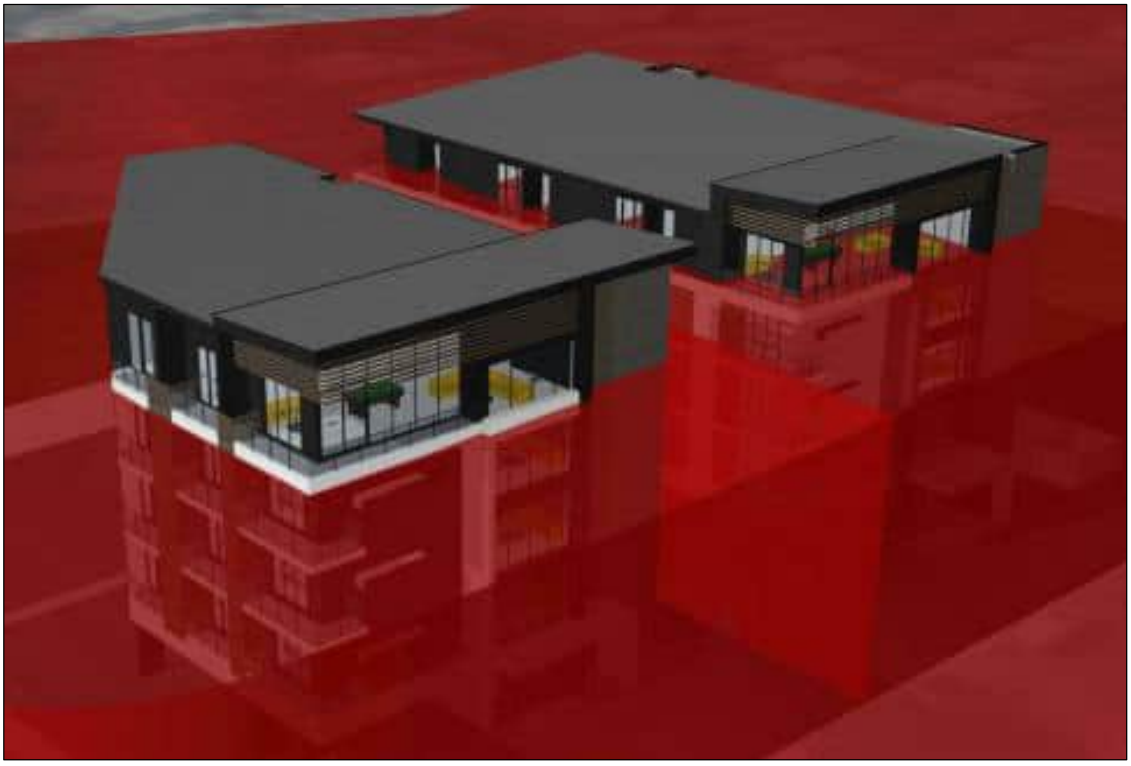


Plate 9: Perspective showing extent of buildings located above 13m maximum building height

Justification for the Proposed Variation

10. How is compliance with the development standard unreasonable or unnecessary in the circumstances of this particular case?

Note: There are 5 common ways that compliance with a development standard may be demonstrated to be unreasonable or unnecessary (items a to e). An applicant must satisfy at least one. This list is not exhaustive – there may be other ways available.

a) Are the objectives of the development standard achieved notwithstanding the non-compliance? (give details if applicable)

The objectives of the development standard are reproduced below, together with the project's response

(a) to establish the maximum height for which a building can be built,
Comment: As outlined above, the proposed co-living housing development exceeds the maximum building height prescribed under the LEP. The purpose of the building height development standard is to regulate built form to ensure that development is compatible with the desired character and future context of an area.

In this instance, the subject site is located immediately adjacent to land zoned SP2 Infrastructure (Lismore Base Hospital), which is not subject to a prescribed maximum building height. As demonstrated in DWG 3-6018 and the supporting photomontages (DWG 3-6019 to 3-6028), the proposed building height is considered appropriate when viewed in the context of the broader hospital precinct. The majority of existing buildings within the hospital precinct are of significantly greater height and density, and the proposal does not appear visually dominant or inconsistent when viewed from the public domain or surrounding land.

The Lismore Health Precinct is undergoing a period of transition. While the site is presently adjoined by areas of low density residential development, the applicant is intending to deliver additional health worker accommodation along Weaver Street to support the ongoing operation of the hospital. This evolving land use pattern will result in a greater diversity of building heights within the precinct over time, moving away from the historic pattern of predominantly single or two storey detached dwellings.

Accordingly, the proposed variation to the maximum building height standard results in a built form that is considered compatible with the emerging character of the health precinct and is consistent with the objectives of Council's strategic plan.

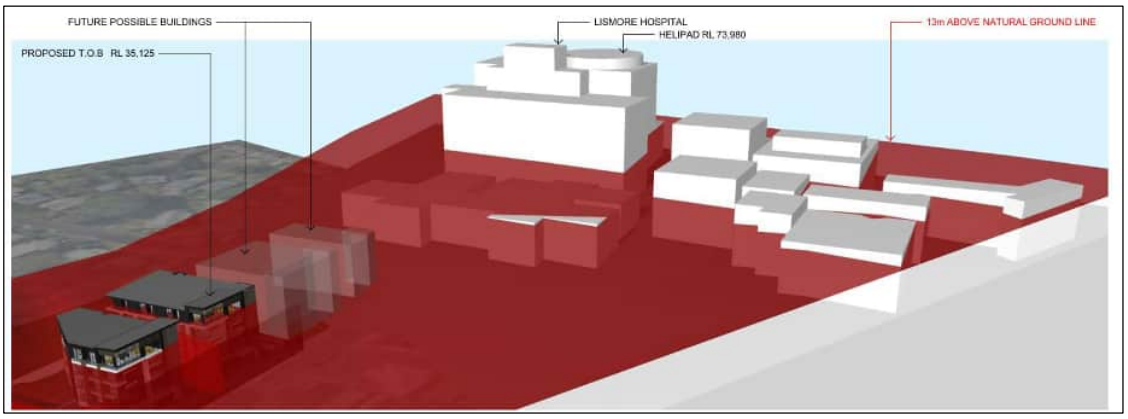


Plate 10: Height plane analysis

(b) To provide for taller builders in the city centre and to enable a transition in building height in response to varying urban character and function,

Comment: This objective is not directly applicable to the proposal, as the Lismore Health Precinct is not located within the city centre. Notwithstanding this, the intent of the objective—to enable an appropriate transition in building height in response to changing urban character and function—is considered relevant to the assessment of the proposal.

Weaver Street is located directly opposite the hospital campus and forms part of the interface between the development of the health precinct and surrounding residential areas. Due to this direct interface, the existing properties along Weaver Street experience a relatively poor residential amenity and are increasingly unsuited to traditional low density residential development.

The proposed co-living housing development is considered to provide an appropriate transition in building height and built form between the larger scale hospital buildings and the lower density residential areas beyond. The redevelopment of Weaver Street with purpose designed health worker accommodation reflects the evolving character of the locality and supports a transition in building scale consistent with the intent of this objective.

(c) To protect the amenity of neighbouring properties and public places, with particular regard to visual bulk, scale, overshadowing, privacy and views.

Comment: In terms of visual bulk and scale, the proposed development is considered appropriate having regard to its immediate context adjoining the hospital precinct. The architect has designed the development to provide a transition in height and scale between the larger scale hospital buildings and the adjoining R3 Medium Density Residential zone.

Reference should be made to the shadow diagrams provided within DWG 3-6005 (**Attachment 1**). The development will result in some overshadowing of adjoining properties to the south, particularly during the afternoon period at the winter solstice. However, the site forms part of the Lismore Health Precinct, which is undergoing a period of transition towards more intensive and health-related development. Importantly, even if the proposal were to strictly comply with the maximum building height of 13m, overshadowing impacts to the southern properties would still occur due to the orientation of the site and the nature of development envisaged in this location.

Land to the north, west and east will either not be subject to additional overshadowing or will continue to comply with applicable solar access requirements. In addition, the applicant is actively exploring opportunities for the future redevelopment of land to the south along Weaver Street for further key worker housing, which would be consistent with the emerging character of the precinct.

With respect to privacy, the architect has incorporated privacy screening to all balconies to minimise overlooking impacts to adjoining residential properties and public spaces. The development does not obstruct any significant view corridors, and no unreasonable loss of views will result.

b) Are the underlying objectives or purpose of the development standard not relevant to the development? (Give details if applicable)

N/a

c) Would the underlying objective or purpose be defeated or thwarted if compliance was required? (Give details if applicable)

N/a

Has the development standard been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard? (Give details if applicable)

N/a

e) Is the zoning of the land unreasonable or inappropriate so that the development standard is also unreasonable or unnecessary? (Give details if applicable)

N/a

11. Are there sufficient environmental planning grounds to justify contravening the development standard?

Note: Environmental planning grounds are matters that relate to the subject matter, scope and purpose of the EP&A Act including the Act's objects (see Part A, Chapter 2.6 of this guide). They must relate to the aspect of the proposed development that contravenes the development standard and not simply promote the benefits of the development as a whole. You must provide substantive justification as to why the contravening the development standard is acceptable.

Comment: Development consent is sought from Lismore City Council for the construction of a staged co-living housing development at 4 and 6–8 Weaver Street, Lismore. Stage 1 incorporates an encroachment of 4.925 metres (37.8%), while Stage 2 incorporates an encroachment of 5.25 metres (40.38%) above the maximum building height control. The height exceedance is largely confined to the upper level (Level 5) and associated roof form.

Potential Direct Impacts

The potential direct impacts arising from the proposed variation to the maximum building height control, and the manner in which these impacts are addressed by the proposal, are outlined below.

Overshadowing – As detailed within the architectural design plans at **Attachment 1**, land immediately to the south of the subject site will experience some overshadowing, particularly during the afternoon period at the winter solstice. However, as outlined previously, the site forms part of the Lismore Health Precinct, which is undergoing a period of transition toward more intensive, health related development.

Importantly, even if the proposal were to strictly comply with the maximum building height of 13m, overshadowing impacts to the southern properties would still occur due to the orientation of the site and the nature of development that is reasonable and anticipated in this location.

Land to the north, west and east will either not be subject to additional overshadowing or will continue to comply with applicable solar access requirements. Furthermore, the applicant is actively exploring opportunities for the future redevelopment of land to the south along Weaver Street for further key worker housing, which would be consistent with the emerging character of the health precinct.

Overlooking – As demonstrated within the architectural plans provided at **Attachment 1**, the development incorporates privacy screening to balconies to mitigate overlooking impacts with adjoining residential development. Reference should be made to DWG 3-6003 which shows the privacy screening has been offset between both buildings to reduce overlooking between the co-living housing development.

Scale of building within streetscape – As outlined earlier in this report, the proposed development is an architecturally driven response to the site context. The buildings have been designed to be compatible with the emerging character of the Weaver Street locality, which functions as a transition between the Lismore Health Precinct—characterised by taller, higher-density buildings—and the broader R3 Medium Density Residential zone, which comprises a mix of residential development and health related service facilities. The built form, articulation, and materiality have been intentionally designed to respond between these contrasting urban forms, ensuring a cohesive streetscape outcome.

The following plates present architectural perspectives of the proposed development within the context of the surrounding Lismore Health Precinct.



Plate 11: 3D Perspective
(Source: Raunik Design)



Plate 12: 3D Perspective
(Source: Raunik Design)

Traffic – The application is supported by a Traffic Impact Assessment prepared by *Bitzios Consulting*, which concludes that there are no transport planning or traffic engineering matters that would preclude approval of the Development Application. While the proposed building height exceedance enables an increased yield, and therefore an increase in traffic demand, the Traffic Impact Assessment confirms that the current design complies with all relevant traffic, access and parking criteria. No non-compliances have been identified. Accordingly, the development, as proposed, will not result in any unacceptable direct traffic impacts and is considered acceptable from a traffic and transport perspective.

Potential Indirect Impacts

This assessment has not identified any indirect impacts associated with the proposed exceedance above the maximum building height standard. In this regard, the following comments are made:

Noise – An Environmental Noise Impact Assessment (ENIA) has been prepared by *Tim Fitzroy & Associates* to assess the potential noise impacts of the proposed development.

The assessment indicates that predicted noise levels associated with the development comply with the applicable day and evening noise criteria at all nearby sensitive receivers without the need for specific mitigation measures. Predicted exceedances of the nighttime criteria include up to 5 dB(A) above the Leq criterion and up to 16 dB(A) above the Lmax criterion at the closest sensitive receivers. The ENIA concludes that these exceedances can be appropriately managed through the inclusion of a 2m high acoustic barrier along the eastern and southern property boundaries, as shown in Illustration 3.8 and detailed in Section 3.4.6 of the assessment.

The assessment attributes the predicted nighttime exceedances primarily to operational noise sources, including vehicle movements, air-conditioning plant, and car door closures. These noise sources are not influenced by the proposed building height. Accordingly, a reduction in building height would not materially alter the noise outcomes of the development, and the proposed height exceedance does not result in any unacceptable indirect noise impacts.

Social Impact – No indirect social impacts have been identified resulting from the proposed increased building height. The proposal will deliver a high density co-living housing development that directly responds to the shortage of diverse housing in the Lismore LGA, particularly for key health workers.

The proposal will deliver accommodation in close proximity to Lismore Base Hospital, reducing travel distances and supporting staff attraction and retention within the Health Precinct. The social impacts associated with the development arise from the use and function of the proposal rather than the increased building height, and would not be materially altered by strict compliance with the height standard.

12. Is there any other relevant information relating to justifying a variation of the development standard? (If required)

The Lismore Development Control Plan contains a chapter that specifically addresses development within the Lismore Health Precinct. The relevant planning objectives for the precinct include:

- *Encouraging increased residential densities in locations that are readily accessible to employment, public transport, education, and recreational facilities;*
- *Supporting the establishment of specialist medical practices and health service facilities in close proximity to Lismore Base Hospital; and*
- *Providing design controls that facilitate change in a manner that is compatible with the existing residential and non-residential character of the locality.*

The proposed development is considered to directly align with the objectives of the Lismore Health Precinct for the following reasons:

1. The proposed co-living housing development represents a higher-density form of residential accommodation that is appropriately located within walking distance of Lismore Base Hospital. The proposed variation to the building height standard facilitates a higher-density urban form that responds to the strategic intent of within the Health Precinct.
2. The development will provide accommodation for key health workers in close proximity to Lismore Base Hospital. In this context, the increased building height is considered appropriate and compatible, having regard to the scale and built form of the adjoining hospital and surrounding health-related land uses. The variation enables the delivery of additional accommodation opportunities that directly support the operational needs of the Health Precinct.
3. As detailed within the accompanying Statement of Environmental Effects, the proposed development is largely compliant with the relevant design controls and planning provisions contained within the Lismore Local Environmental Plan 2012, the Lismore Development Control Plan, and the State Environmental Planning Policy (Housing) 2021.

Accordingly, the proposed variation to the development standard is supported by site specific and strategic planning considerations and is considered reasonable in the circumstances.

ATTACHMENT 1

PROJECT #25168 - *DEVELOPMENT APPROVAL - 13/02/2026*

4-8 WEAVER ST

4 & 6-8 Weaver Street, Lismore, NSW, 2480

FOR

4WS (No1) Pty Ltd



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

PROJECT TEAM

ARCHITECT RAUN design group

LANDSCAPE ARCHITECT shepherd Urban Landscape Architecture

TOWN PLANNER NDC Newton Denny Chapelle Surveyors Planners Engineers

TRAFFIC CONSULTANT BITZIOS consulting

CIVIL ENGINEER MORA

LIVABLE HOUSING DESIGN CHECKLIST

TO BE DETAILED FOR CC

Livable Housing Design			
Part 1	**Dwelling access**		☑
	1.1	Step-free access path	
	1.2	Parking space incorporated into step-free access path	
Part 2	**Dwelling entrance**		☑
	2.1	Clear opening width	
	2.2	Threshold	
	2.3	Landing area	
	2.4	Weatherproofing for external step-free entrance	
Part 3	**Internal doors and corridors**		☑
	3.1	Clear opening width	
	3.2	Threshold	
	3.3	Corridor width	
Part 4	**Sanitary compartment**		☑
	4.1	Location	
	4.2	Circulation space	
Part 5	**Shower**		☑
	5.1	Application	
	5.2	Hobless and step-free entry	
Part 6	**Reinforcement of bathroom and sanitary compartment walls**		☑
	6.1	Location	
	6.2	Construction	

TABLE OF CONTENTS

DA 0-0000 COVERPAGE
DA 0-0001 INTRODUCTION
DA 0-0201 SITE INFORMATION
DA 0-0202 SITE CONTEXT
DA 0-0203 SITE ANALYSIS
DA 0-0204 DESIGN INTENT
DA 0-0205 3D PERSPECTIVES 1
DA 0-0206 3D PERSPECTIVES 2
DA 0-0207 3D PERSPECTIVES 3
DA 1-0300 STAGE 1
DA 1-0301 SUMMARY ST-1
DA 1-0302 ST-1 SITE SURVEY
DA 1-0303 ST-1 SITE CONTEXT
DA 1-0304 ST-1 DEMOLITION PLAN
DA 1-0305 ST-1 SITE PLAN
DA 1-0306 ST-1 LEVEL 1 - GROUND
DA 1-0307 ST-1 LEVEL 2
DA 1-0308 ST-1 LEVELS 3-4
DA 1-0309 ST-1 LEVEL 5
DA 1-0310 ST-1 ROOF
DA 1-0311 ST-1 TYPICAL UNIT DETAILS
DA 1-0312 ST-1 TYPICAL UNIT DETAILS
DA 1-2000 ST-1 ELEVATIONS
DA 1-2001 ST-1 ELEVATIONS
DA 1-3000 ST-1 SECTIONS 1
DA 1-4000 ST-1 PERSPECTIVE
DA 2-0300 STAGE 2
DA 2-0301 SUMMARY ST-2
DA 2-0302 ST-2 SITE SURVEY
DA 2-0303 ST-2 SITE CONTEXT
DA 2-0304 ST-2 DEMOLITION PLAN
DA 2-0305 ST-2 SITE PLAN
DA 2-0306 ST-2 LEVEL 1 - GROUND
DA 2-0307 ST-2 LEVEL 2
DA 2-0308 ST-2 LEVELS 3-4
DA 2-0309 ST-2 LEVEL 5
DA 2-0310 ST-2 ROOF
DA 2-0311 ST-2 TYPICAL UNIT DETAILS
DA 2-2000 ST-2 ELEVATIONS
DA 2-2005 ST-2 ELEVATIONS
DA 2-3000 ST-2 SECTIONS 1
DA 2-4000 ST-2 PERSPECTIVE
DA 3-6000 REFERENCE
DA 3-6001 SEPP CONTROLS
DA 3-6002 SEPP CONTROLS 2
DA 3-6003 BUILDING SEPARATION
DA 3-6004 SHADOW DIAGRAMS 1
DA 3-6005 SHADOW DIAGRAMS 2
DA 3-6006 SHADOW DIAGRAMS 3
DA 3-6007 GFA ST1
DA 3-6008 GFA ST2
DA 3-6009 GBA ST1
DA 3-6010 GBA ST2
DA 3-6011 COS ST1
DA 3-6012 COS ST2
DA 3-6013 CLA ST1
DA 3-6014 CLA ST2
DA 3-6015 LANDSCAPE ST1
DA 3-6016 LANDSCAPE ST2
DA 3-6017 MAX BUILDING HEIGHT
DA 3-6018 MAX BUILDING HEIGHT 2
DA 3-6019 PRECINCT MONTAGE 1
DA 3-6020 PRECINCT MONTAGE 1 - FUTURE
DA 3-6021 PRECINCT MONTAGE 2
DA 3-6022 PRECINCT MONTAGE 2 - FUTURE
DA 3-6023 PRECINCT MONTAGE 3
DA 3-6024 PRECINCT MONTAGE 3 - FUTURE
DA 3-6025 3D MONTAGE 1
DA 3-6026 3D MONTAGE 1 - FUTURE
DA 3-6027 3D MONTAGE 2
DA 3-6028 3D MONTAGE 2 - FUTURE
DA 3-6029 ROAD WIDTH ANALYSIS
DA 3-9000 END

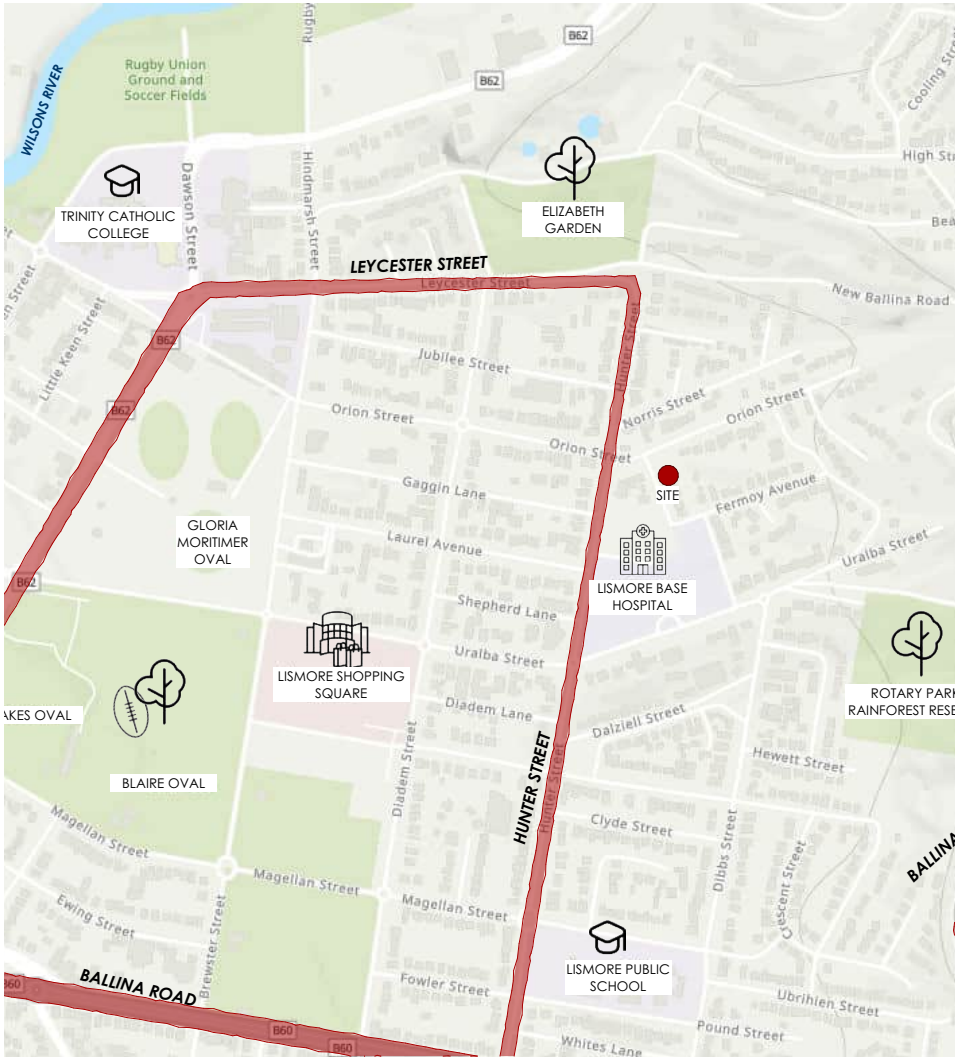


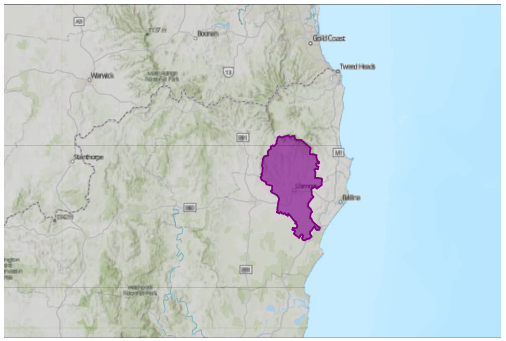
RAUN design group

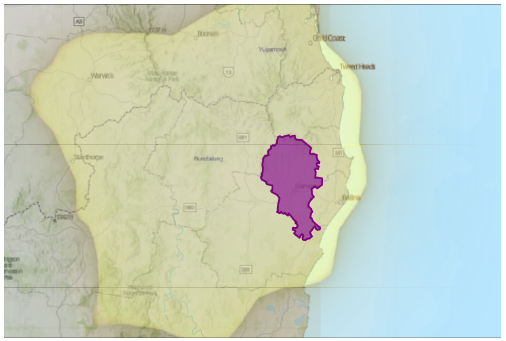
SITE INFORMATIOI

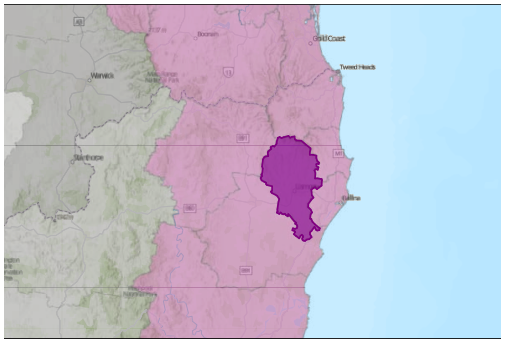
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0201 REV DA

RAUNIK DESIGN GROUP ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE COUNTRIES ON WHICH WE WORK.
WE PAY RESPECTS TO ELDERS PAST AND PRESENT.









REGIONAL CONTEXT

REGION:
NORTHERN RIVERS REGION OF NEW SOUTH WALES

LGA:
LISMORE CITY COUNCIL

PLANNING SCHEME :
LISMORE LOCAL ENVIRONMETAL PLAN 2012

INDIGENOUS CONTEXT

INDIGENOUS LAND:
BUNDJALUNG

"BUNDJALUNG ARE THE INDIGENOUS PEOPLE OF THE NORTHEAST NEW SOUTH WALES AND SOUTHEAST QUEENSLAND COAST, WITH THEIR TE RRITORY STRETCHING FROM THE CLARENCE RIVER TO THE LOGAN RIVER. BUNDJALUNG NATION IS A FEDERATION OF CLAINS CONSISTING OF 13 DIFFERENT TRIBES OR DIALECT GROUPS,, ENCOMPASSING LANGUAGES LIKE YUGAMBEH, WAHLUBAL, AND MINYANGBAL, WITH THE BUNDJALUNG LANGUAGE ITSELF ALSO SERVING AS A NAME FOR THE BROADER LANGUAGE FAMILY

CLIMATE ZONE CLASSIFICATION

CLIMATE ZONE:
2 - WARM HUMID SUMMER, MILD WINTER

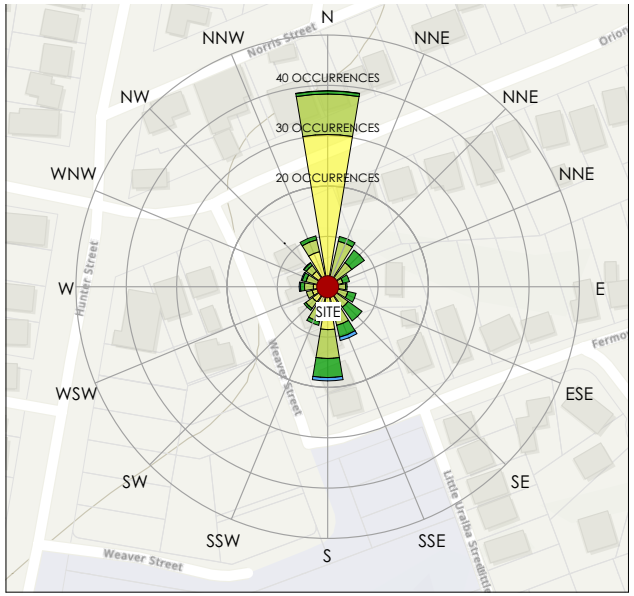
MEAN YEARLY TEMPERATURES-
MINIMUM: **13.2°C** MAXIMUM: **25.5°C**

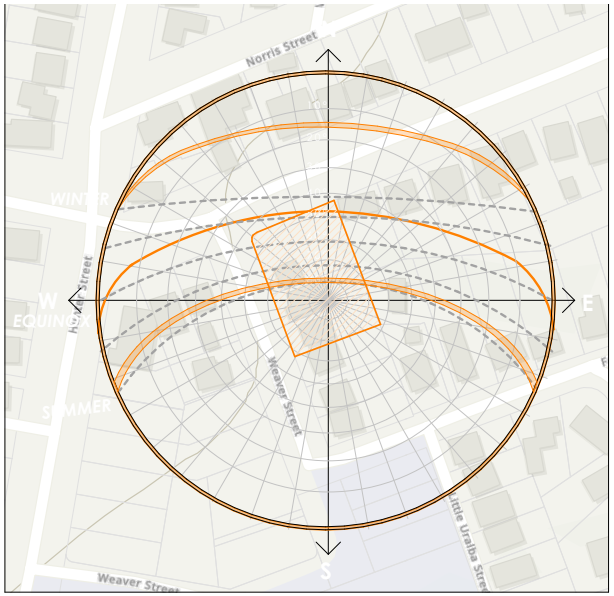
MEAN YEARLY RAINFALL:
1343mm

RAUNIK design group

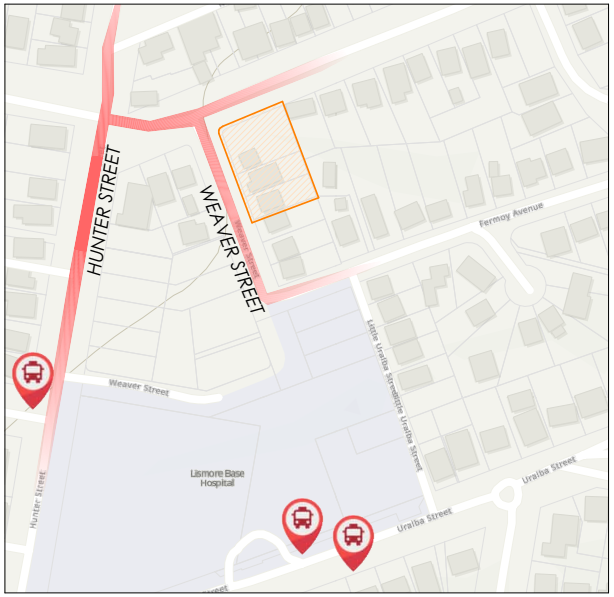
@A
SITE CONTEX

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 0.0202 REV DA









LEGEND

VIEW STREET (EXTERNAL):

VIEW SITE (INTERNAL):

SITE:

MAIN ROAD:

BUS STOP:

PREVAILING WINDS

25-30km/h

20-25km/h

15-20km/h

10-15km/h

SITE DETAILS

LOT NO.:
LOT 17-19

PLAN NO.:
DP 17964

SITE ADDRESS:
4 & 6-8 Weaver Street Lismore NSW 2480

BUILT ENVIRONMENT TYPOLOGIES:
LISMORE HOSPITAL PRECINCT - MIXED USE , MEDIUM ZONE;DENSITY. FORMING A TRANSITIONAL EDGE TO THE CBD

RAUN design group

@A

SITE ANALYSI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 0.0203 REV DA

MATERIALITY


1. CLADDING A

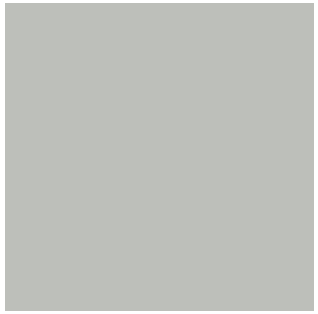

2. CLADDING B

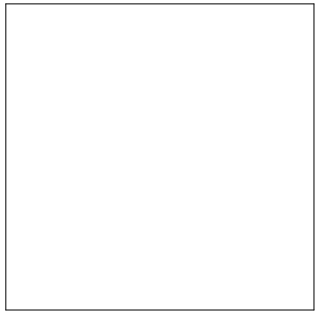

3. GLASS BALUSTRADES


4. WINDOW SHADING


5. ALUMINIUM BATTENS


6. FEATURE BLOCKWORK


7. SHALE GREY


8. WHITE


9. MONUMENT

ARCHITECTURAL STATEMENT

The proposed development comprises two five-storey residential buildings designed under the NSW Co-Living Housing Guidelines. Strategically positioned adjacent to Lismore Base Hospital, the project responds to a growing need for affordable, flexible, and community-oriented housing options for healthcare workers, students, and key local professionals.

Design Intent and Vision
The architectural vision for the development is to create a modern, budget-conscious living environment that fosters social connection, personal wellbeing, and a sense of belonging. The design balances affordability with a contemporary aesthetic, ensuring high-quality amenity within a cost-effective framework.

Form and Aesthetic
The buildings are conceived as clean, modern forms that respond to their urban and environmental context. Simple geometries, articulated facades, and a considered use of materials, which create visual depth and rhythm while maintaining a restrained palette suited to the project's budget. The architectural expression is guided by a focus on longevity, low maintenance, and passive design performance.

Contextual Response
Situated adjacent to the hospital, the development enhances the surrounding precinct by introducing active, landscaped edges and human-scaled frontage treatments. The massing steps and articulation are designed to break down the building's scale, ensuring it integrates comfortably within the mixed-use character of the area.

Amenity and Functionality
Each building accommodates a mix of co-living units featuring private bedrooms with ensuites and kitchenettes. Shared living, laundry and communal spaces are featured throughout the building. Balconies and communal terraces encourage outdoor engagement and cross-ventilation. Landscaped areas between and around the buildings promote relaxation, informal interaction, and a connection to nature.

Sustainability and Liveability
The design incorporates passive solar principles, natural ventilation, water-sensitive landscaping, and energy-efficient systems to ensure environmental performance and resident comfort. The proximity to the hospital and public transport supports sustainable urban living with reduced reliance on private vehicles.

Conclusion
This development aims to deliver well-considered, contemporary co-living accommodation that supports the evolving needs of Lismore's community. By combining thoughtful design, environmental responsibility, and affordability, the project contributes positively to the city's growing urban fabric and provides much-needed housing diversity near a key employment and service hub.

CPTED:
CPTED principles have been adhered to and the Development is to include:
- Secure building access via key card and/or fob system
- Secure/safety screens on widows/balcony doors
- Frosted glass to bathroom windows - where relevant
- CCTV coverage of entry points, lobby/reception and parking area
- Well lit pathways and entrances
- Compliance with fire safety regs and egress routes
- Electronic access control to each unit with remote management capabilities
- Video intercom system
- Clear entry signage

RAUN design group

@A
DESIGN INTEN
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0204 REV DA



ARTISTS IMPRESSION ONL
@A

RAUN design group

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0205 REV DA



ARTISTS IMPRESSION ONL
@A

RAUN design group

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0206 REV DA



ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0207 REV DA


STAGE 1
4 WEAVER STREET

RPD
4 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,110
Typical	38.83	431.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	6	1	1	8	8	320	442	56	26	
	Core / Corridor / Other										
Level 4	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 3	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 2	Units	7	1	1	9	9	320	478	14	26	
	Core / Corridor / Other										
Level 1 Ground	Units	3			3	3	131	210	139	9	19
	Core / Corridor / Other										
Totals	**0**	**30**	**4**	**4**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.O.S**	**TOTAL**
		Total Units 38			**38**	**38**	**1,411**	**2,002**	**237**	**113**	**19**
Total Cars Required		**15**	**2**	**2**							
		Total Cars Required 19									

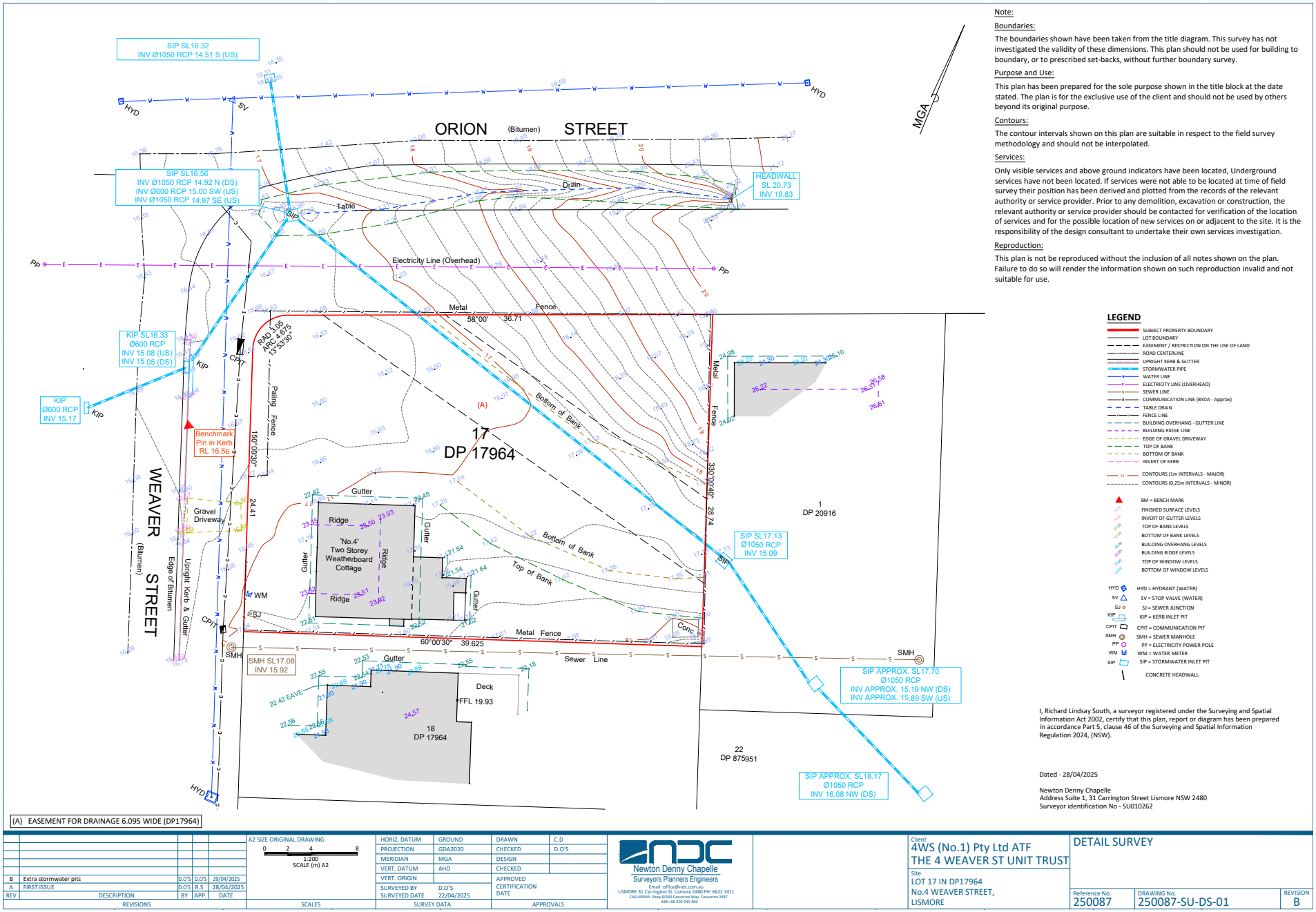
Plus 2 Motorbike Spaces

Landscaping Requirements
40% of 1,110 = 444m2
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 467m^2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 230m^2 = NON COMPLIANT

RAUN design group

@A
SUMMARY ST-
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0301 REV DA



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	D.O'S		
SURVEYED DATE	22/04/2025		

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



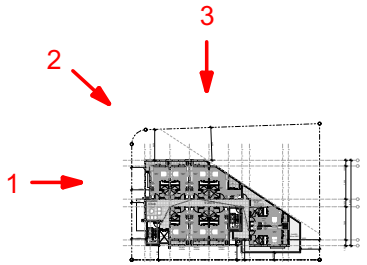
1



2



3



RAUNIK design group

@A

ST-1 SITE CONTEX

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-1.0303 REV DA

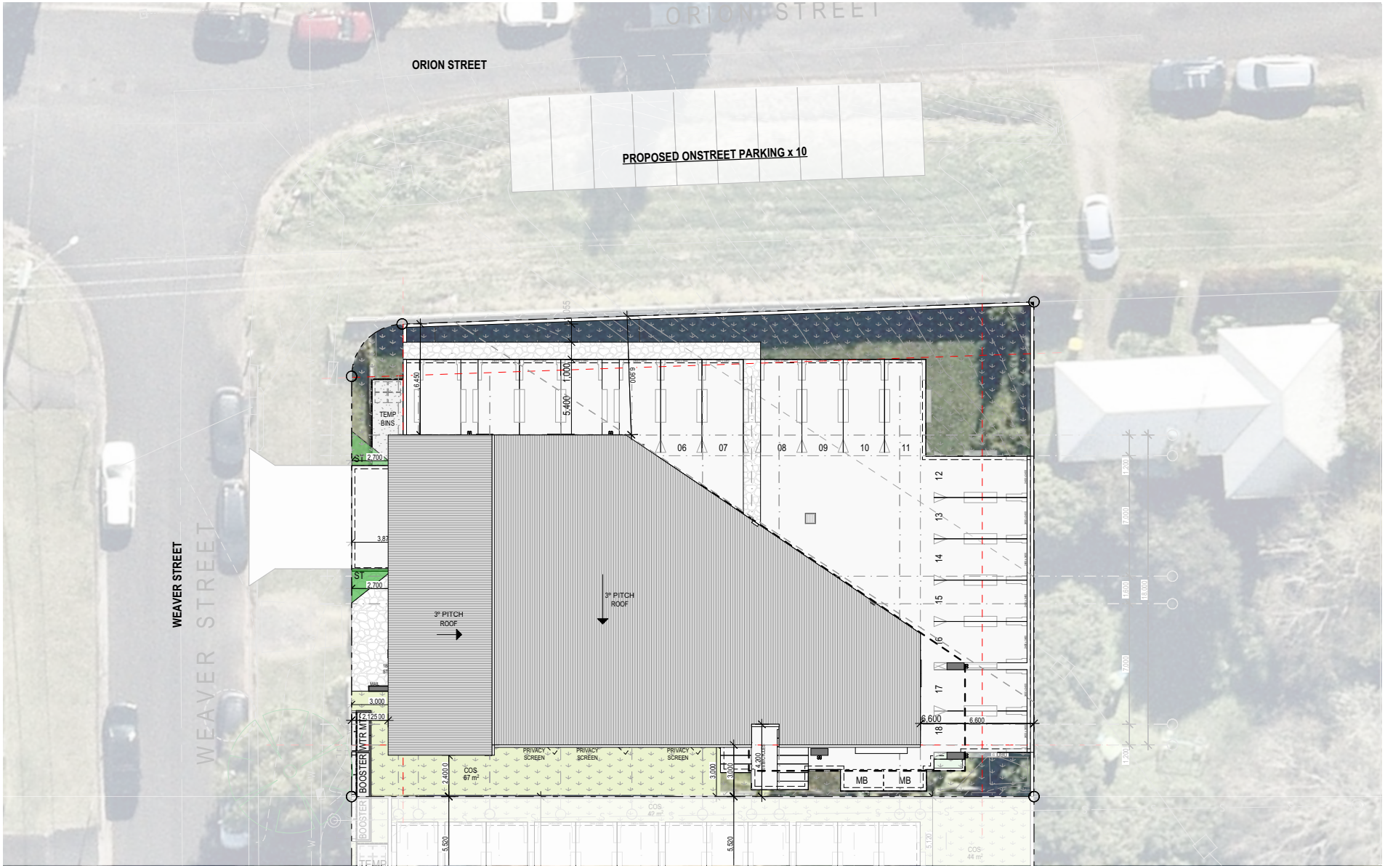


RAUN design group

1:200@A

ST-1 DEMOLITION PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.0304 REV DA



RAUN design group

1:200@A

ST-1 SITE PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA-1.0305 REV DA

:O-LIVING:

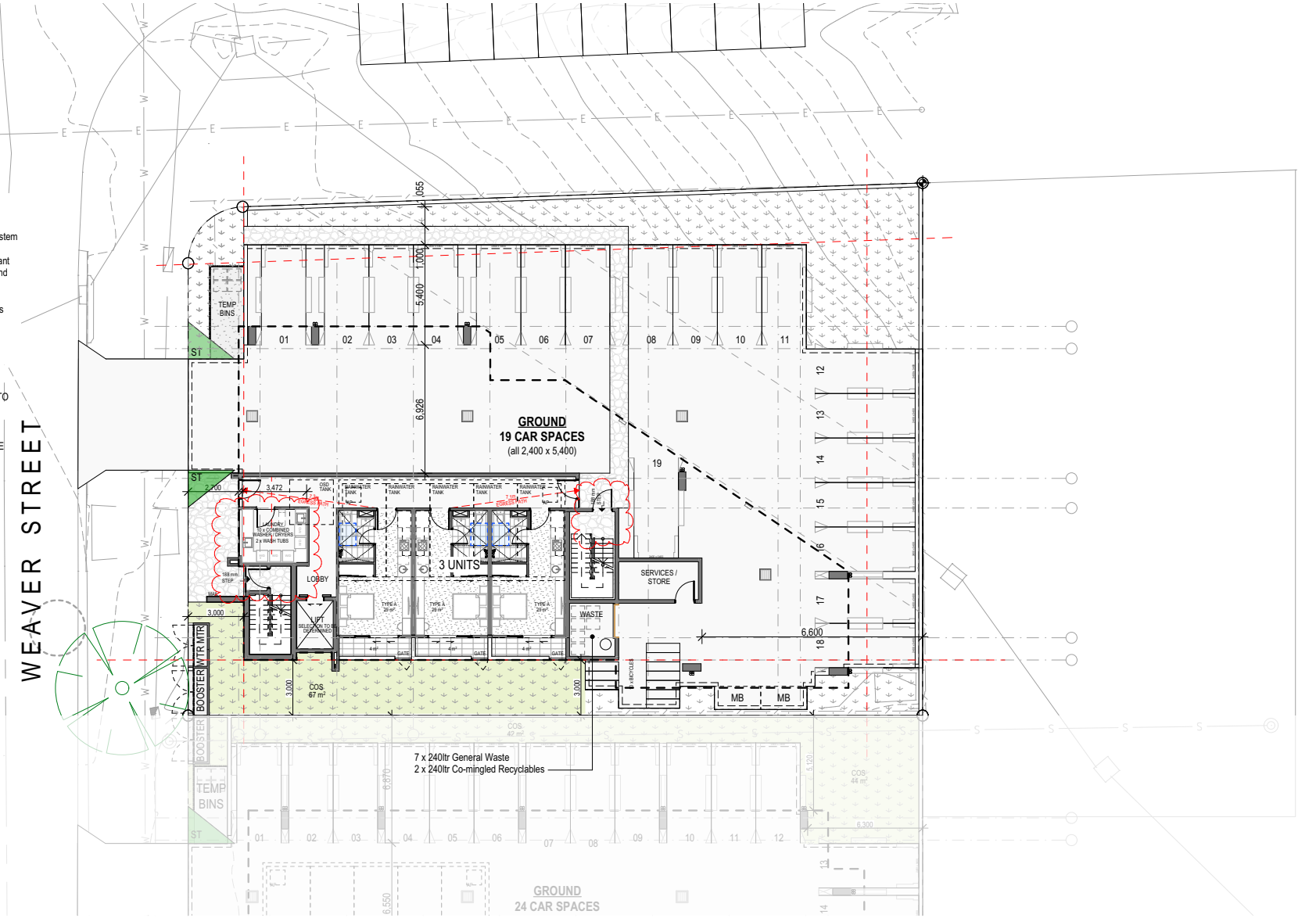
9 CAR SPACES
:8 UNITS

Γ. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
)W LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
ıd the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
ırking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage

ASTE MANAGEMENT PLAN
EMPORARY BIN STORAGE AREA ADJACENT TO
RIVEWAY TO BE USED AS A SECONDARY
VERFLOW FOR BIN STORAGE AS PER
NVIRONMENTAL CONSULTANT REPORT.
EMAINDER OF BINS TO BE STORED IN WASTE
OOM.

WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables



1:200@A

ST-1 LEVEL 1 - GROUNI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-1.0306 REV DA

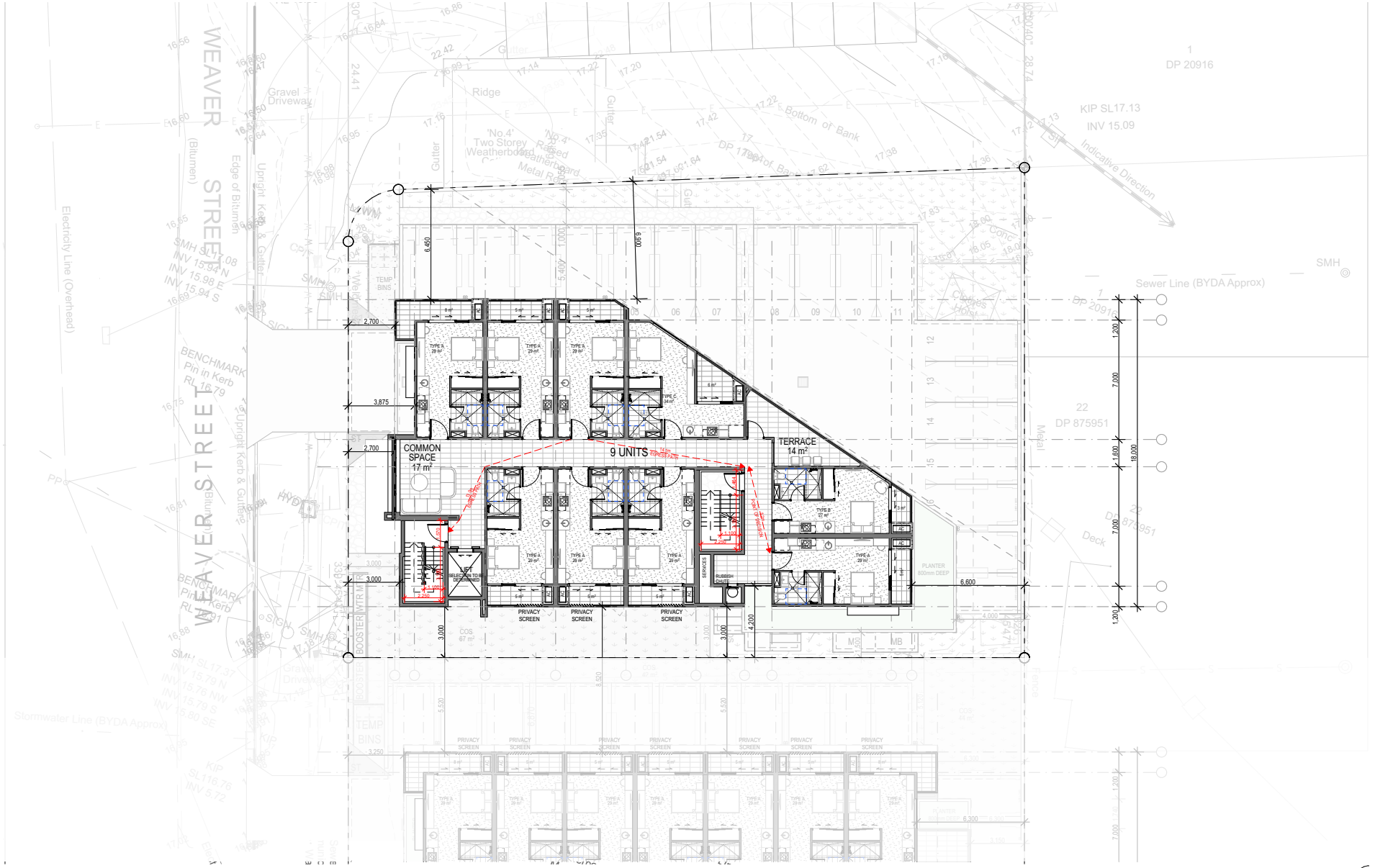


RAUN design group

1:200@A

ST-1 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.0307 REV DA



RAUN design group

1:200@A

ST-1 LEVELS 3-

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0308 REV DA

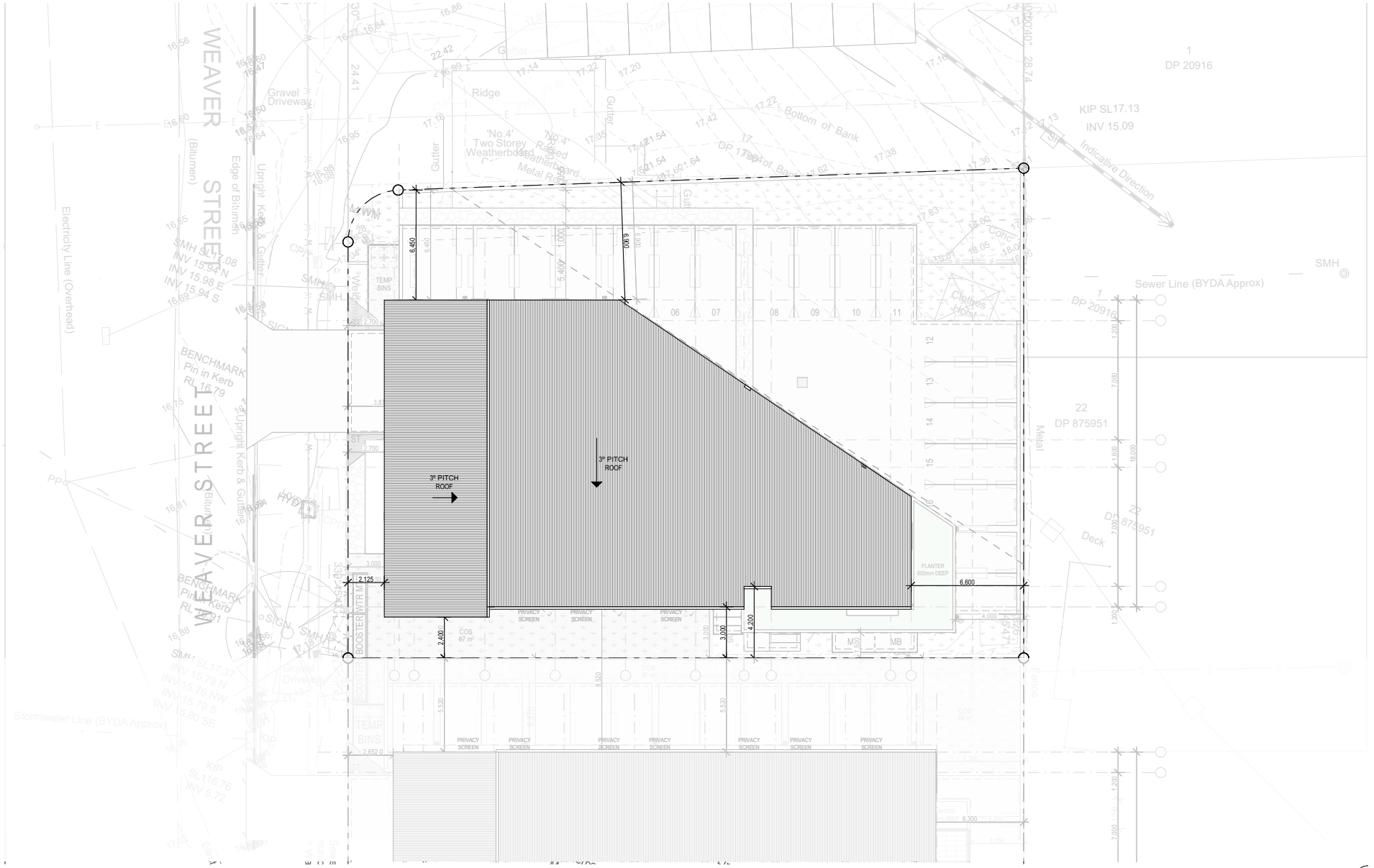


RAUN design group

1:200@A

ST-1 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0309 REV DA

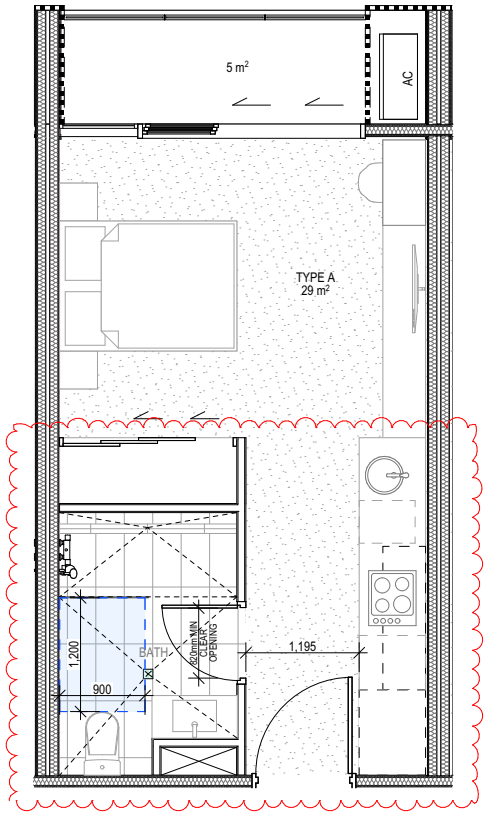


RAUN design group

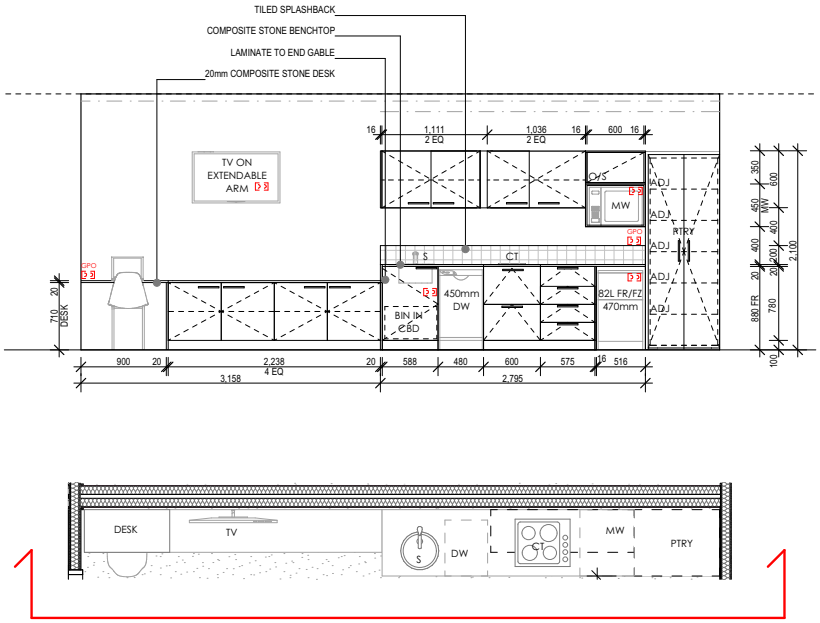
1:200@A

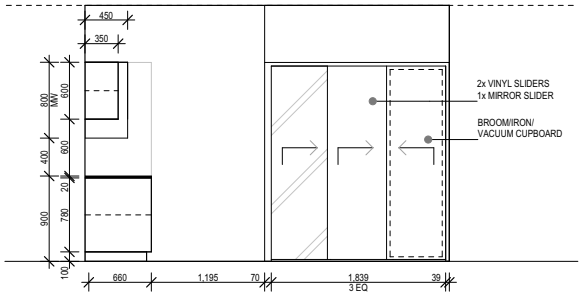
ST-1 ROO

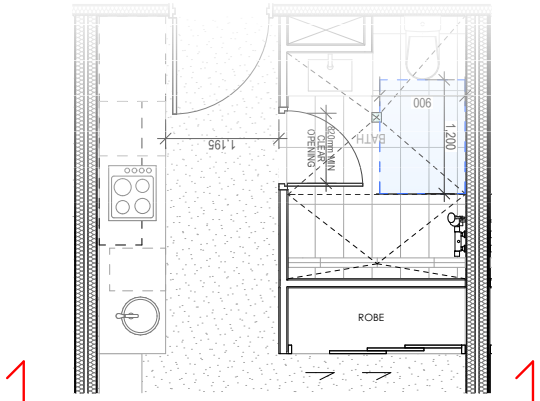
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA-1.0310 REV DA



TYPE A UNIT DETAILS
Scale 1:50



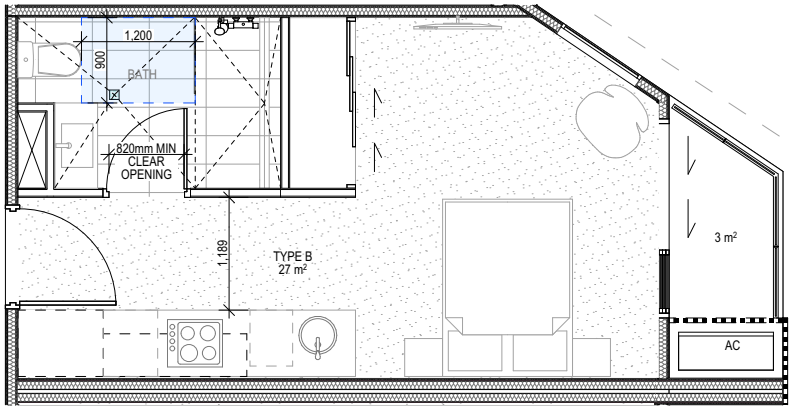




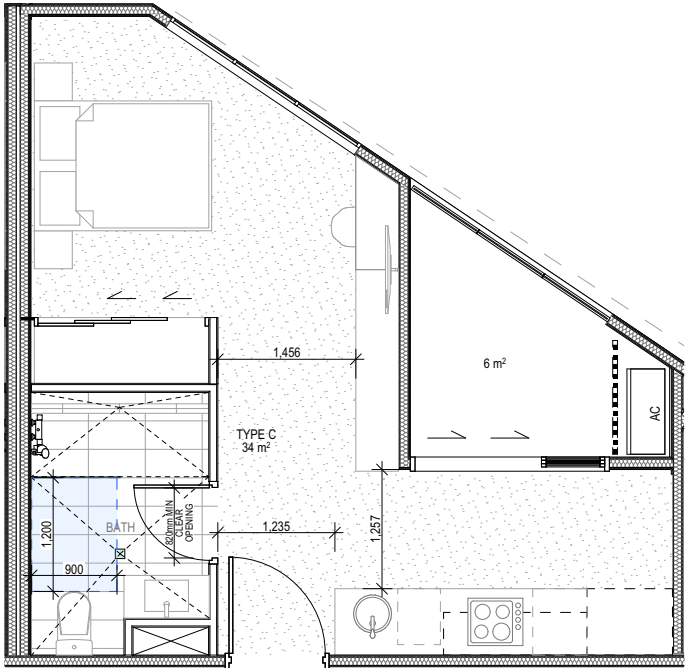
1:50@A

ST-1 TYPICAL UNIT DETAIL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.0311 REV DA



TYPE B UNIT DETAILS
Scale 1:50



TYPE C UNIT DETAILS
Scale 1:50

RAUN design group

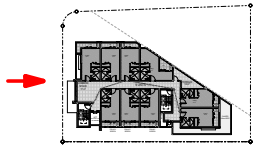
1:50@A

ST-1 TYPICAL UNIT DETAIL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.0312 REV DA

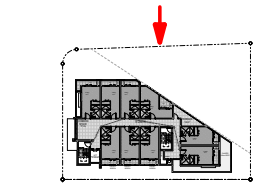


WEST ELEVATION 1:200





NORTH ELEVATION 1:200



LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

ST-1 ELEVATION

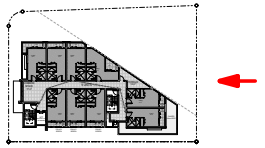
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.2000 REV DA

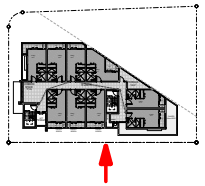


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





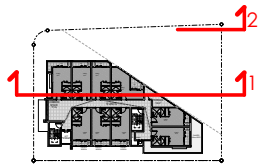
LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

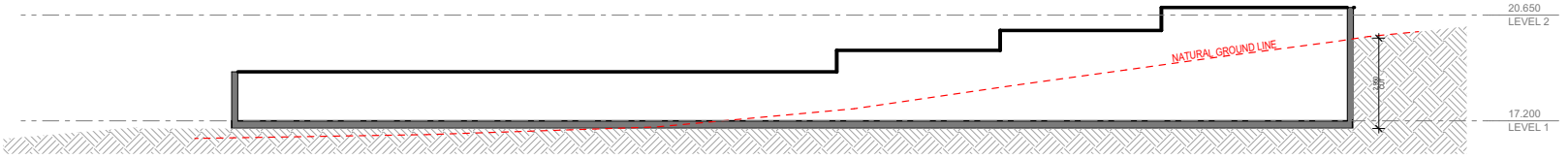
ST-1 ELEVATION

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.2001 REV DA





1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUN design group

1:150@A

ST-1 SECTIONS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.3000 REV DA



ARTISTS IMPRESSION ONL
@A

ST-1 PERSPECTIV

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.4000 REV DA


STAGE 2
6-8 WEAVER STREET

RPD
6-8 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,125.6
Typical	48.33	544.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	11			11	11	414	544	42	28	
	Core / Corridor / Other										
Level 4	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 3	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 2	Units	12			12	12	414	576	29	28	
	Core / Corridor / Other										
Level 1 Ground	Units	1			1	1	92	173	167	39	24
	Core / Corridor / Other										
Totals	**0**	**48**	**0**	**0**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.L.A**	**TOTAL**
		Total Units 48			**48**	**48**	**1,748**	**2,369**	**238**	**151**	**24**
Total Cars Required		**24**	**0**	**0**							
		Total Cars Required 24									

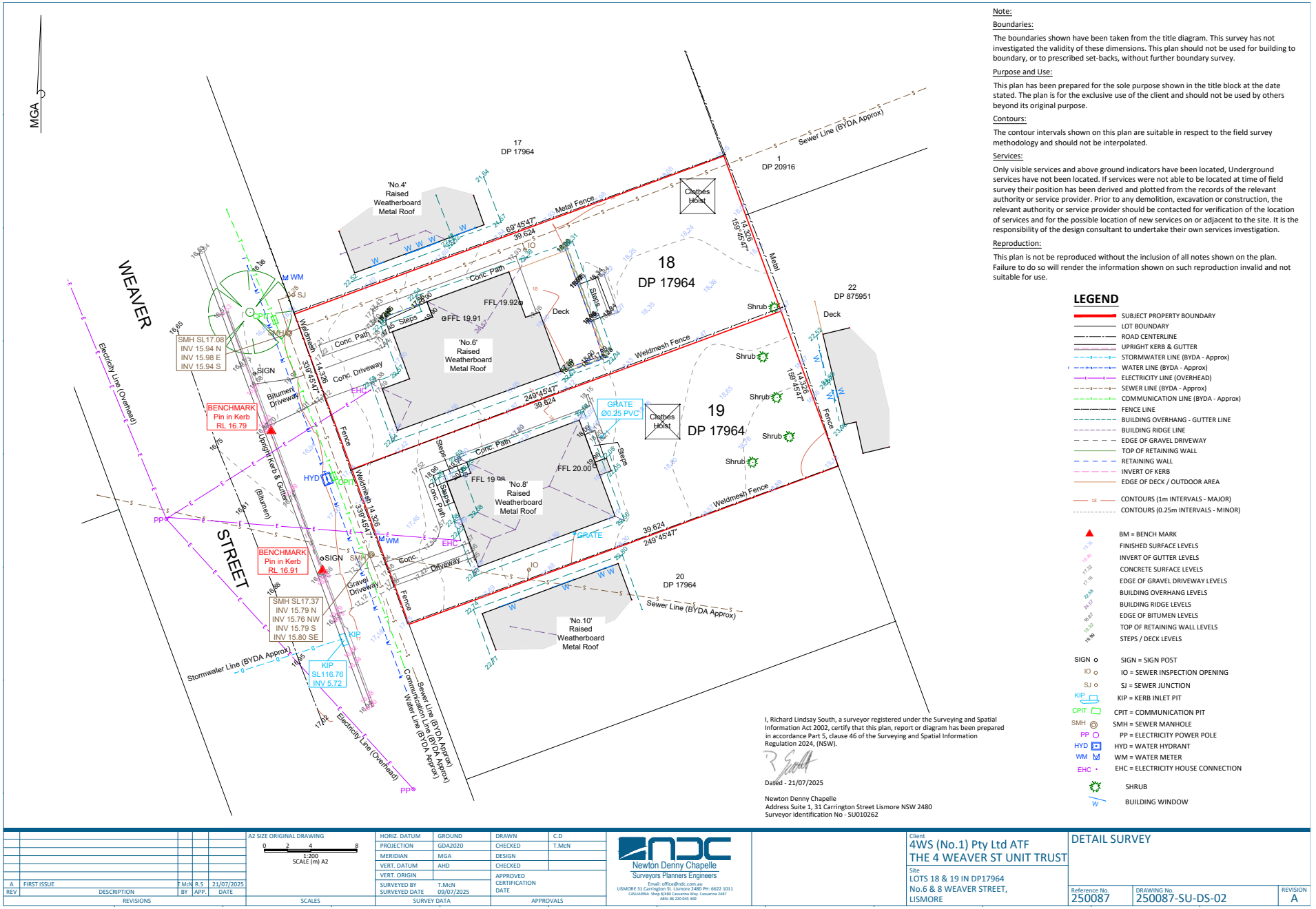
Plus 2 Motorbike Spaces

Landscaping Requirements
40% of 1,125.6 = 450.24m2
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 489m^2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 251m^2 = NON COMPLIANT

RAUN design group

@A
SUMMARY ST-
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0301 REV DA



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	T.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	T.McN	CERTIFICATION	
SURVEYED DATE	09/07/2025	DATE	

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOTS 18 & 19 IN DP17964
No.6 & 8 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A



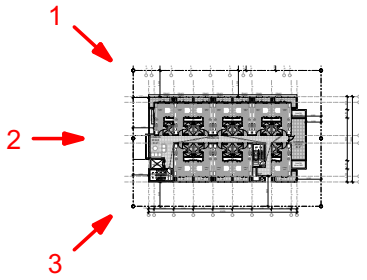
1



2



3



RAUN design group

@A

ST-2 SITE CONTEX

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.0303 REV DA

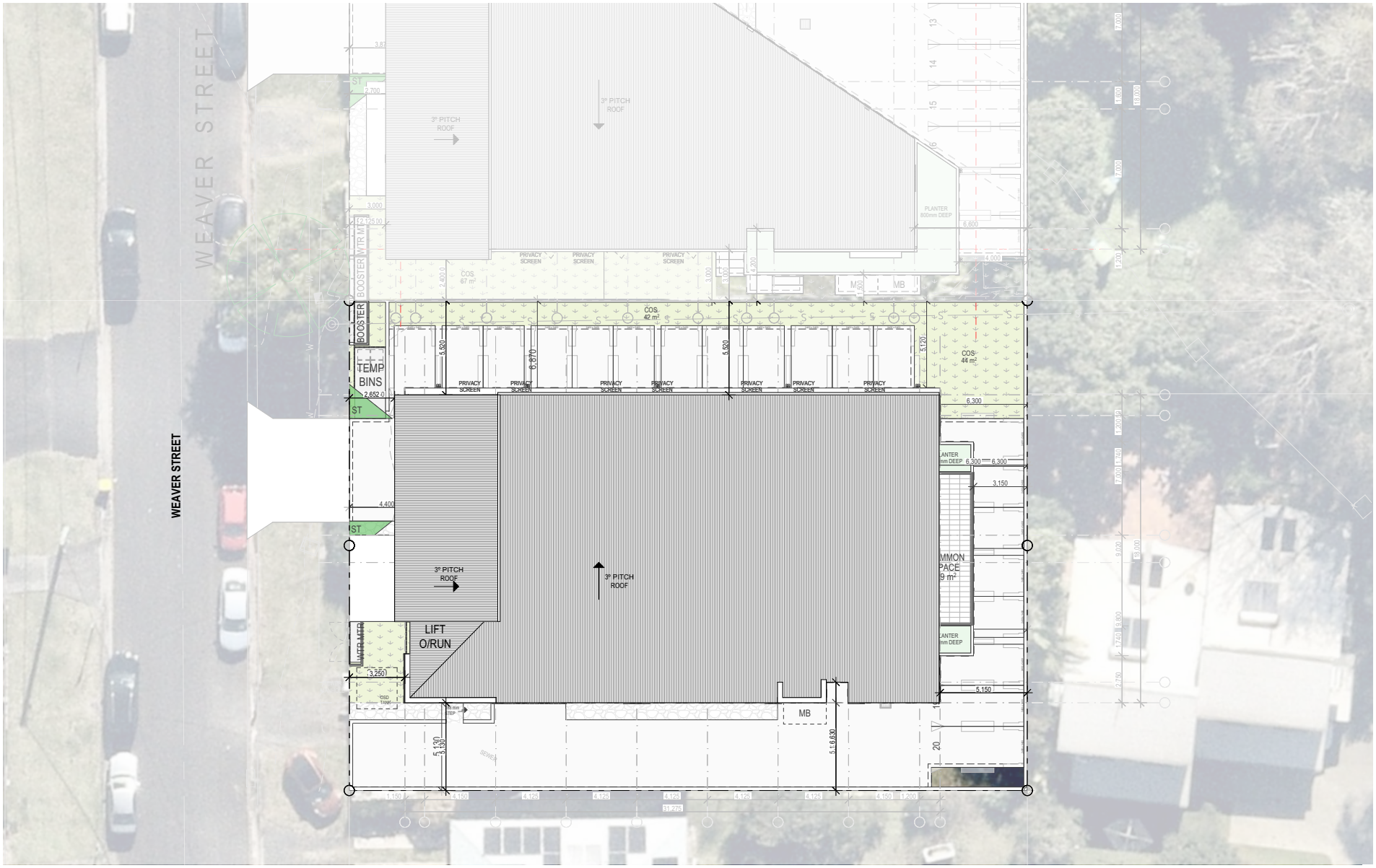


RAUN design group

1:200@A

ST-2 DEMOLITION PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0304 REV DA



1:200@A

ST-2 SITE PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA-2.0305 REV DA

:O-LIVING:

:4 CAR SPACES
:8 UNITS

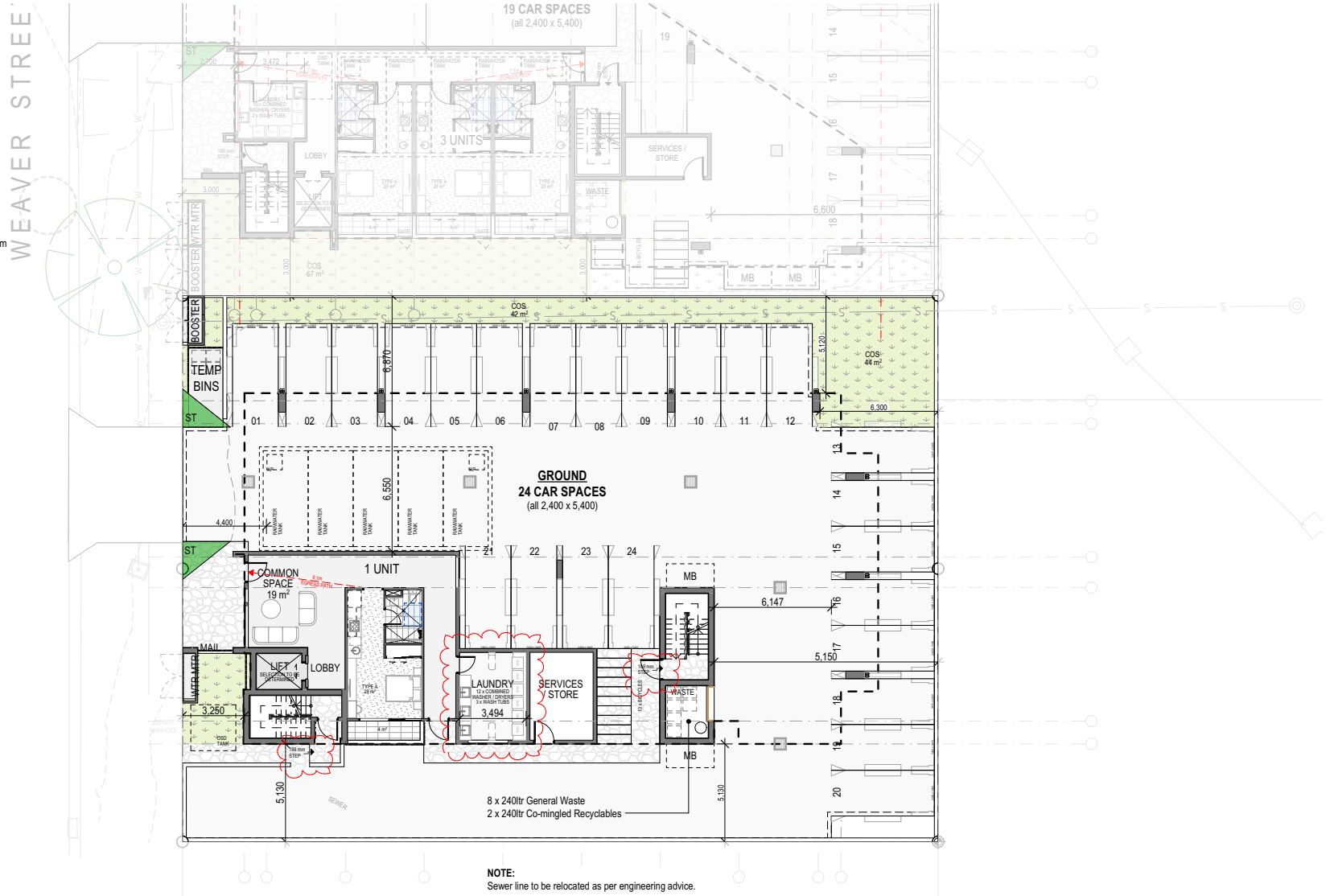
T. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
OW LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage

ASTE MANAGEMENT PLAN
EMPORARY BIN STORAGE AREA ADJACENT TO
RIVEWAY TO BE USED AS A SECONDARY
VERFLOW FOR BIN STORAGE AS PER
NVIRONMENTAL CONSULTANT REPORT.
EMAINDER OF BINS TO BE STORED IN WASTE
OOM.

WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables

8 WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables



1:200@A

ST-2 LEVEL 1 - GROUNI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0306 REV DA



RAUN design group

1:200@A

ST-2 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 2.0307 REV DA

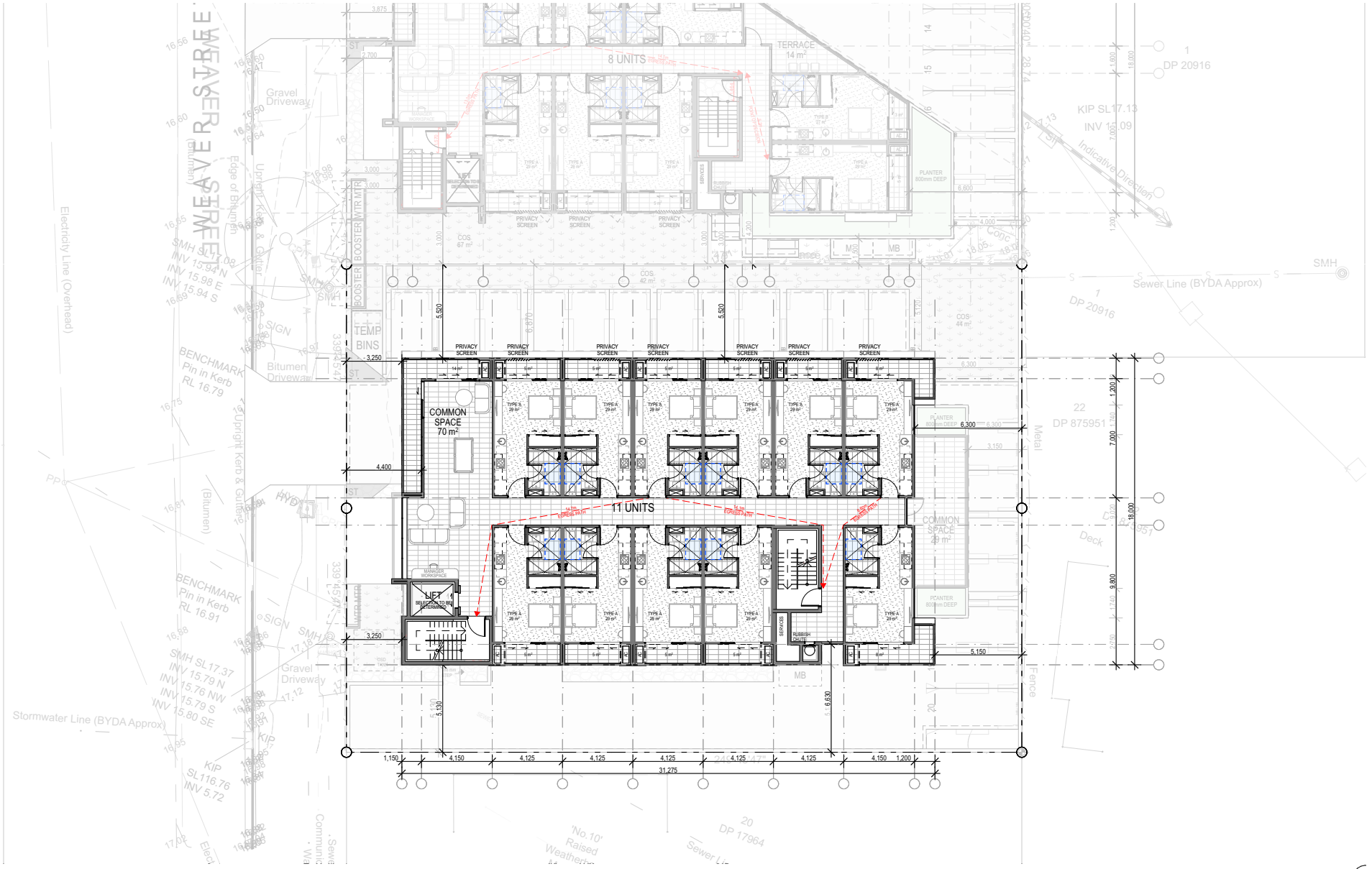


RAUN design group

1:200@A

ST-2 LEVELS 3-

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0308 REV DA

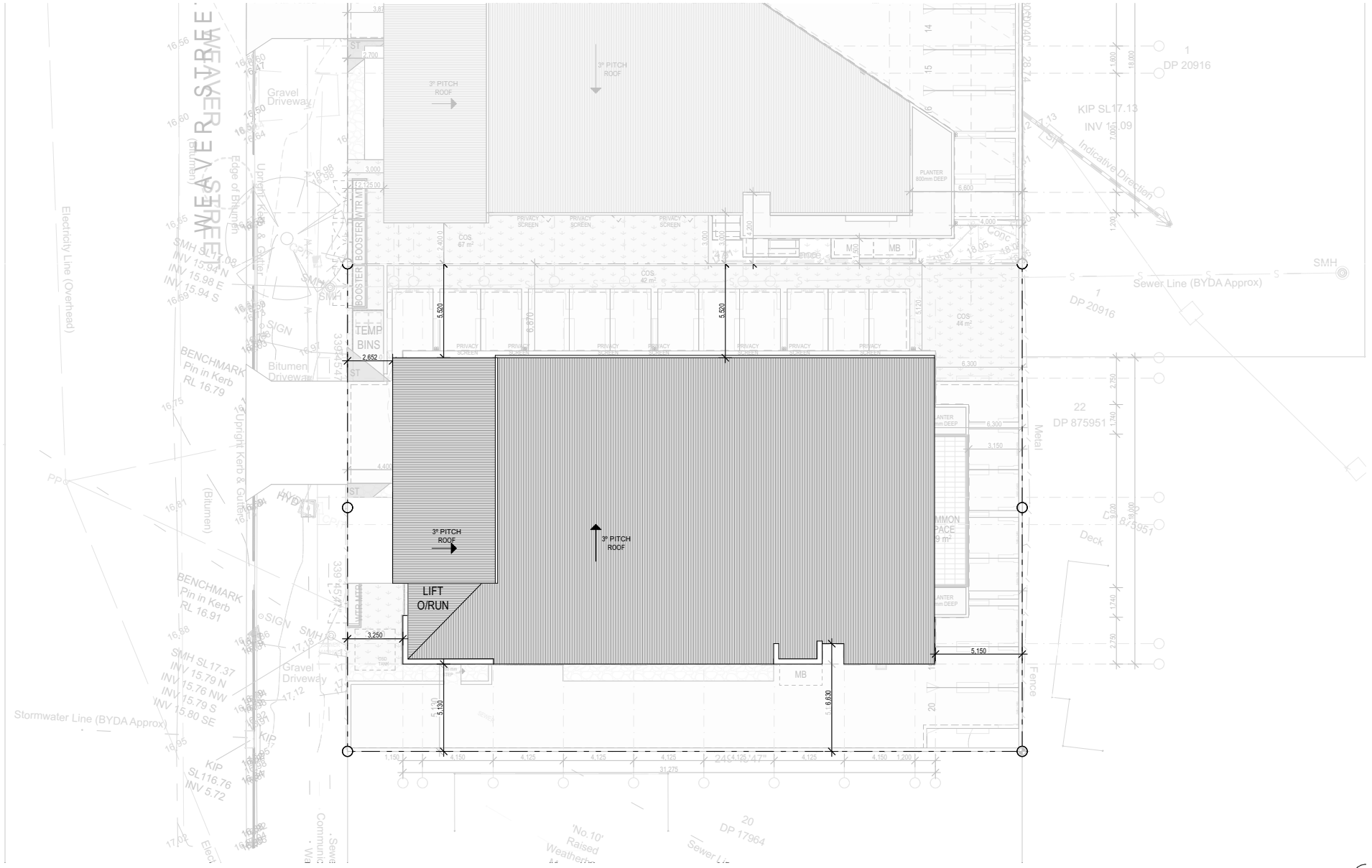


RAUN design group

1:200@A

ST-2 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0309 REV DA

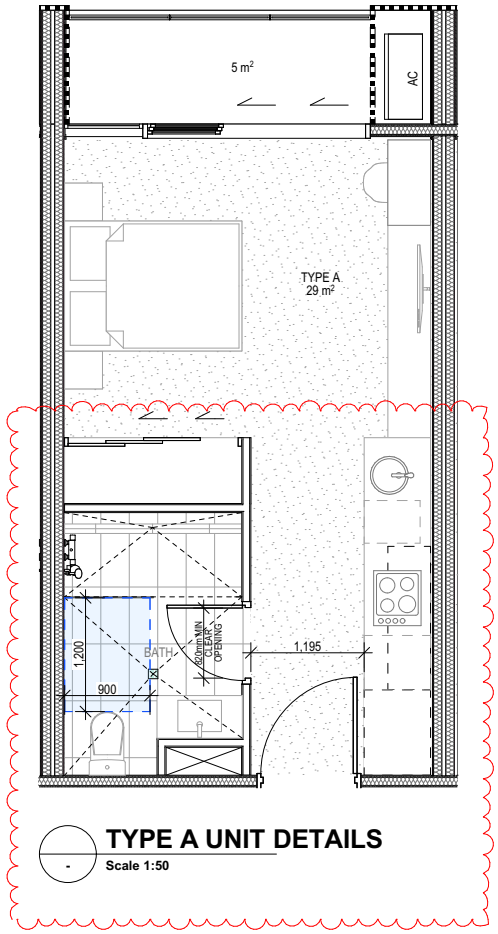


RAUN design group

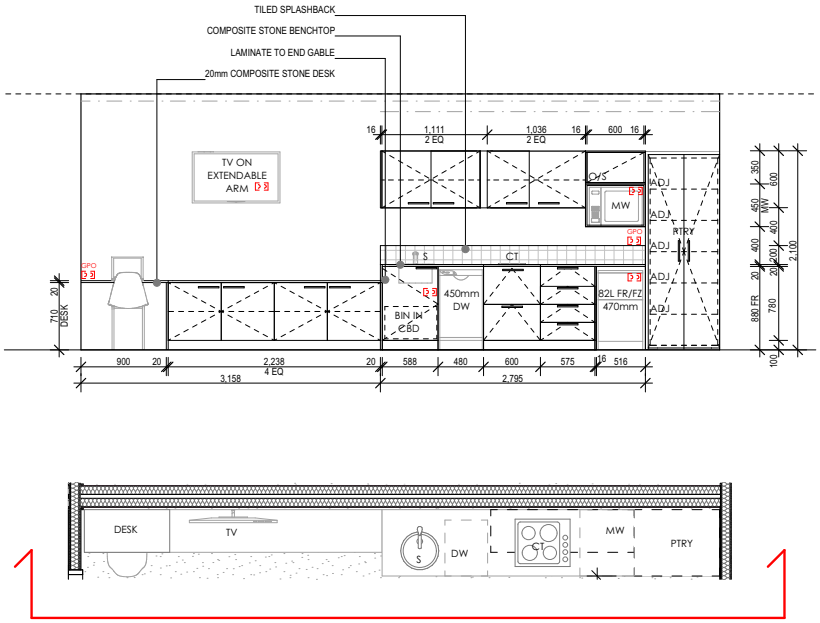
1:200@A

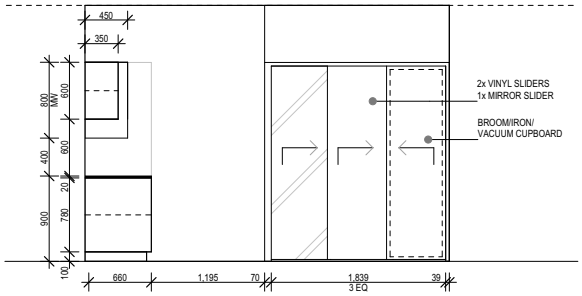
ST-2 ROO

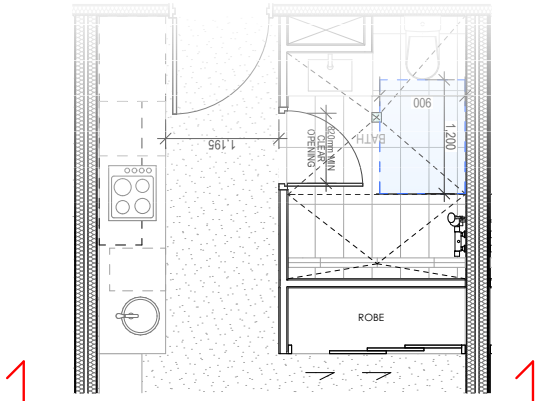
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 2.0310 REV DA



TYPE A UNIT DETAILS
Scale 1:50







RAUN design group

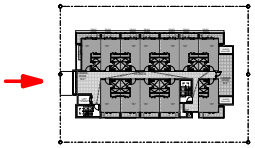
1:50@A

ST-2 TYPICAL UNIT DETAIL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 2.0311 REV DA

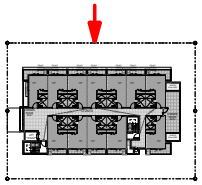


WEST ELEVATION 1:200





NORTH ELEVATION 1:200



LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

ST-2 ELEVATION

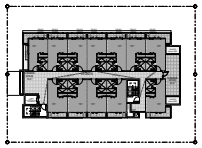
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-2.2000 REV DA

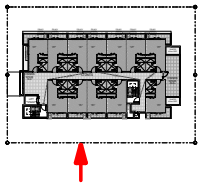


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

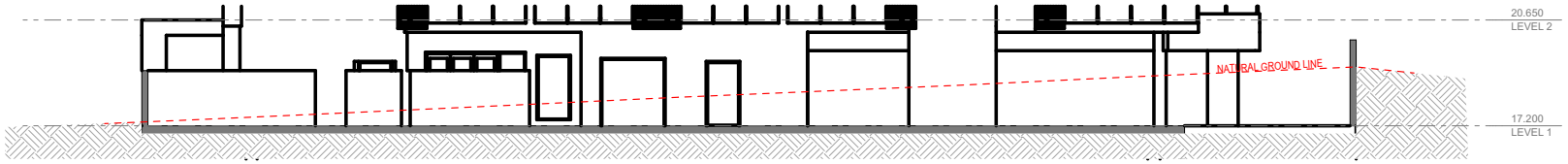
ST-2 ELEVATION

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.2005 REV DA





1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUN design group

1:150@A

ST-2 SECTIONS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.3000 REV DA



ARTISTS IMPRESSION ONL
@A

ST-2 PERSPECTIV

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-2-4000 REV DA


REFERENCE

State Environmental Planning Policy (Housing) 2021 (NSW)

Part 3 Co-living housing

67 Co-living housing may be carried out on certain land with consent

Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.
Example— Co-living housing may be used as off-campus student accommodation.

68 Non-discretionary development standards—the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—

(a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—
(i) the maximum permissible floor space ratio for residential accommodation on the land, and
(ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,
No Mapped FSR on these sites
(b) for co-living housing containing 6 private rooms—
(i) a total of at least 30m2 of communal living area, and
(ii) minimum dimensions of 3m for each communal living area,
More than 6 private rooms
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,
Total 86 private rooms = 30m2 + 160m2 = 190m2 Communal Living Area. Providing 216m2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,
Site area is 2,241m2. 20% is 448.2m2. Providing 463m2
(e) unless a relevant planning instrument specifies a lower number—
(i) for development on land in an accessible area—0.2 parking spaces for each private room, or
(ii) otherwise—0.5 parking spaces for each private room,
Parking rates are calculated at 0.5 per each private room = 43 car spaces
(f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument, There are no recommended Design Solutions for this element. Each application will be assessed on its merits against the Performance Criteria.
(g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.
Site is in R3 Medium Density Residential

69 Standards for co-living housing

(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—

(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m2 and not less than—
(i) for a private room intended to be used by a single occupant—12m2, or
(ii) otherwise—16m2, and
All private rooms are between 16m2 and 25m2
(b) the minimum lot size for the co-living housing is not less than—
(i) for development on land in Zone R2 Low Density Residential—600m2, or
(ii) for development on other land—800m2, and
(iii) (Repealed)
Site area is 2,241m2
(c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—
(i) will not contain more than 12 private rooms, and
(ii) will be in an accessible area, and
Site is in R3 Medium Density Residential
(d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and
Managers Workspace provided
(e) for co-living housing on land in a business zone—no part of the ground floor of the coliving housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and

(f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and
Each private room will have adequate kitchen facilities, plus a communal laundry facility at 1 per 4 rooms
(g) each private room will be used by no more than 2 occupants, and

(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.
We are providing 20 bicycle spaces and 4 motorbike spaces
(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—

(a) the front, side and rear setbacks for the co-living housing are not less than—
(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or
(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and

(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and
Currently not achieving building separation as per the ADG
(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and
Achieved
(d), (e) (Repealed)

(f) the design of the building will be compatible with—
(i) the desirable elements of the character of the local area, or
(ii) for precincts undergoing transition—the desired future character of the precinct.
Achieved
(3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.

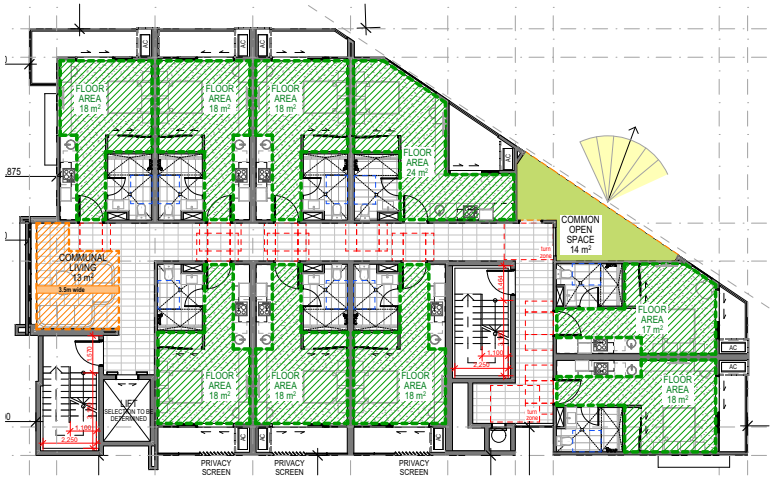
70 No subdivision
Development consent must not be granted for the subdivision of co-living housing into separate lots.

SEPP CONTROLS

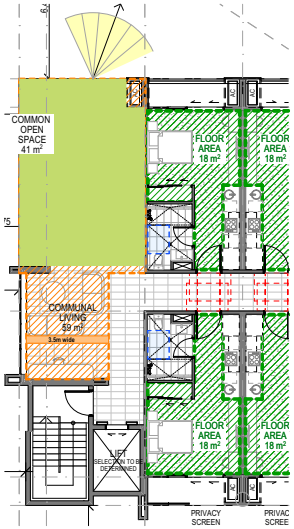
PART 3 CO-LIVING HOUSING

DIRECT SOLAR ACCESS	[COMPLIANT]
FLOOR AREA	[COMPLIANT]
COMMUNAL LIVING AREA	[COMPLIANT]

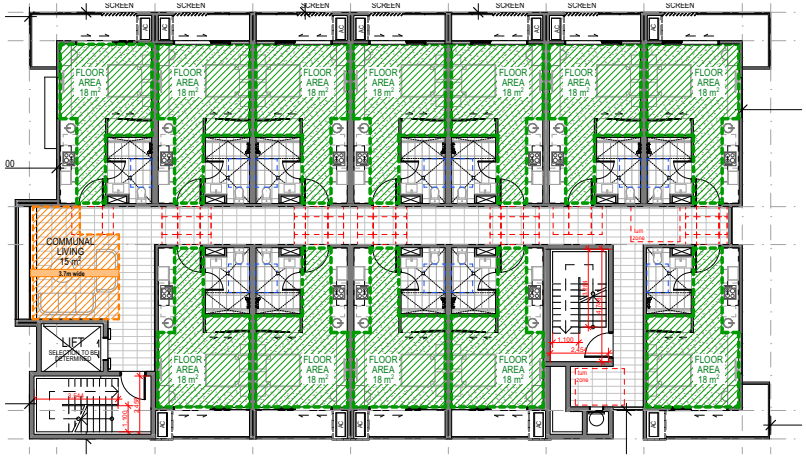
PLEASE REFER TO PAGES DA-6009 TO DA-6014 FOR MORE SEPP CONTROLS.



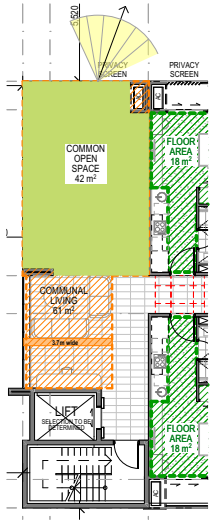
STAGE 1 TYPICAL LEVELS



LEVEL 5 COMMUNAL



STAGE 2 TYPICAL LEVELS



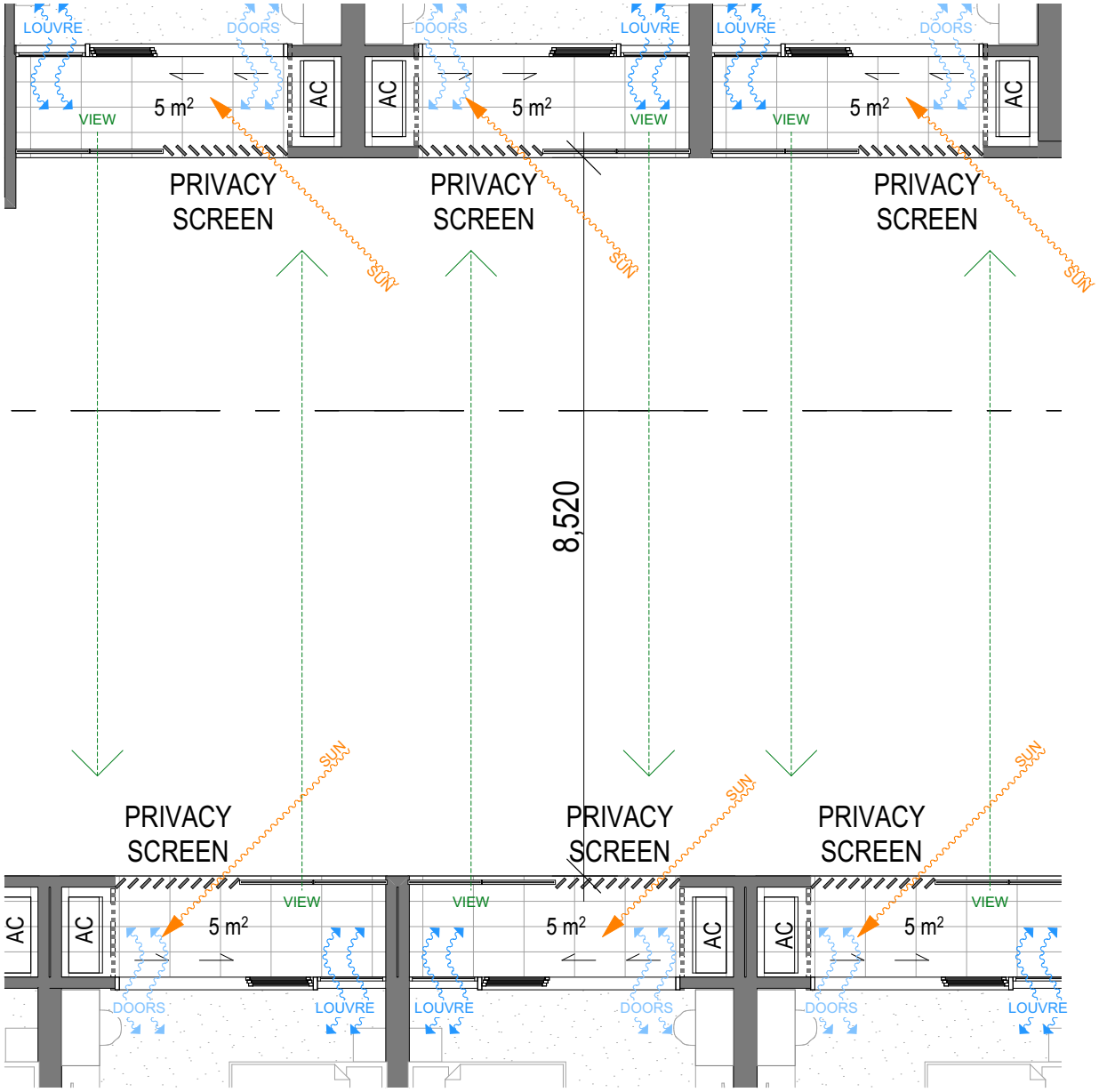
LEVEL 5 COMMUNAL

RAUN design group

1:200@A

SEPP CONTROLS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-3-6002 REV DA



STAGE 2 TYPICAL LEVELS



TYPICAL LEVEL
PRIVACY SCREENING

ANGLED PRIVACY LOUVRES ARE OFFSETT BETWEEN BALCONIES TO MINIMIZE OVERLOOKING AND TO MAXIMIZE PRIVACY.
PRIVACY LOUVRES ARE ALSO ANGLED TO THE NORTH-EAST TO MAXIMISE NATURAL DAYLIGHT.

TYPICAL LEVEL
AIR FLOW

ALONG WITH THE SLIDING GLASS DOORS, WE PROPOSE A BANK OF LOUVRED WINDOWS TO ENCOURAGE AIR FLOW THROUGH THE UNIT.

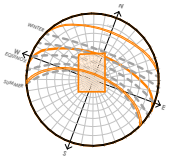


1:50@A

BUILDING SEPARATIOI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6003 REV DA

SUMMER EQUINOX





DECEMBER 22, 9AM



DECEMBER 22, 12PM



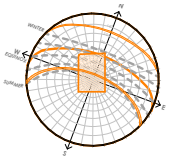
DECEMBER 22, 3PM

RAUNIK design group

SHADOW DIAGRAMS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-3.6004 REV DA

WINTER SOLSTICE





JUNE 21, 9AM



JUNE 21, 10AM



JUNE 21, 11:30AM



JUNE 21, 12:30PM



JUNE 21, 2PM



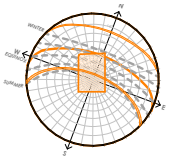
JUNE 21, 3PM

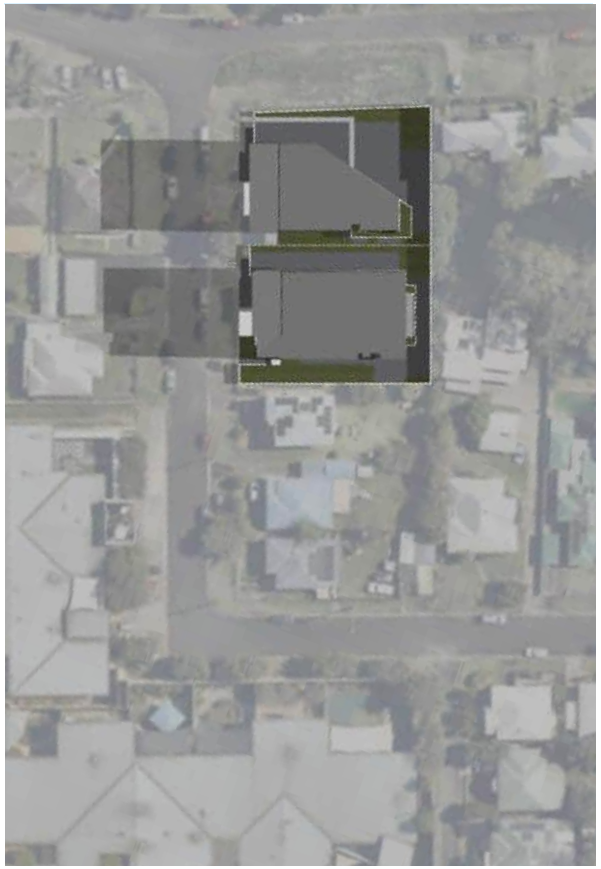
RAUN

SHADOW DIAGRAMS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-3-6005 REV DA

VERNAL EQUINOX





MARCH 21/ SEPTEMBER 23, 9AM



MARCH 21/ SEPTEMBER 23, 12PM

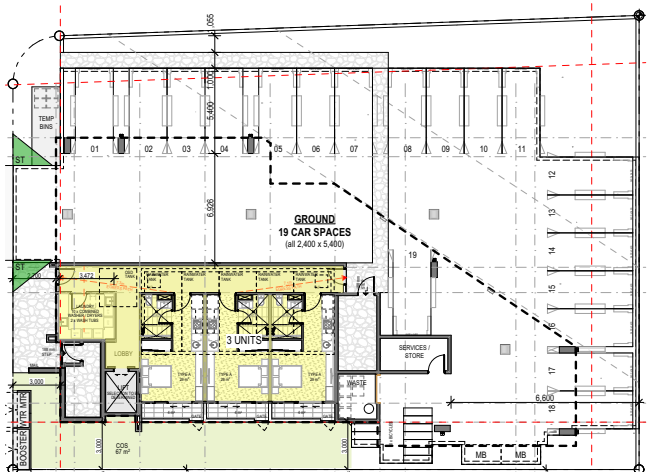


MARCH 21/ SEPTEMBER 23, 3PM

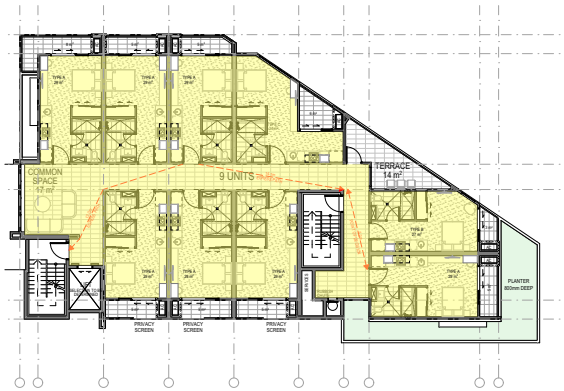
RAUN design group

SHADOW DIAGRAMS

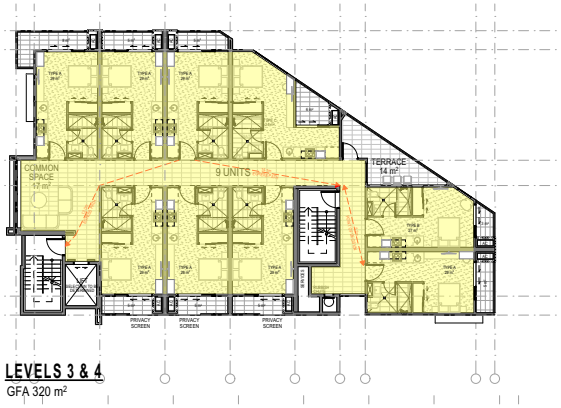
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-3.4006 REV DA



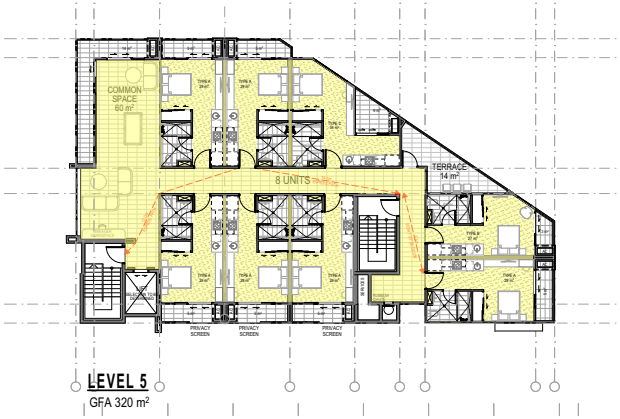
L1 GROUND
GFA 131m²



LEVEL 2



LEVELS 3 & 4
GFA 320 m²



LEVEL 5
GFA 320 m²

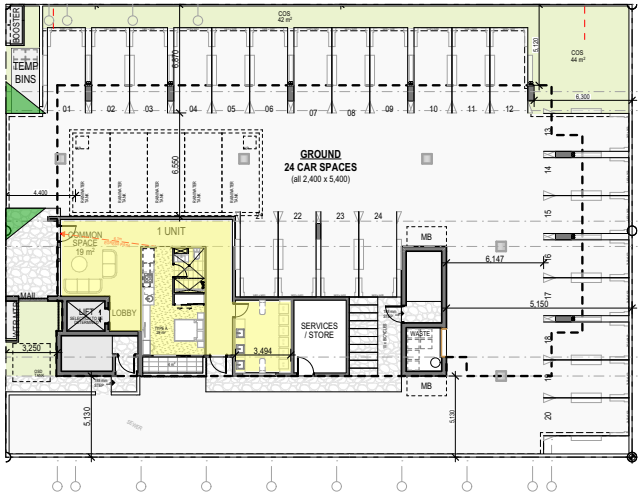
LEVEL	G.F.A Per Level m²
Roof	
Level 5	320
Level 4	320
Level 3	320
Level 2	320
Level 1 Ground	131
Totals	**G.F.A**
	1,411

TOTAL GFA - STAGE 1 = 1,411m²

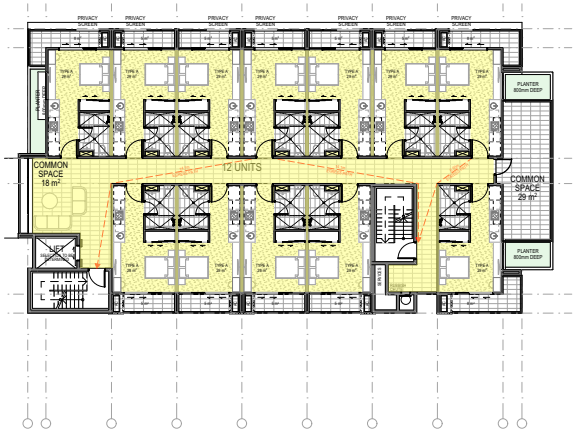
1:300@A

GFA ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 3.4007 REV DA



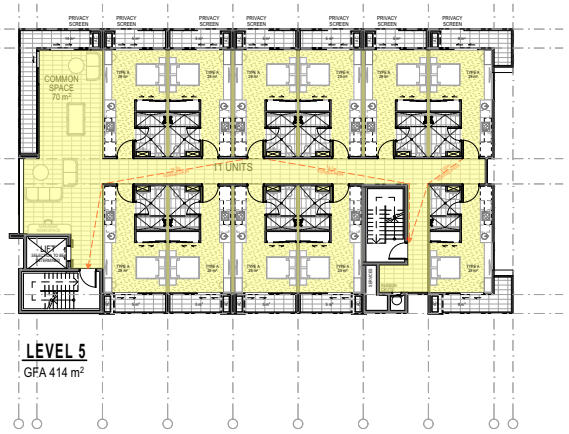
L1 GROUND
GFA 92 m²



LEVEL 2
GFA 414 m²



LEVELS 3 & 4
GFA 414 m²



LEVEL 5
GFA 414 m²

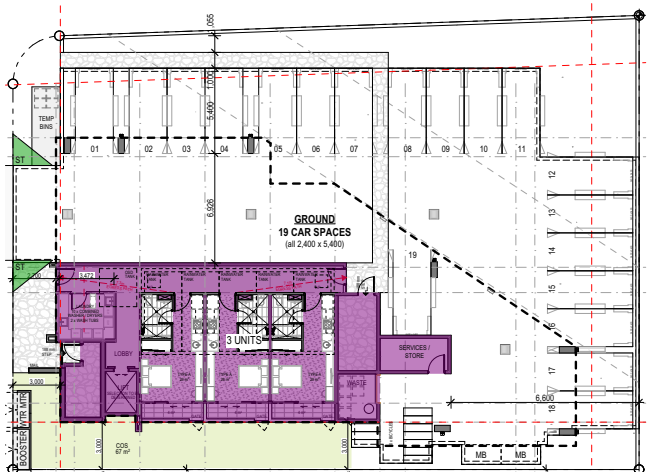
LEVEL	G.F.A Per Level m^2
Roof	
Level 5	414
Level 4	414
Level 3	414
Level 2	414
Level 1 Ground	92
Totals	**G.F.A**
	1,748

TOTAL GFA - STAGE 2 = 1,748m²

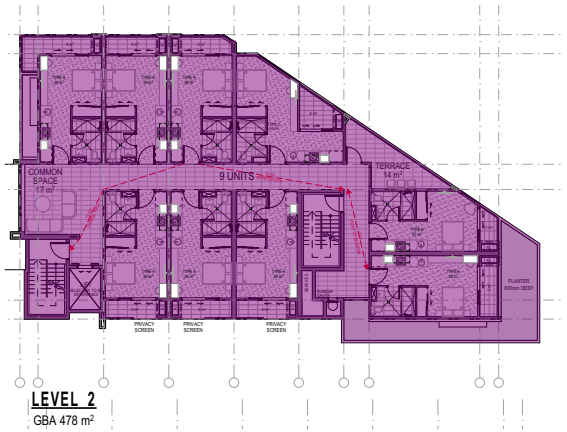
RAUN design group

GFA ST

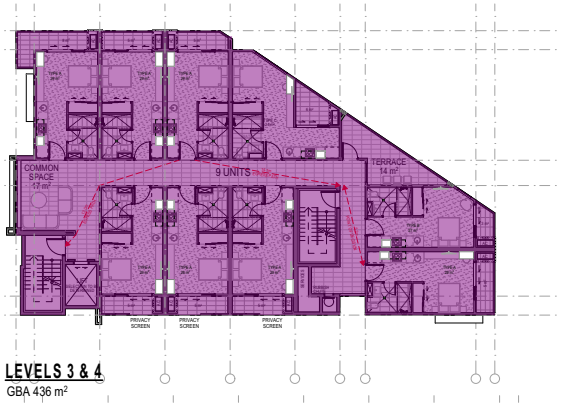
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.4008 REV DA



L1 GROUND
GBA 210m²



LEVEL 2
GBA 478 m²



LEVELS 3 & 4
GBA 436 m²



LEVEL 5
GBA 442 m²

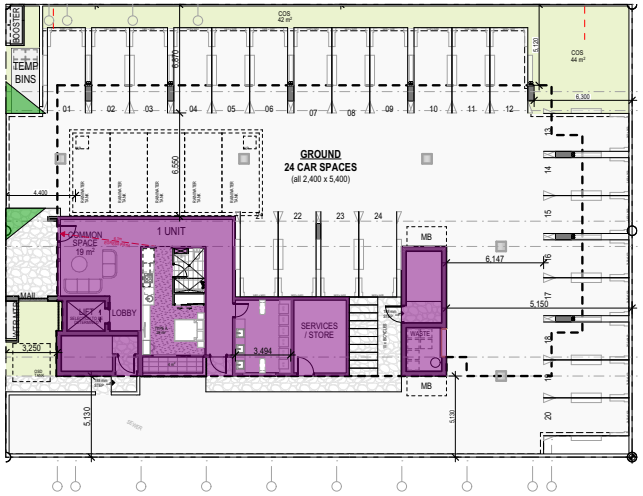
LEVEL	G.B.A Per Level m^2
Roof	
Level 5	442
Level 4	436
Level 3	436
Level 2	478
Level 1 Ground	210
Totals	**G.B.A**
	2,002

TOTAL GBA - STAGE 1 (BUILDING) = 2,002m²

1:300@A

GBA ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 3.4008 REV DA

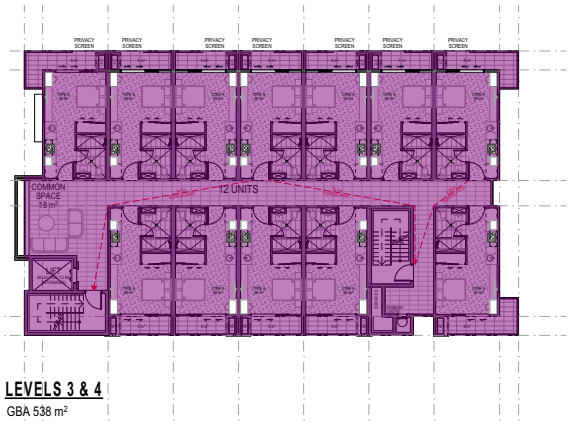


L1 GROUND
GBA 173 m²



LEVEL 2
GBA 576 m²

LEVEL	G.B.A Per Level m^2
Roof	
Level 5	544
Level 4	538
Level 3	538
Level 2	576
Level 1 Ground	173
Totals	**G.B.A**
	2,369



LEVELS 3 & 4
GBA 538 m²



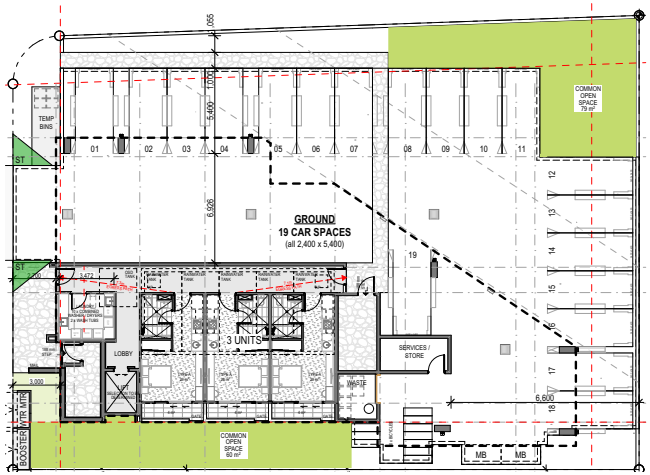
LEVEL 5
GBA 544 m²

TOTAL GBA - STAGE 2 (BUILDING) = 2,369m²

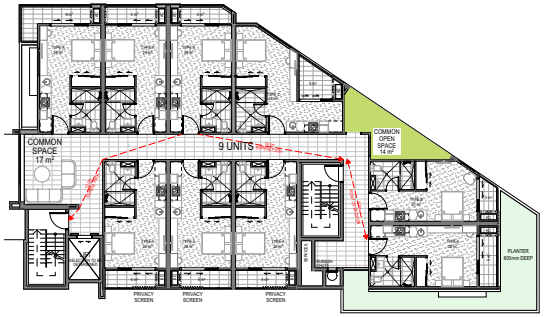
1:300@A

GBA ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 3.6010 REV DA

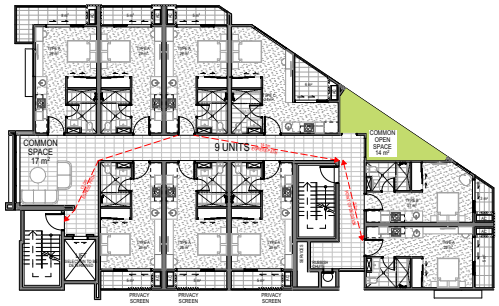


L1 GROUND
COS 139m²

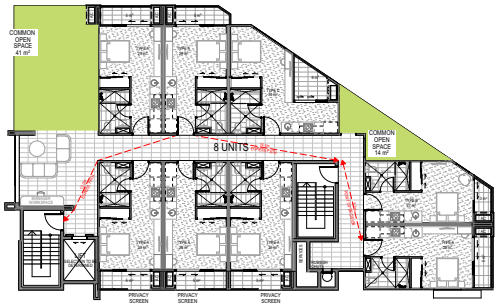


LEVEL 2
COS 14m²

LEVEL	C.O.S Per Level m²
Roof	
Level 5	56
Level 4	14
Level 3	14
Level 2	14
Level 1 Ground	139
Totals	**C.O.S**
	237



LEVELS 3 & 4
COS 14m²



LEVEL 5
COS 56m²

Part 3 Co-living housing
COMMUNAL OPEN SPACES (COS)
68
2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,

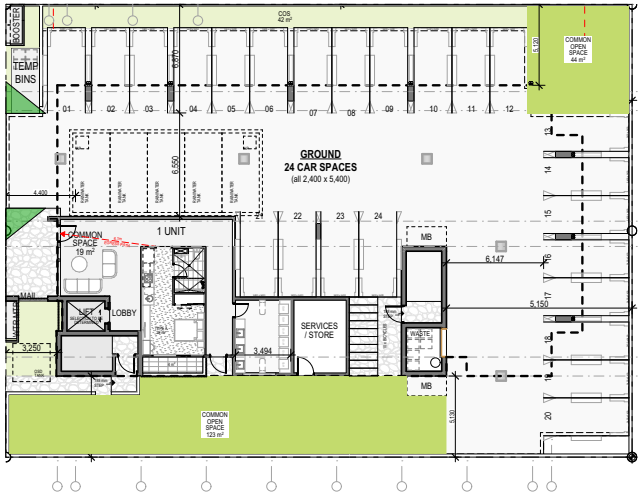
TOTAL SITE AREA 1,125.6m²
20% of 1,125.6m² = 225m²

TOTAL COS AREA 237m²= COMPLIANT

1:300@A
COS ST

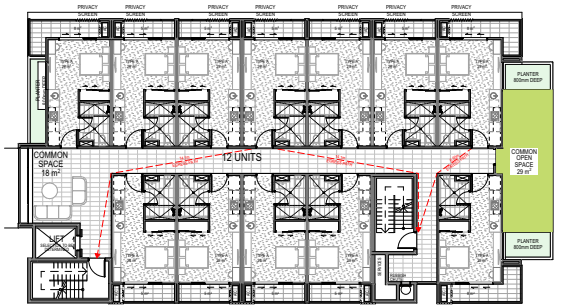
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6011 REV DA

RAUN design group



L1 GROUND

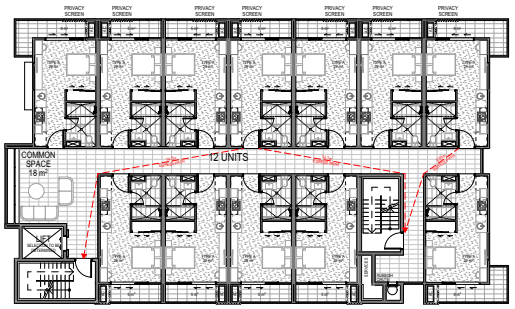
COS 167m²



LEVEL 2

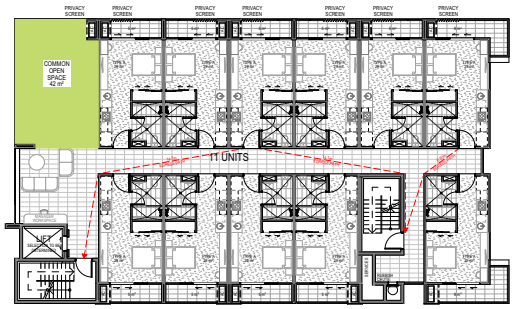
COS 29m²

LEVEL	C.O.S Per Level m^2
Roof	
Level 5	42
Level 4	0
Level 3	0
Level 2	29
Level 1 Ground	167
Totals	**C.O.S**
	238



LEVELS 3 & 4

COS 0m²



LEVEL 5

COS 42m²

Part 3 Co-living housing

COMMUNAL OPEN SPACES (COS)

68

2

(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,

TOTAL SITE AREA 1,125.6m²
20% of 1,110m² = 226m²

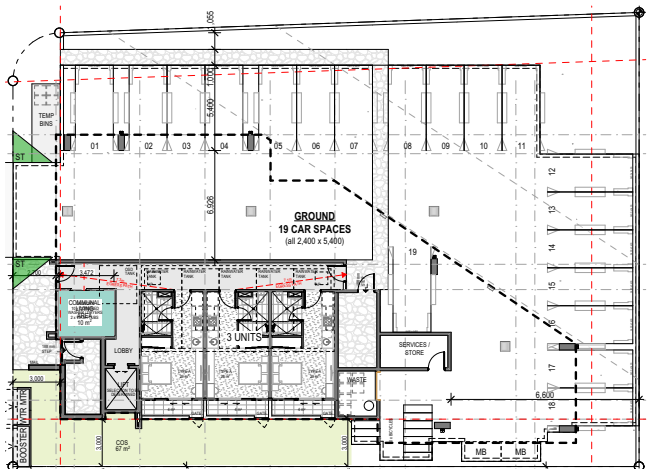
TOTAL COS AREA 238m²= COMPLIANT

RAUN design group

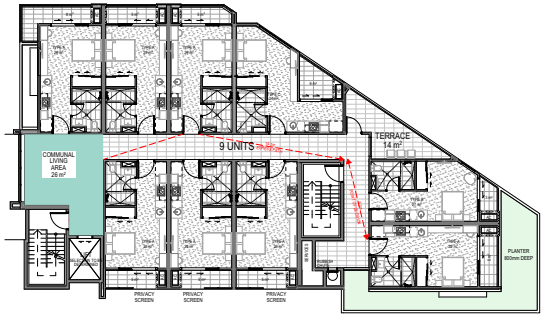
@A

COS ST

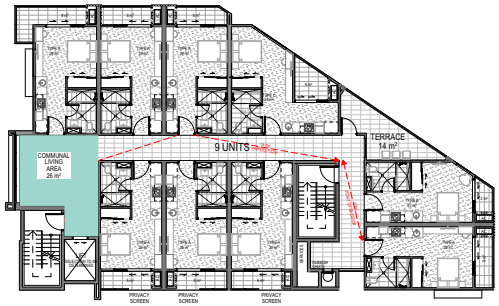
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2026 | DA 3.6012 REV DA



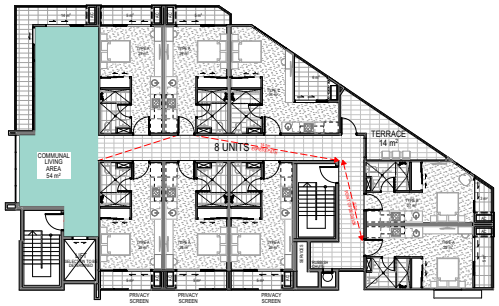
L1 GROUND
CLA - 9m²



LEVEL 2
CLA 26m²



LEVELS 3 & 4
CLA 26m²



LEVEL 5
CLA 26m²

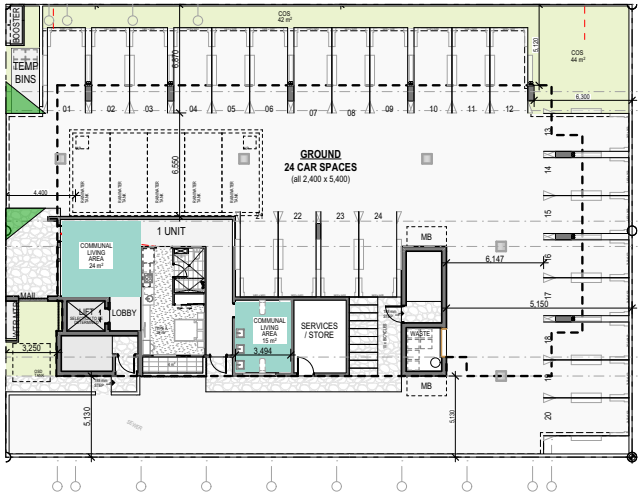
LEVEL	C.L.A Per Level m^2
Roof	
Level 5	26
Level 4	26
Level 3	26
Level 2	26
Level 1 Ground	9
Totals	**C.O.S**
	113

Part 3 Co-living housing
COMMUNAL LIVING AREA (CLA)
68
2
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,

TOTAL 38 UNITS = 32 UNITS (in excess of 6)
32 UNITS x 2m2 = 64m2 + 30m2 = 94m2 REQUIRED
TOTAL CLA - STAGE 1 = 113m² = COMPLIES.

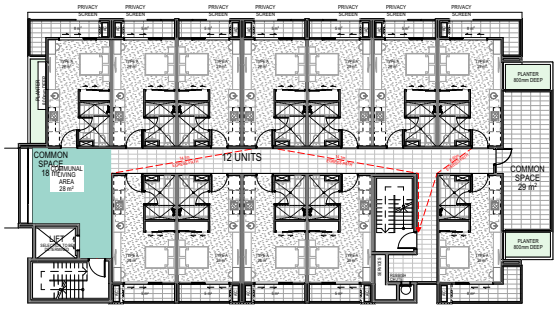
1:300@A
CLA ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6013 REV DA



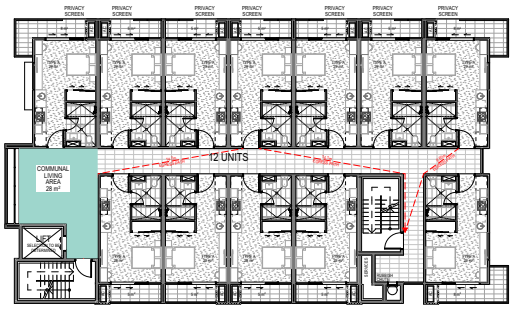
L1 GROUND

CLA 18m²



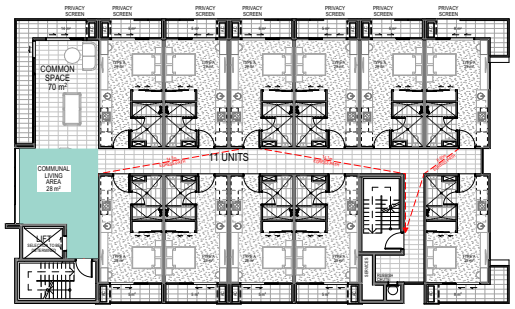
LEVEL 2

CLA 28m²



LEVELS 3 & 4

CLA 28m²



LEVEL 5

CLA 28m²

LEVEL	C.L.A Per Level m^2
Roof	
Level 5	28
Level 4	28
Level 3	28
Level 2	28
Level 1 Ground	39
Totals	**C.L.A**
	151

Part 3 Co-living housing

COMMUNAL LIVING AREA (CLA)

68

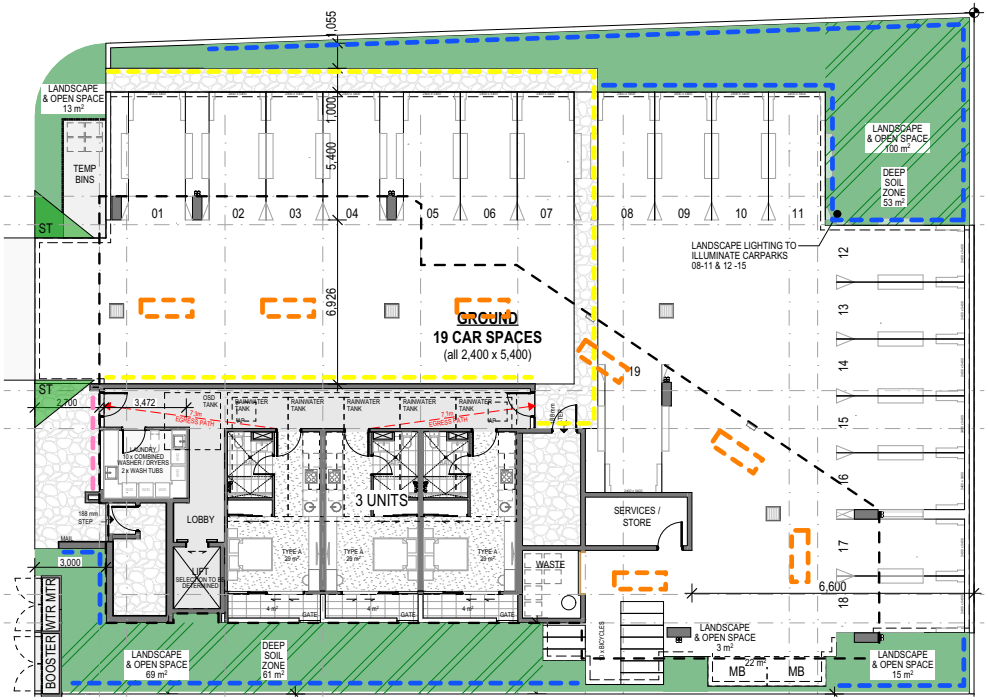
2

(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,

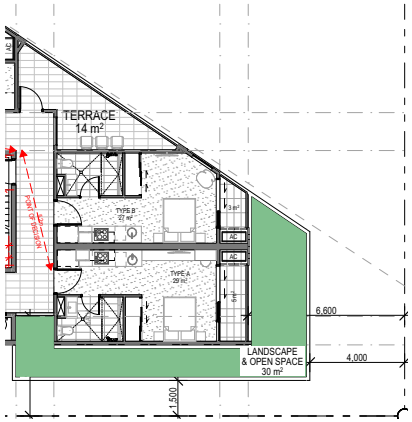
TOTAL 48 UNITS = 42 UNITS (in excess of 6)
42 UNITS x 2m2 = 84m2 + 30m2 = 114m2 REQUIRED
TOTAL CLA - STAGE 1 = 151m²= COMPLIES.

RAUN design group

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6014 REV DA



L1 GROUND



LEVEL 2

Lismore Development Control Plan – Part A

A7.1

Landscaping and open space shall comprise 40% of the site.
70% of the landscaping and open space area is to be permeable.

Note: Permeable areas are to be used for growing plants, grasses and trees.

A7.2

Any area of less than 1 m2 or 1 m in width is not counted in the required landscaped and open space area.

TOTAL SITE AREA 1,110m²
40% of 1,110 = 444m²
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 467m2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 230m2 = NON COMPLIANT

TOTAL DEEP SOIL = 114m²

Landscape Lighting

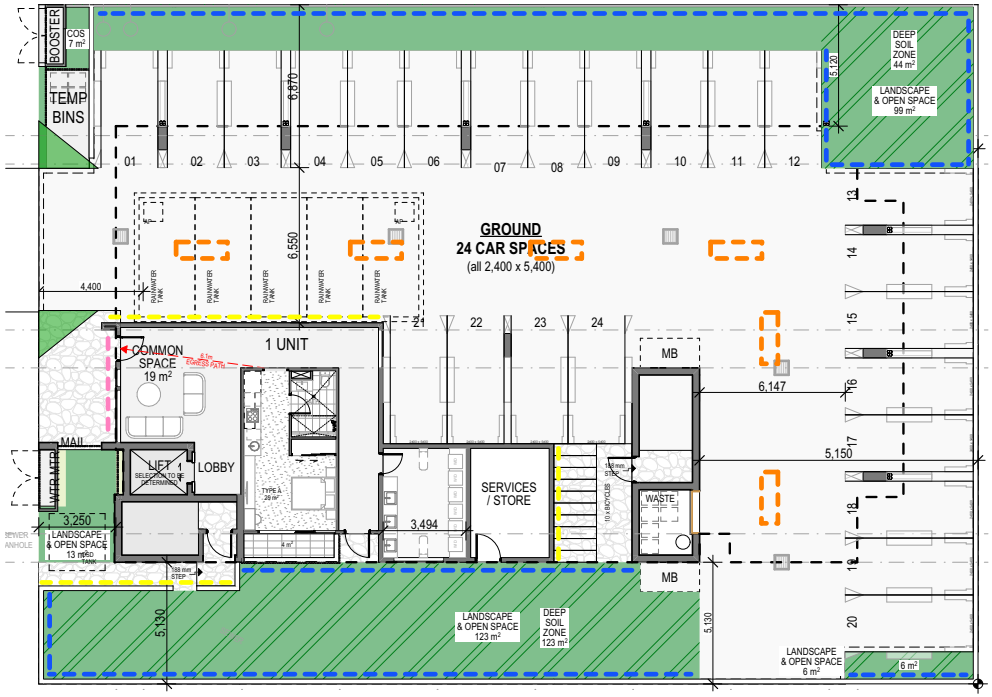
- Pedestrian walkway lighting
- Carpark Soffit lighting
- Feature Landscape lighting
- Entry Lighting

RAUN design group

1:200@A

LANDSCAPE ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6015 REV DA



L1 GROUND

Lismore Development Control Plan – Part A

A7.1

Landscaping and open space shall comprise 40% of the site.
70% of the landscaping and open space area is to be permeable.

Note: Permeable areas are to be used for growing plants, grasses and trees.

A7.2

Any area of less than 1 m2 or 1 m in width is not counted in the required landscaped and open space area.

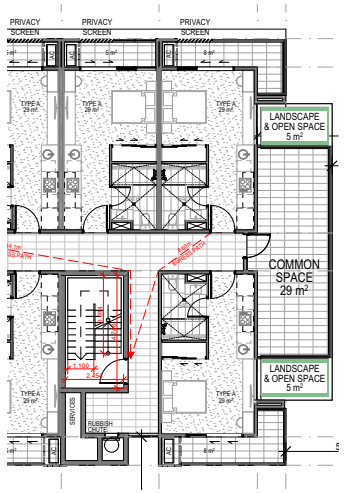
TOTAL SITE AREA 1,125.6m²
40% of 1,125.6 = 450.24m²
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 489m2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 251m2 = NON COMPLIANT

TOTAL DEEP SOIL = 167m²

Landscape Lighting

- Pedestrian walkway lighting
- Carpark Soffit lighting
- Feature Landscape lighting
- Entry Lighting



LEVEL 2

RAUN design group

LANDSCAPE ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6016 REV DA

DESIGN STATEMENT - BUILDING HEIGHT VARIATION

Clause 4.6 variation supports a significant exceedance of the prescribed building height standard by demonstrating that the proposed development achieves an improved design outcome that is consistent with the objectives of the Lismore Local Environmental Plan.

The proposed building has been carefully designed to incorporate a range of design strategies that ensure high thermal performance and long-term environmental benefits. The increased height facilitates these design measures without generating additional bulk or visual intrusion.

Articulated façades that manage passive solar gain
The façades are modulated and recessed to control the amount of direct sun entering the dwellings during summer, reducing heat loading on internal spaces and improving occupant comfort.

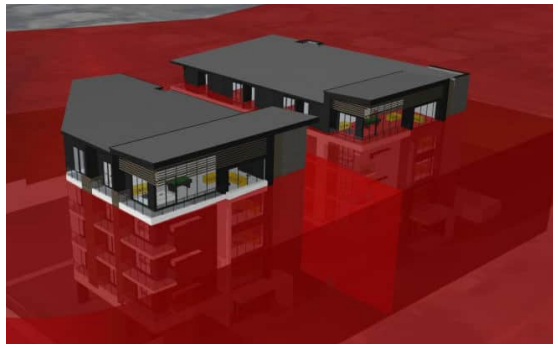
The building is well-glazed with functional, operable windows wherever possible. This maximises natural ventilation, reduces dependence on air-conditioning, and supports passive cooling throughout the year.

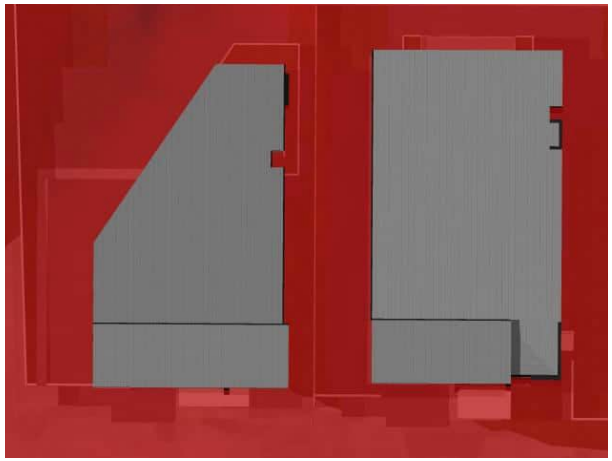
The massing incorporates step-backs, changes in materiality, and architectural detailing to avoid uniformity. This articulation ensures the building contributes positively to the streetscape despite the height variation.

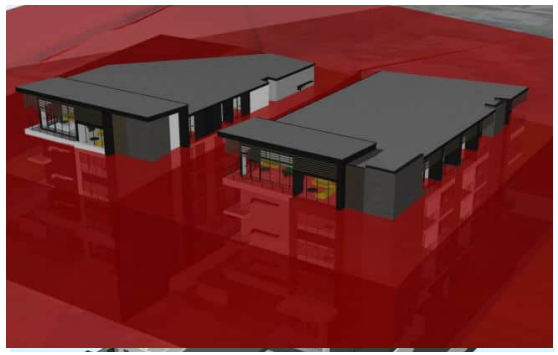
Balcony treatments have been deliberately designed to reduce visual impact and enhance building performance.
Balconies are integrated into the primary massing rather than projecting significantly. This reduces perceived bulk, supports a cohesive architectural expression, and ensures additional height does not create undue visual prominence. The addition of privacy louvres greatly improves amenity and privacy to the residents without compromising Northern light or cross ventillation.

The exceedance of the height standard is a direct result of delivering superior performance, architectural articulation, and amenity outcomes.

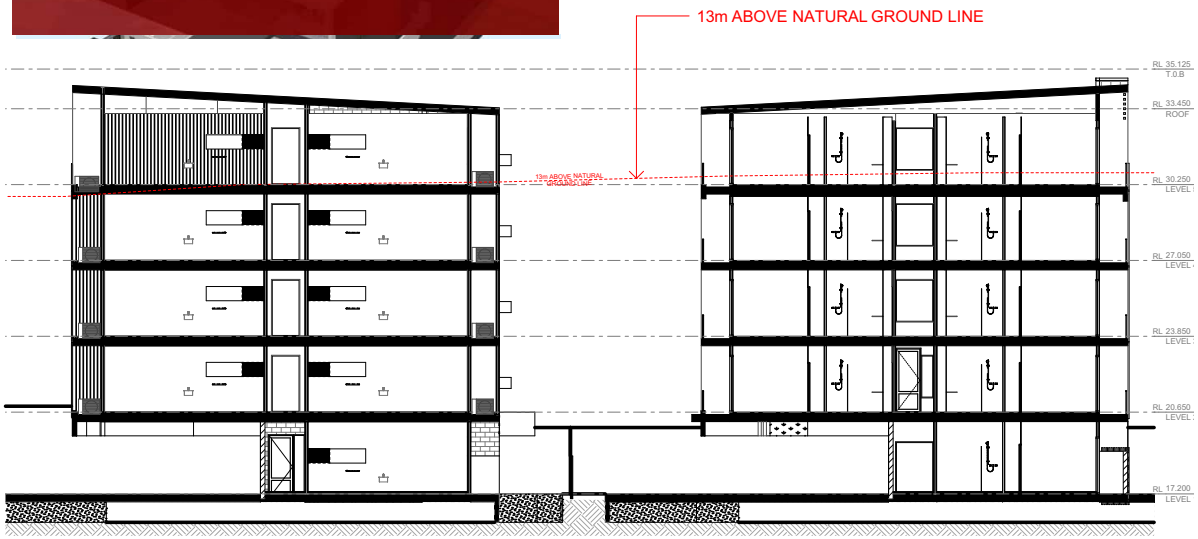
The proposed variation to the building height standard is well justified, as it results in a development that delivers enhanced architectural quality and a positive contribution to the urban character of the locality. Strict compliance would unnecessarily constrain the design and diminish these benefits without producing a meaningfully improved planning outcome.







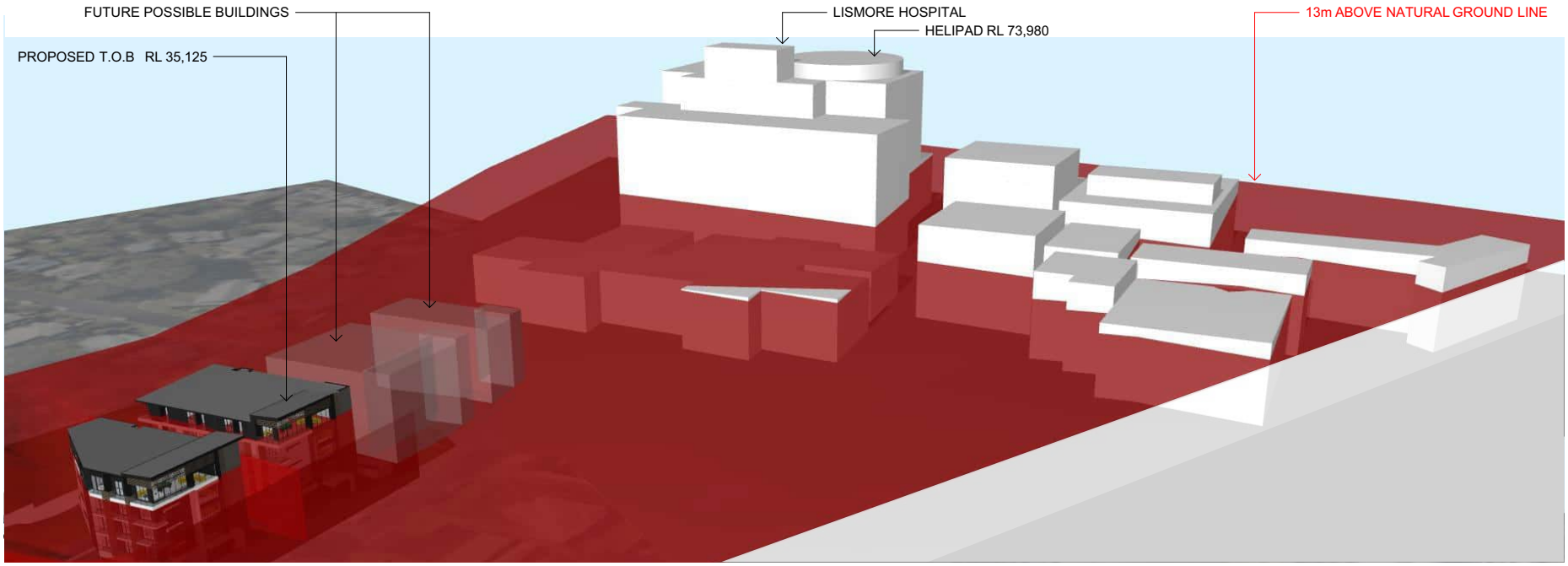
THIS PLAN AND 2 PERSPECTIVES SHOW THE AMOUNT OF BUILDING THAT IS ENCROACHING THE PRESCRIBED MAXIMUM 13m HEIGHT LIMIT ABOVE NATURAL GROUND LEVEL.

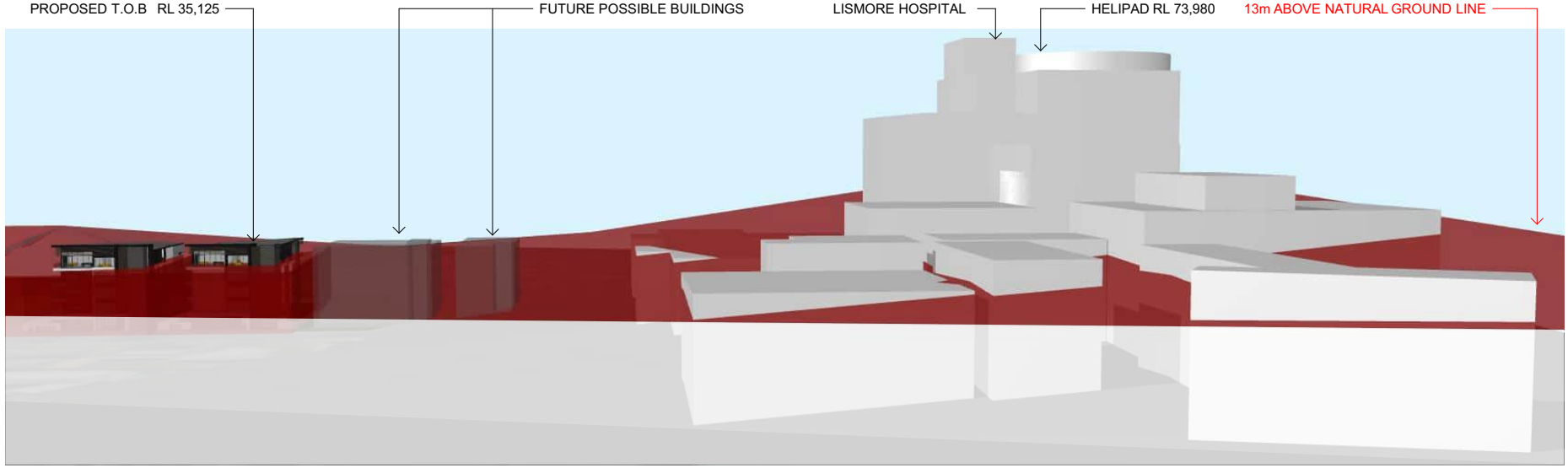


RAUN design group

@A
MAX BUILDING HEIGH

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6017 REV DA





WEST ELEVATION

Scale 1:1

MAX BUILDING HEIGHT

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6018 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6018 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE 1 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6020 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6021 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE 2 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6022 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6023 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE 3 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6024 REV DA



ARTISTS IMPRESSION ONL
@A

3D MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-3-6025 REV DA



ARTISTS IMPRESSION ONL
@A

3D MONTAGE 1 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.4024 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A
3D MONTAGE
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.4027 REV DA

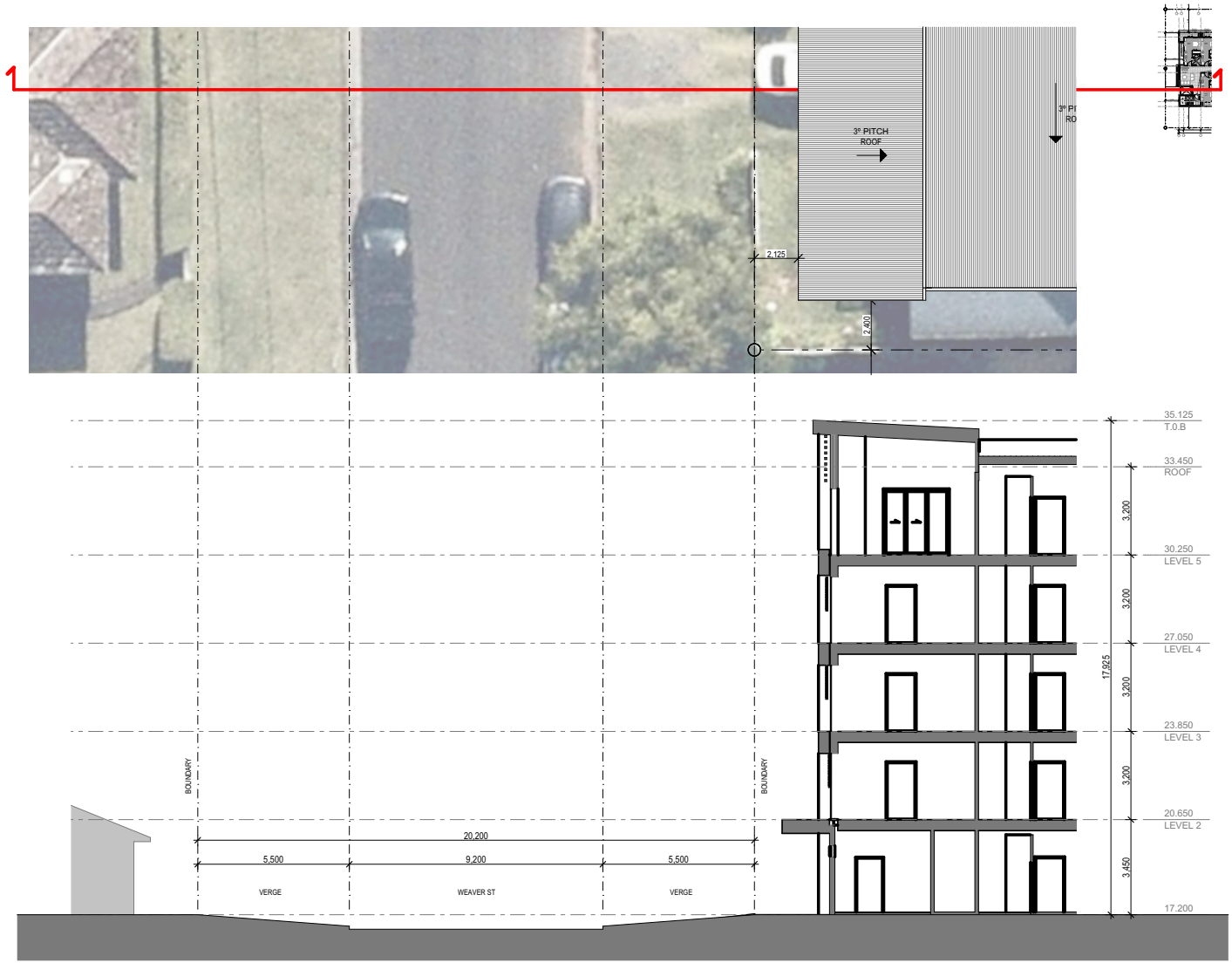


RAUN
design group

ARTISTS IMPRESSION ONL
@A

3D MONTAGE 2 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6028 REV DA



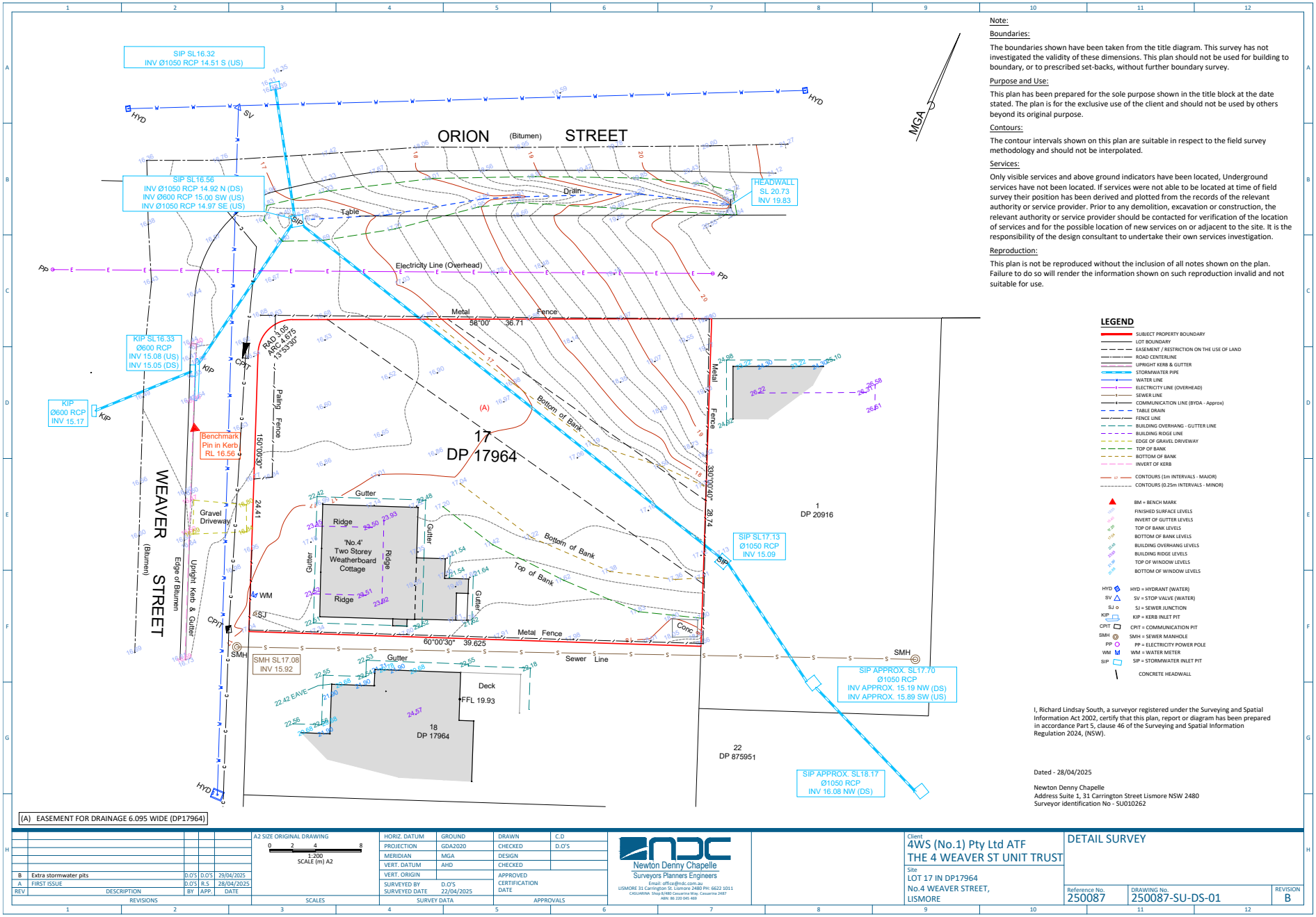
RAUN design group

1:150@A

ROAD WIDTH ANALYSI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6028 REV DA


RAUNIK
design group
ARCHITECTS
architects | master planners | inferior designers
61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680 144 370
Member
Australian
Institute of
Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	D.O'S	CERTIFICATION	
SURVEYED DATE	22/04/2025	DATE	

SURVEY DATA APPROVALS

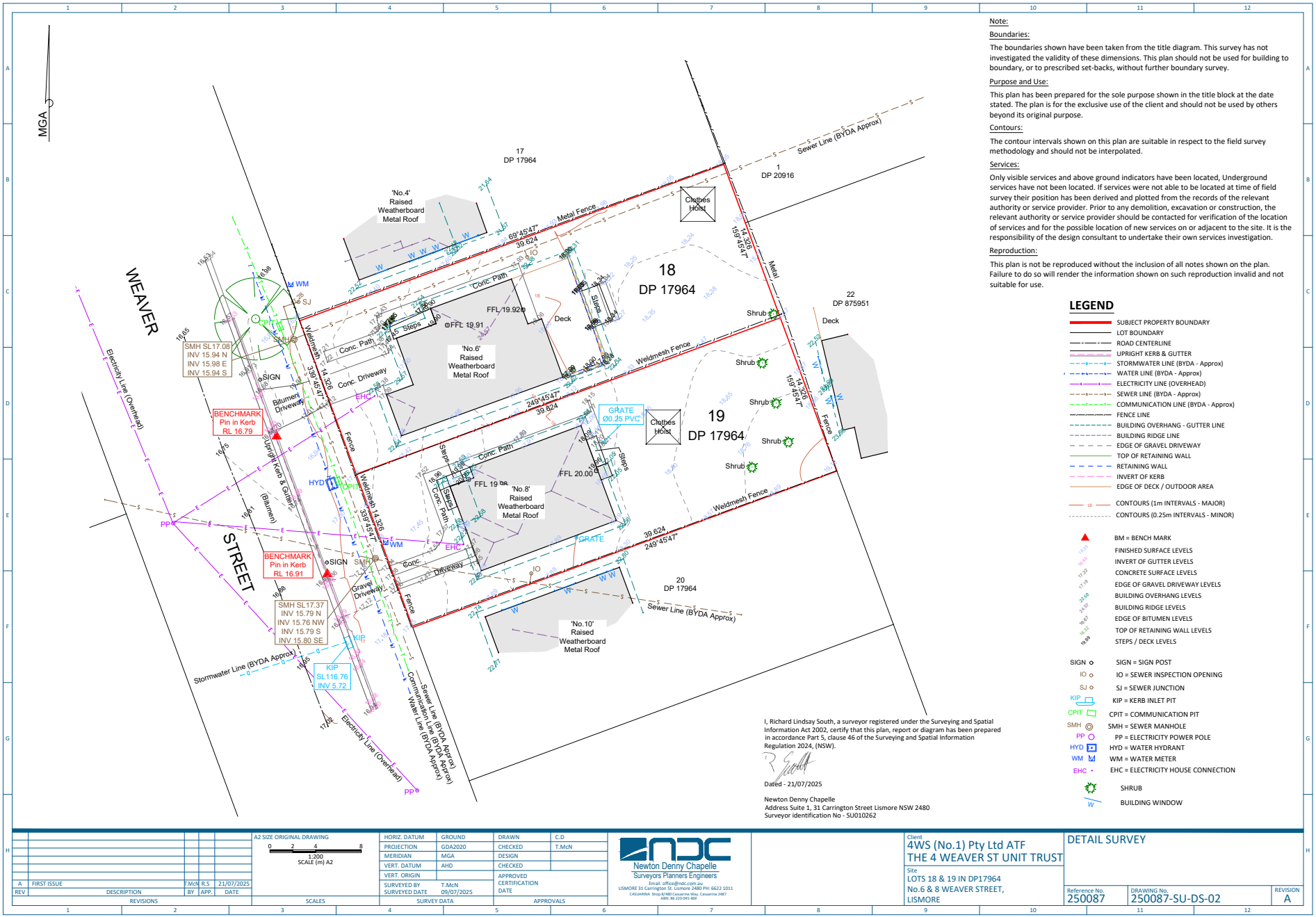
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	T.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200 SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	T.McN		
SURVEYED DATE	09/07/2025		

SURVEY DATA APPROVALS

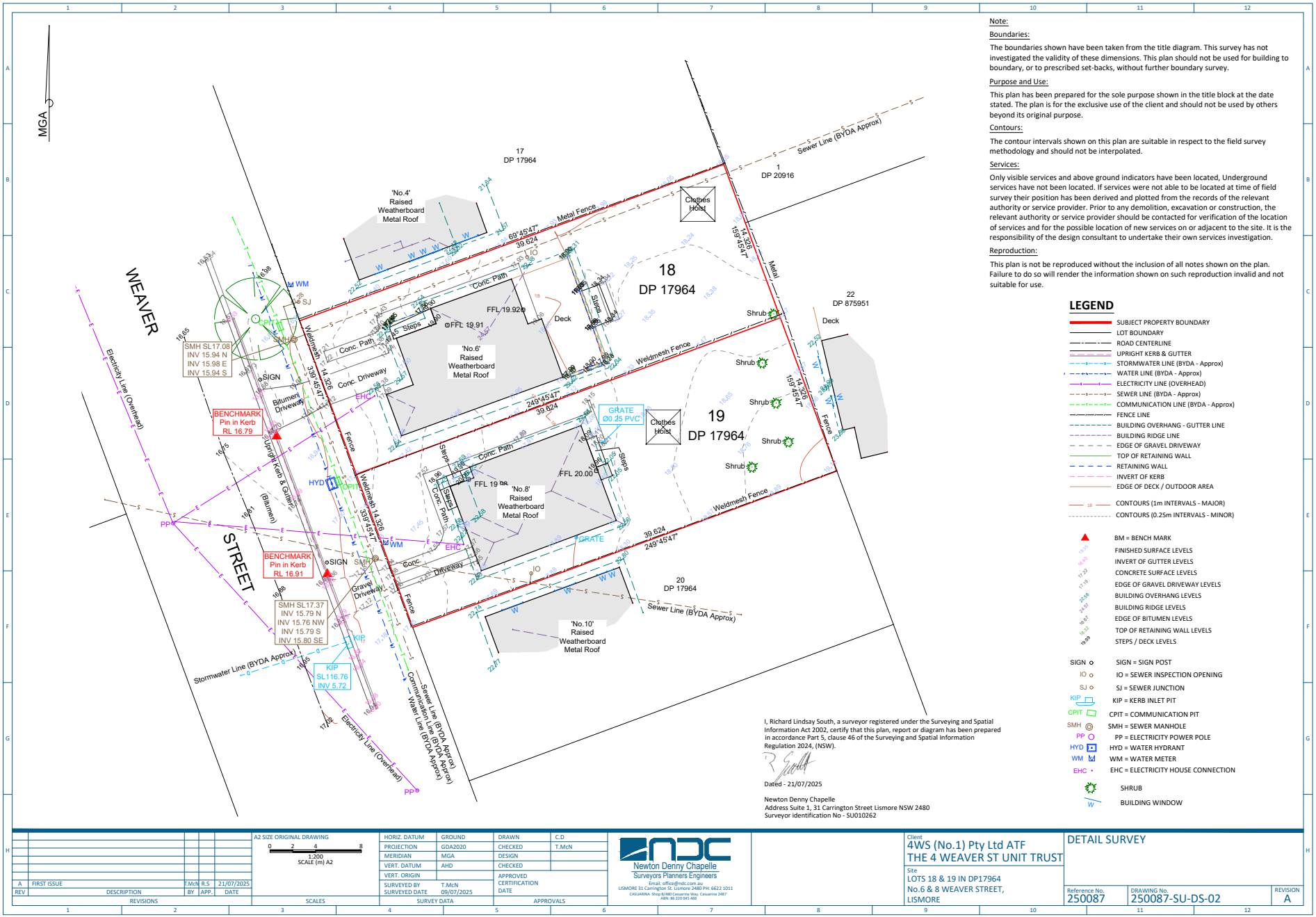
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way. Casuarina 2487
ABN: 86 220 045 469

Client: 4WS (No.1) Pty Ltd ATF THE 4 WEAVER ST UNIT TRUST

Site: LOTS 18 & 19 IN DP17964 No.6 & 8 WEAVER STREET, LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A


MGA
WEAVER
STREET
17
DP 17964
18
DP 17964
19
DP 17964
20
DP 17964
1
DP 20916
22
DP 875951
'No.4' Raised Weatherboard Metal Roof
'No.6' Raised Weatherboard Metal Roof
'No.8' Raised Weatherboard Metal Roof
'No.10' Raised Weatherboard Metal Roof
Clothes Hoist
Deck
Shrub
Steps
Conc. Path
Conc. Driveway
Bitumen Driveway
Gravel Driveway
Weldmesh Fence
Metal Fence
Fence
Sewer Line (BYDA Approx)
Stormwater Line (BYDA Approx)
Electricity Line (Overhead)
Communication Line (BYDA Approx)
Water Line (BYDA Approx)
FFL 19.92
FFL 19.91
FFL 20.00
SMH SL17.08
INV 15.94 N
INV 15.98 E
INV 15.94 S
SMH SL17.37
INV 15.79 N
INV 15.76 NW
INV 15.79 S
INV 15.80 SE
KIP SL116.76
INV 5.72
BENCHMARK Pin in Kerb RL 16.79
BENCHMARK Pin in Kerb RL 16.91
GRATE Ø0.25 PVC
Note:
Boundaries:
The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.
Purpose and Use:
This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.
Contours:
The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.
Services:
Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.
Reproduction:
This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.
LEGEND
SUBJECT PROPERTY BOUNDARY
LOT BOUNDARY
ROAD CENTERLINE
UPRIGHT KERB & GUTTER
STORMWATER LINE (BYDA - Approx)
WATER LINE (BYDA - Approx)
ELECTRICITY LINE (OVERHEAD)
SEWER LINE (BYDA - Approx)
COMMUNICATION LINE (BYDA - Approx)
FENCE LINE
BUILDING OVERHANG - GUTTER LINE
BUILDING RIDGE LINE
EDGE OF GRAVEL DRIVEWAY
TOP OF RETAINING WALL
RETAINING WALL
INVERT OF KERB
EDGE OF DECK / OUTDOOR AREA
CONTOURS (1m INTERVALS - MAJOR)
CONTOURS (0.25m INTERVALS - MINOR)
BM = BENCH MARK
FINISHED SURFACE LEVELS
INVERT OF GUTTER LEVELS
CONCRETE SURFACE LEVELS
EDGE OF GRAVEL DRIVEWAY LEVELS
BUILDING OVERHANG LEVELS
BUILDING RIDGE LEVELS
EDGE OF BITUMEN LEVELS
TOP OF RETAINING WALL LEVELS
STEPS / DECK LEVELS
SIGN = SIGN POST
IO = SEWER INSPECTION OPENING
SJ = SEWER JUNCTION
KIP = KERB INLET PIT
CPIT = COMMUNICATION PIT
SMH = SEWER MANHOLE
PP = ELECTRICITY POWER POLE
HYD = WATER HYDRANT
WM = WATER METER
EHC = ELECTRICITY HOUSE CONNECTION
SHRUB
BUILDING WINDOW
I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).
Dated - 21/07/2025
Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262
A2 SIZE ORIGINAL DRAWING
1:200 SCALE (m) A2
A FIRST ISSUE F.McN R.S 21/07/2025
REVISIONS
HORIZ. DATUM GROUND
PROJECTION GDA2020
MERIDIAN MGA
VERT. DATUM AHD
VERT. ORIGIN
SURVEYED BY T.McN
SURVEYED DATE 09/07/2025
SURVEY DATA
DRAWN C.D
CHECKED T.McN
DESIGN
CHECKED
APPROVED CERTIFICATION DATE
APPROVALS
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way. Casuarina 2487
ABN: 86 220 045 469
Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST
Site
LOTS 18 & 19 IN DP17964
No.6 & 8 WEAVER STREET,
LISMORE
DETAIL SURVEY
Reference No. 250087
DRAWING No. 250087-SU-DS-02
REVISION A

Lismore Health Accommodation Precinct

4-8 Weaver Street Lismore NSW 2480

Landscape Concept Plan - Design Report

November 2025

Meaningful- Grounded- Playful

shepherd
Urban Landscape Architecture

Project Details & Contents

Project Details

Project Name:
Lismore Health Accommodation Precinct

Client Name:
4WS (No1) Pty Ltd

Architect Name:
Raunik Design Group

Planner Name:
Newton Denny Chapelle

Project Address:
4-8 Weaver Street Lismore NSW 2480

Project No.
2531

Revision:
A- 2025-08-28- Draft for Review
B- 2025-09-03- For Approval
C- 2025-11-21- For Approval

Contents

1 Design Summary
2 Location & Context Plan
3 Stage 1- Landscape Concept Plan- Ground Level
4 Stage 1- Landscape Concept Plan- Level 2
5 Stage 1- Landscape Concept Plan- Level 3-4
6 Stage 1- Landscape Concept Plan- Level 5
7 Stage 2- Landscape Concept Plan- Ground Level
8 Stage 2- Landscape Concept Plan- Level 2
9 Stage 2- Landscape Concept Plan- Level 3-4
10 Stage 2- Landscape Concept Plan- Level 5
11 Planting Palette

Design Summary

The subject site is located at 4-8 Weaver Street Lismore NSW 2480 and described as Lot 17 DP17964 & Lot 18 DP17964.

The Landscape concept for the proposed health accommodation development is based on the surrounding context, response to the proposed architectural layout and expression including the desired outcomes of the Lismore City Lndscape Guidelines.

The design intent is to contribute positively to the image and overall quality of the proposed health accommodation development by providing a contemporary, sensitive and appropriate landscape environment.

The key landscape design principles applied to the landscape concept comprise:

- Enhancing (Maximising planting opportunities and responding to local context)
- Connected (multiple access points and lines of movement)
- Diverse (a planting palette that provides variation of habit, form, colour, texture, mix of natives and exotics)
- Enduring (sustainable and resilient material selection)
- Comfortable (humanised scale. A space where you can be yourself)
- Vibrant (providing spaces for interaction and socialisation)
- Safe (open sight lines)



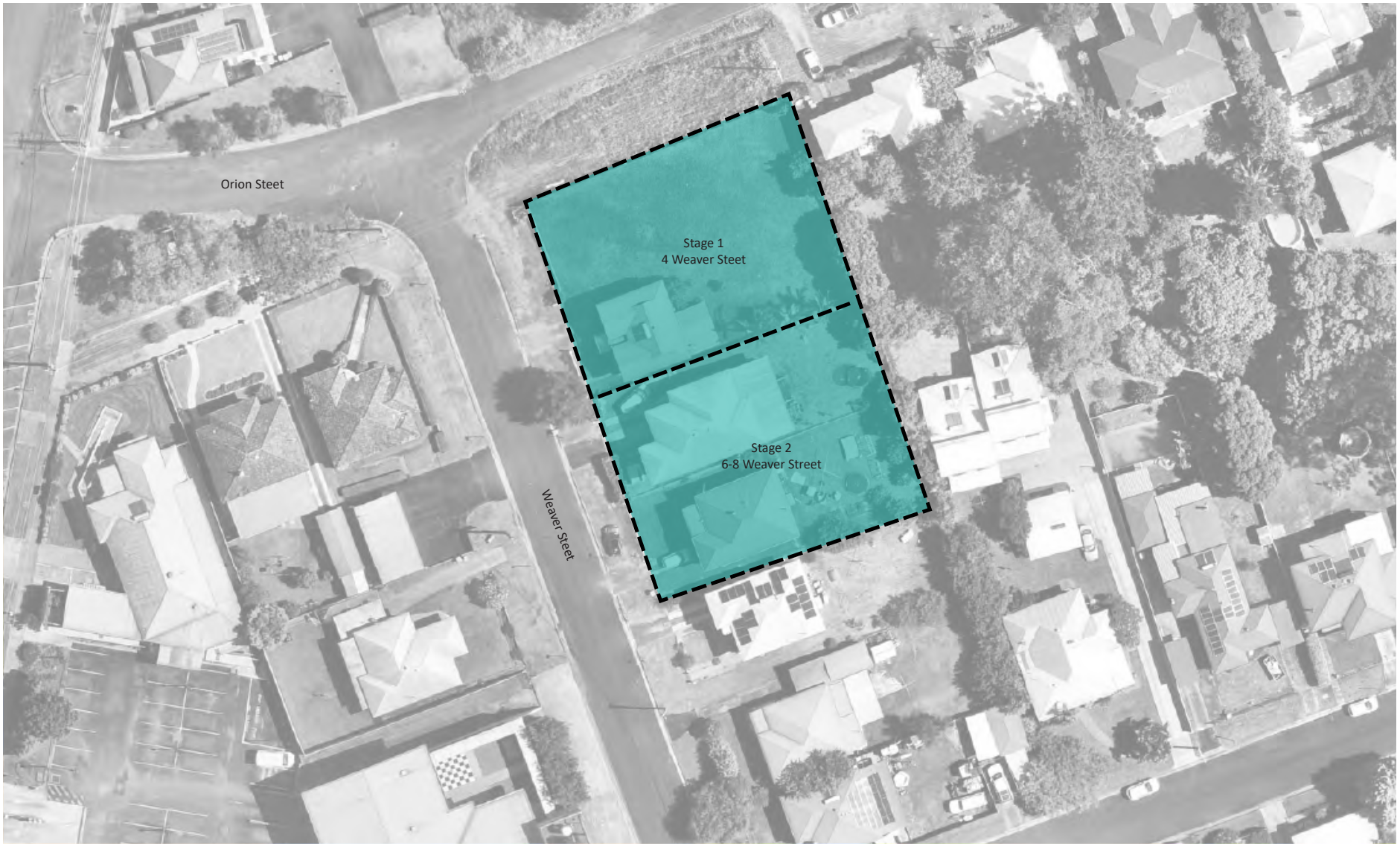




shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	L001

Location & Context Plan



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd			2531	C	2025-11-21	L002

Stage 1 - Landscape Concept Plan - Ground Floor

Legend

1. Pedestrian entry
2. Vehicle entry / exit
3. Deep soil planting zone with shade tree, screen shrub planting including accent shrub and groundcover planting
4. Fire egress pathway
   To Architects details
5. Sides and rear screen fencing
   To Architects/Acoustic Engineers details
6. Private terrace
   To Architects details
7. Existing street tree
   To be retained



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L003

Stage 1 - Landscape Concept Plan - Level 2

Legend

1. 800mm Communal planter with accent shrub, groundcover and cascade planting
2. Private open space terrace To Architect details
3. Landscape below Refer previous drawing



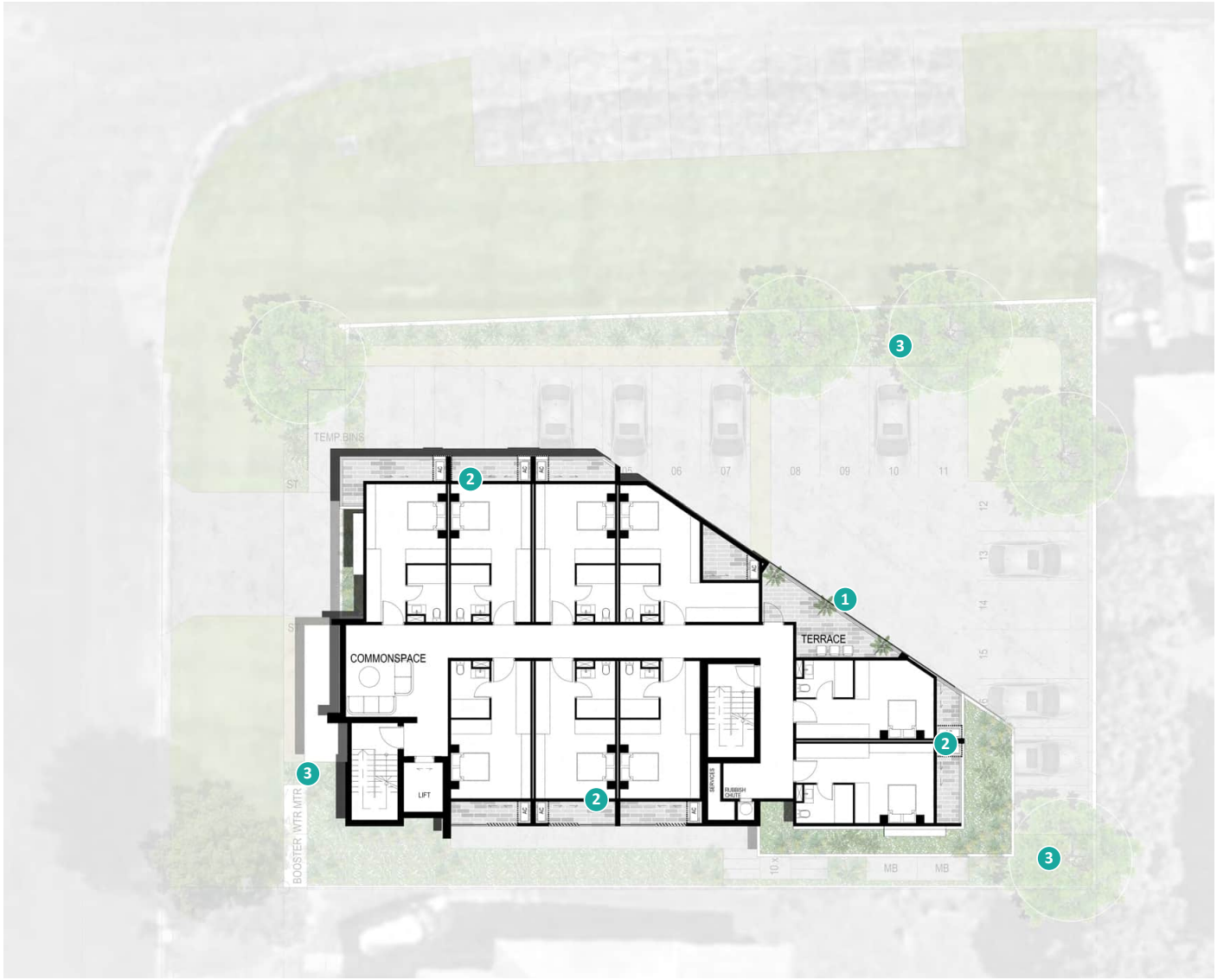
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L004

Stage 1 - Landscape Concept Plan - Level 3-4

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L005

Stage 1 - Landscape Concept Plan - Level 5

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L006

Stage 2 - Landscape Concept Plan - Ground Floor

Legend

1. Pedestrian entry
2. Vehicle entry / exit
3. Deep soil planting zone with shade tree, screen shrub planting including accent shrub and groundcover planting
4. Fire egress pathway
   To Architects details
5. Sides and rear screen fencing
   To Architects/Acoustic Engineers details
6. Communal open space terrace
   Subject to design by future Hospital occupier
7. Existing street tree
   To be retained
8. Turf verge
   To be retained
9. Proposed street tree
   To Lismore City Council standard detail and Landscape Guidelines



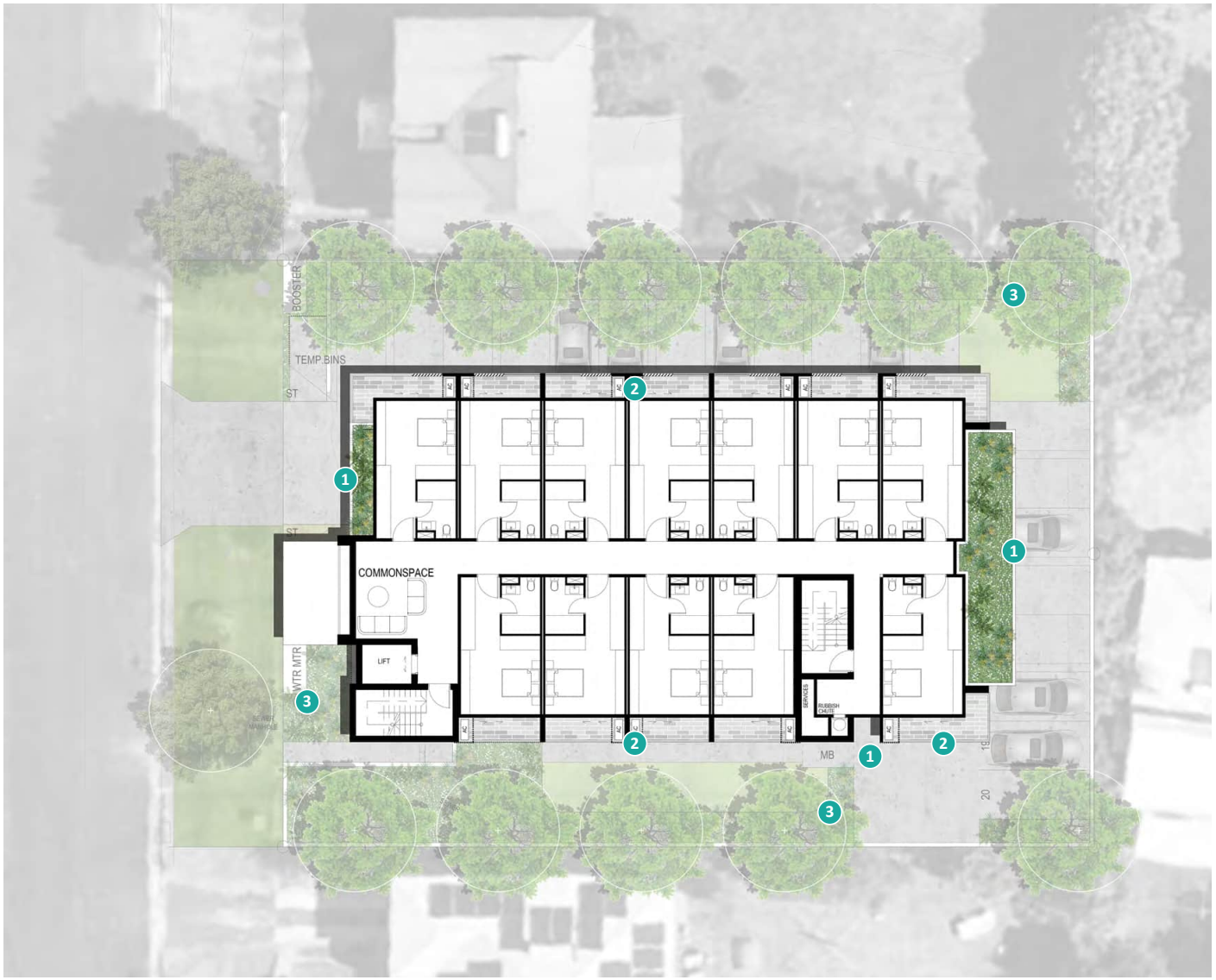
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L007

Stage 2 - Landscape Concept Plan - Level 2

Legend

1. 800mm high planter with accent shrub, groundcover and cascade planting
2. Private open space terrace To Architect details
3. Landscape below Refer previous drawing



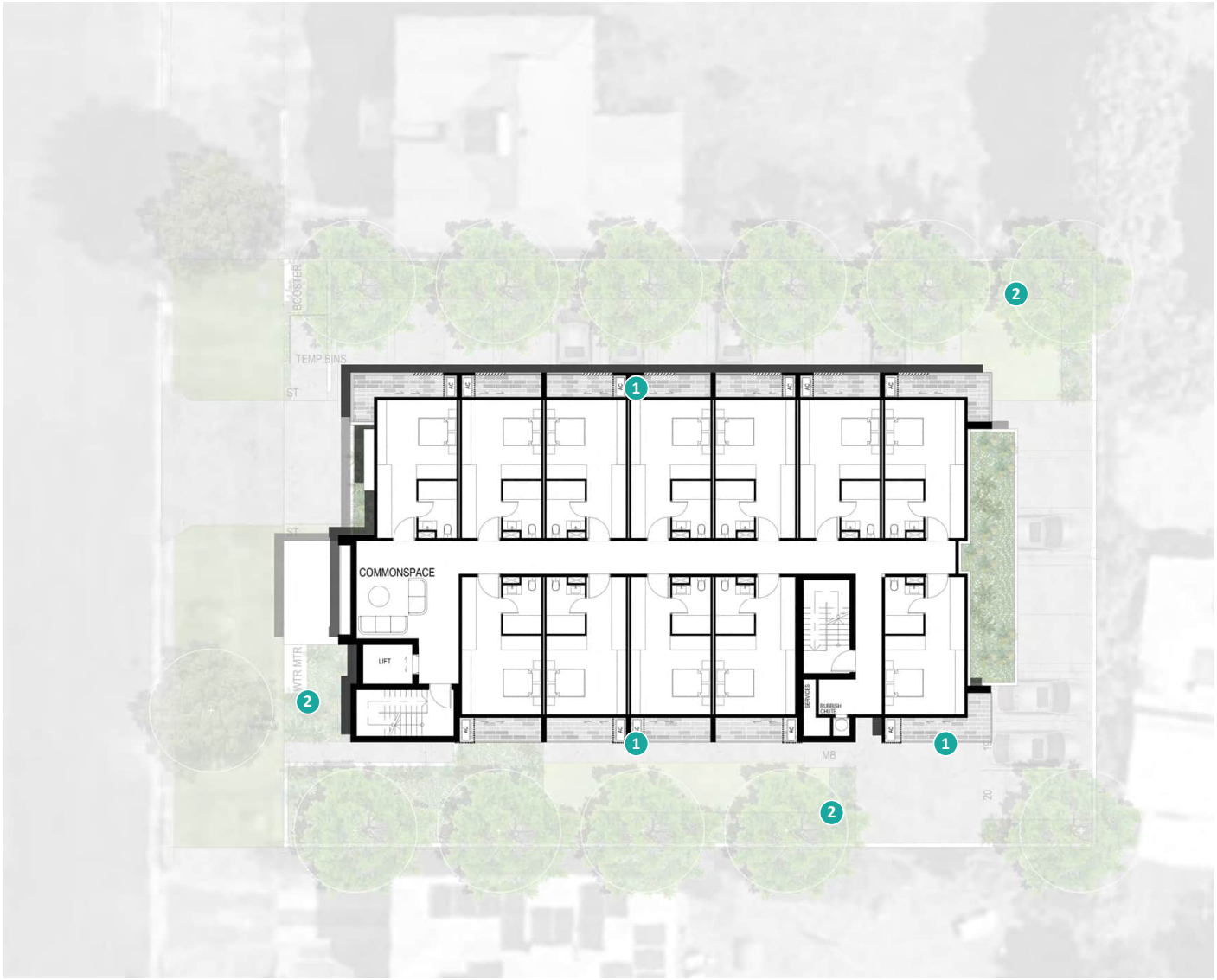
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L008

Stage 2 - Landscape Concept Plan - Level 3-4

Legend

1. Private open space terrace
   To Architect details
2. Landscape below
   Refer previous drawing



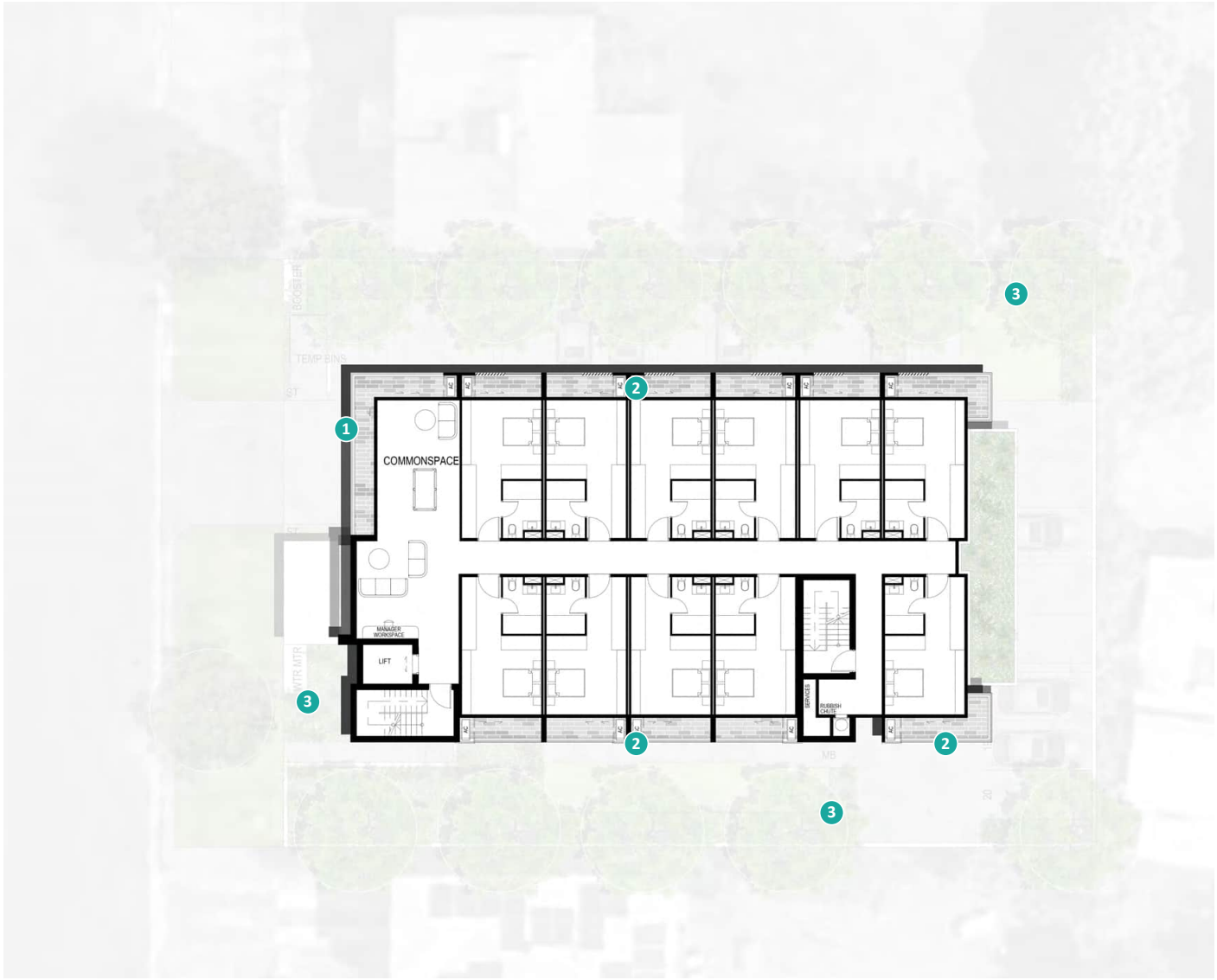
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L009

Stage 2 - Landscape Concept Plan - Level 5

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L010

Planting Palette - Trees & Palms



Tuckeroo **Tree**
Cupaniopsis anacardiodes 8 x 4m



Eumundi Quandong **Tree**
Elaeocarpus eumundi 8 x 3m



Water Gum **Native Tree**
Tristaniopsis 'Luscious' 8 x 5m



Weeping Lilly Pilly **Native Tree**
Waterhousea floribunda 8 x 5m



Kentia Palm **Palm**
Howea forsteriana 8 x 6m



Foxtail Palm **Palm**
Wodyetia bifurcata 10 x 5m



Cabbage Tree Palm **Palm**
Livistona australis 8 x 6m



Tree Fern **Tree Fern**
Cyathea cooperi 8 x 6m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	11

Planting Palette - Shrubs



Miss Muffet **Shrub**
Pittosporum tobira 1 x 1m



Giant Bird of Paradise **Shrub**
Strelitzia nicolai 5 x 3m



Agave attenuata **AGA att**
Century Plant



Big Red **Shrub**
Syzygium australe 3 x 3m



Resilience **Shrub**
Syzygium australe 3 x 2m



Dense Fence **Shrub**
Viburnum odoratissimum 3 x 3m



Pink Diamond **Shrub**
Cordyline fruticosa 2 x 1m



Cardboard Plant **Shrub**
Zamia furfuracea 2 x 1m



Desert Star **Shrub**
Carissa grandiflora 2 x 2m



Gymea Lily **Shrub**
Doryanthes excelsa 2 x 2m



Silver Lady **Shrub**
Blechnumsp 1 x 1m



Rojo Congo **Shrub**
Philodendron sp 1 x 1m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	12

Planting Palette - Groundcovers



Yareena **Groundcover**
Myoporoum parvifolium 0.3 x 3m



Silver Leaf Gazania **Groundcover**
Gazania tomentosa 0.3 x 2m



Blue Chalksticks **Groundcover**
Senecio serpens 0.3 x 2m



Xanadu **Groundcover**
Philodendron selloum 1 x 1m



Just Right **Groundcover**
Liriope muscari 0.3 x 0.3m



Evergreen Giant **Groundcover**
Liriope muscari 0.5 x 0.5m



Lime Tuff **Groundcover**
Lomandra 0.5 x 0.5m



Matt Rush **Groundcover**
Lomandra Hystrix 1.5 x 1.5m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	13

Planting Palette - Cascading & Climbers



Cousin It **Cascading**
Casuarina glauca 0.3 x 2m



Silver Falls **Cascading**
Dichondra repens 0.3 x 2m



Golden Pothos **Cascading**
Epipermnum aureum 0.3 x 2m



Waterfall Plant **Cascading**
Phyllanthus multiflorus 0.3 x 2m



Climbing Fig **Climber**
Ficus pumila 8 x 3m



Pink Mandevilla **Climber**
Dipladenias 8 x 5m



Trachelospermum jasminoides
Star Jasmine



Funky Bells **Climber**
Pandorea jasminoides 8 x 5m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	14

Meaningful- Grounded- Playful
shepherd
Urban Landscape Architecture

Operational Management Plan

4 and 6-8 Weaver St, Lismore

Date: 19th January 2026

Operational Plan of Management

4 and 6-8 Weaver St Lismore

Contents

The Premises

Objectives

Operational Matters

Administration

Monitoring/Complaints

House Rules

Attachment A: Standard Occupancy Agreement

Attachment B: Accommodation Register

Attachment C: Complaints Register

The Premises

This Plan of Management has been prepared for the Operational Manager of the proposed co-living development at 4 & 6-8 Weaver St Lismore This development provides 86 self-contained rooms, 18 common indoor living rooms and common outdoor spaces.

The Operational Manager of the co-living development is to implement and comply with the requirements of the Plan of Management, as well as all conditions of development consent that may be issued for the use by Lismore City Council.

The Objectives of the Operational Plan of Management are:

To detail the nature of the operation and to ensure compliance with all conditions of development consent issued by Lismore City Council.

To ensure safety of all residents of the co-living housing development..

To provide a comfortable and harmonious residential environment for residents.

To ensure that the premises is properly maintained and operates in a manner which maintains a high level of amenity.

To ensure that there are no adverse impacts arising from the premises on any adjoining property or the neighbourhood.

2.1. The Plan:

Identifies the everyday operation of the premises.

Establishes a monitoring system that ensures the objectives of this plan are met.

Establishes “House Rules” for all persons who stay within the premises.

Ensures procedures are in place to facilitate ongoing communication with the neighbours, Police, Sydney City Council and management of the premises, to resolve any operational issues that may arise.

OPERATIONAL MATTERS

3.1 General Parameters for the Co-Living Development:

The premises are to operate as a registrable co-living development and the operation of the development is to be in compliance with the Act at all times.

The premises is not to offer any alternative type of accommodation or be used for any purpose other than as a co-living development.

3.2. Co-Living Housing Operational Manager:

The Operational Manager of this Co-Living Housing Development is to adhere to the objectives set out in the Introduction of this Operational Plan of Management.

The particular responsibilities of the Operational Manager will include:

Accepting and assessing applications for residence;

Enforcing House Rules;

The Operational Manager has the authority to evict a resident who is refusing to comply with the House Rules set out in Section II. (Refer to Clause 11 of the 'Standard Occupancy Agreement' at Attachment A).

Other than in exceptional circumstances (i.e. in order to protect the safety of other residents), prior to eviction, the Operational Manager is to issue the resident/s with a Notice of Intent to Evict. A standard wording for the Notice is to be provided by the owner/operator. In preparing the standard wording of the Notice, it is recommended that the owner/operator consult a lawyer to ensure legal correctness. The standard wording is to be altered to reflect the particular circumstances of the case.

The Notice of Intent to Evict must provide the resident/s with an opportunity to modify their behaviour so as to avoid eviction. However, if the resident/s does not modify their behaviour in response to the Notice of Intent to Evict, the owner/operator may engage a security firm to implement the eviction.

Cleaning common areas;

The Operational Manager must ensure that the common room is kept in a clean and tidy state, including daily vacuuming/mopping.

The common area is to be maintained by the Operational Manager who is to ensure that the area is cleaned to a professional standard at least once a week.

That wastes are properly contained within the bins within the waste area. Bins are to be taken to the street for collection as organised by the Operational Manager.

Attending to any resident complaints

- If residents, either within the development or from surrounding residents, have complaints of enquiries, the Operational Manager will listen to and address those. Contact details of the Operational Manager will be clearly displayed in all rooms and entry lobbies.

Given that the Operational Manager is located off site, details of this person/s will be distributed to all neighbouring residents within a 50m radius. If required, the manager will liaise between coliving residents and surrounding residents.

Preparation of rooms for new residents

- When a room becomes vacant, the Operational Manager is to ensure that the room is cleaned and ensure that the fixtures, fittings and furniture are in good order and if otherwise, replace or repair items as required.

General maintenance

- If minor repairs or replacement of items is required, such as replacing light bulbs in common areas and the like, the Operational Manager is to attend to these. A small toolkit and general maintenance supplies will be provided and are to be kept in the communal facilities rooms.

With the exception of an initial security deposit (see below for details), the Operational Manager is not required to accept payments from residents. Rental payments are to be organised through electronic means and paid directly to the nominated account of the owner/operator of the co-living housing development.

The Operational Manager must not discriminate against residents on grounds of their race, religious beliefs, ethnicity, gender, sexual orientation or age.

The Operational Manager must not promote the use of illegal drugs or engage in any illegal activity.

Administration

Any person who is to occupy a room in the co-living development is to sign an Occupancy Agreement. The Occupancy Agreement that will be used on site is based on the Standard Occupancy Agreement for Co-living housing under the NSW Boarding Houses Act 2012 (refer to Attachment A). This agreement can be suitably utilised for the purposes of a co-living development. The owner/operator of the Co-living development, or their delegate is also required to sign the Agreement.

Prior to entering into an Occupancy Agreement, the Operational Manager, is to provide the prospective boarder/s with a copy of the Occupancy Principles within Schedule 1 (N.B. This is provided at Annexure 1 of the Standard Occupancy Agreement at Attachment A).

The Operational Manager, is to provide a copy of this Operational Plan of Management to all new residents at the time that they sign an Occupancy Agreement. The Operational Manager is to advise the new resident/s that they must read and understand the resident obligations that are set out in the Operational Plan of Management. The new resident/s must sign a statement to the effect that they understand and will abide by those resident obligations.

Prior to entering into an Occupancy Agreement, the Operational Manager is required to advise all prospective lodgers that they may potentially be evicted if they breach their obligations.

Prior to entering into an Occupancy Agreement, all prospective residents are to provide photographic identification ("ID") (typically a driver's license or a passport) to confirm their identity. The Operational Manager is to enter the particulars of the ID (for example, the driver's license number or Passport number) in the Co-Living Accommodation Register (Attachment B).

Prior to entering into an Occupancy Agreement, all prospective residents are to provide the Operational Manager with next of kin details for emergency purposes. Next of kin details are to be kept by the Operational Manager for the entire duration of the lodgers stay.

Prior to entering into an Occupancy Agreement, the Operational Manager is to confirm with a prospective lodger hat they are obligated to reside within the co-living room for a period of no less than three (3) months.

Prior to entering into an Occupancy Agreement, the Operational Manager is to advise prospective residents of the fees, including any applicable utility charges, prior to entering into any occupancy agreements.

Upon entering into an Occupancy Agreement, the Operational Manager is to accept a security deposit, amounting to two weeks of the occupancy fees and is to provide a receipt for that amount to the new resident/s.

Upon execution of an Occupancy Agreement, the Operational Manager is to enter the details of the new resident/s into the Co-Living House Register (Attachment B), is to provide the resident/s with a copy of the signed Occupancy Agreement and is also to keep a copy of the signed Occupancy Agreement in a secure location.

Upon a resident ceasing to occupy a co-living room, the security deposit, less any deductions authorised by the Boarding Houses Act 2012, is to be paid to the resident within 14 days of the date upon which the resident ceases to occupy any co-living room.

4.1 Signage:

The following signage will be conspicuously installed and maintained at the premises:

The name and 24 hour contact number of the Operational Manager must be displayed externally at the front of the premises, as well as within the ground floor lobby areas and each co-living room.

'No Smoking' or 'Smoke Free Premises' signage is to be displayed in all common areas of the premises.

The House Rules shall be displayed in the common area of the premises.

The minimum length of stay of any guest shall be displayed in public view outside the premises.

A schedule showing the numerical designation of each co-living room and the maximum number of persons permitted to be accommodated in each room must be displayed in the reception area.

Signs reminding residents to minimise noise at all times shall be installed at entry and hallways of the co-living premises, indoor common rooms, to ensure that all music and sound from residents/visitors are restricted within the property and not transmitted into adjoining residences.

4.2 Off Street Parking:

1. Bicycles and motorcycles are to be parked in the allocated areas.

4.3 General Cleanliness, Hygiene and Waste Management:

The Operational Manager is to regularly inspect the premises and organise for ongoing cleaning of the common areas. All garbage receptacles in common areas are to be emptied daily. The Operational Manager is required to ensure that the cleanliness and upkeep of the premises is maintained on a daily basis.

Pest control inspections are to be carried out on a yearly basis as a minimum.

The waste and recycling bin storage areas shall be kept in a clean and tidy manner. This area shall be thoroughly cleaned on a weekly basis. The Operational Manager will ensure that relevant parties are employed to undertake this and other cleaning tasks.

A minimum bi-weekly collection of waste and recycling is to be carried out by the nominated waste contractor.

A 'No Smoking' Policy inside all co-living rooms and the communal room will be applied on the premises.

All co-living rooms accommodate laundry and drying facilities. Residents will be responsible for the cleaning of personal items and clothing. Regular cleaning of linen will be carried out for each co-living room as considered reasonable and appropriate.

4.4 Security:

Residents must make sure their guests are aware of, and abide by the House Rules.

The Operational Manager must not enter residents' rooms other than as allowed under the Act.

Security cameras are permitted to be installed in the common areas.

All residents are to be provided with a security key / swipe card (or similar) upon arrival. The security key / swipe card must provide 24 hours access into the premises, to each respective level and entry to individual residents' rooms.

Door locks and keys:

Residents must not tamper with (or change) any locks on the premises, or make copies of or obtain additional security keys / swipe cards without the permission of the Operational Manager.

Room Capacities:

There is to be no more than one (1) resident residing within any of the co-living rooms at any one time.

Building Services and Fire Safety Procedures:

1.In the instance of an emergency evacuation, details of evacuation procedures will be provided in a clearly identifiable location in each co-living room. Residents shall be directed to emergency exits and the yet to be confirmed emergency assembly point.

Smoke Detectors are to be installed in every co-living room, communal room and all internal common areas.

In the event of a fire, the fire alarm will sound. A yet to be confirmed assembly point will be designated for residents.

An emergency evacuation plan prepared by a competent person shall be prepared and that emergency evacuation plan shall be displayed in each co-living room and in the common area.

All material installed in the fit out and furnishing of the rooms shall be of a type that resists the spread of fire and limits the generation of smoke.

An Annual Fire Safety Statement is to be submitted to Council and the Commissioner of the NSW Fire Brigade. A copy of the Annual Fire Safety Statement is to be displayed in the common area. The premises shall at all times comply with the fire safety provisions of the NSW Environmental Planning and Assessment Regulation 2000.

A list of emergency telephone numbers (plumbers, electricians, police, fire, ambulance) is to be provided within each co-living room.

Annual certification of fire safety equipment is to be carried out by a suitably qualified person/persons employed by the owner/operator of the premises.

All doors to the co-living rooms and the external doors to the co-living room shall be lockable. The doors to the premises shall be self - closing and will be locked from the outside but will be openable from within the co-living rooms without the need for a key. All doors to the premises shall be selfclosing and shall be lockable but shall be openable from the inside without the need for a key.

4.8 Review of Plan of Management, Noise Management Procedures or House

Rules:

If, in circumstances where experience shows that it is reasonable or desirable to modify any provision of this Plan for the better management of the premises, subsequent to that modification, Sydney City Council shall be provided with a copy of the modified Plan.

MONITORING/COMPLAINTS

To ensure that all complaints are appropriately recorded and acted upon, a Complaint Monitoring System has been established as part of this Plan.

A copy of the Operational Plan of Management is to be made available for inspection by any person who makes a request to the Operational Manager to view the document.

In the case where a lodger/resident or land owner/occupier adjacent to the premises believes that they have cause to make a complaint, it may be made to the Operational Manager by one of the following means:

Telephone

Mobile Phone

Email

Mail

The Operational Manager is to take all necessary and timely action to rectify the matter and is to notify the complainant of the action taken to rectify the problem.

To assist in the investigation of the potential problem, it is suggested the following information be provided to the owner/operator of the operation:

Exact nature and details of the incident;

Date and time of the incident; and

The full name and address of the complainant.

The details are to be recorded once a compliant has been actioned and a record kept on site and made available on request to demonstrate compliance in what is labelled as the "Complaints Register".

A pro forma providing an example of the information required to be kept is provided at Attachment C.

The Complaints Register is to be tabled at any internal Management meetings, or when any further action is required to be initiated and/or responsibilities allocated.

In receiving a complaint from a neighbouring resident/land owner, the Operational Manager is to adhere to the following guidelines:

When taking a telephone call or a personal visit, ensure that you remain polite and the visitor or enquirer is given every reasonable assistance.

If the comment/complaint is about a problem that is actionable immediately, appropriate action is to be taken to alleviate the problem immediately and the details are given to Management.

If the problem is not actionable immediately, the resident/landowner is to be contacted and informed of the progress and anticipated timeframe for action of their complaint.

Once all actions are completed, the matter is recorded and filed in a central Register the held by the Operational Manager with a duplicate copy provided to the owner/operator of the premises.

If a message is received on a mobile phone, the resident/landowner's call is to be returned as soon as possible and the recording and follow up procedures as outlined above are to be followed.

The NSW Police are to be made aware of any complaints of a criminal nature.

HOUSE RULES

The following house rules apply. The rules consist of behavioural requirements as well as operational issues that need to be managed on site at all times. They are in no particular order of importance.

The House Rules may be amended by the owner/operator and/or the Operational Manager in order to resolve issues that arise due to operational matters that come from complaints, including general management changes required as part of the everyday running of the premises.

The House Rules are to be displayed in each room and in all common areas and will form part of the tenant's agreement that are signed by all occupants.

The House Rules are as follows:

PART 1 - Resident and guest behaviour:

Only the residents who have signed an Occupancy Agreement shall occupy a co-living room.

All visitors of residents are to leave the premises by 10pm nightly.

Residents and their guests must not interfere with the reasonable peace, comfort and privacy of other residents. From 10pm daily, expectations of reduced noise levels are heightened. Accordingly, music, television and the like is to be lowered in volume so that it is not audible from outside the room. If a neighbouring resident/s complains that the noise is audible from their rooms, the noise generating activity is to be ceased.

The possession of and/or use of illegal drugs on the premises is prohibited. The possession and/or usage of illegal drugs will lead to eviction and police reporting and prosecution.

Residents must act in a responsible and considerate manner at all time. The consumption of alcohol in common areas is not permitted. Drunken behaviour may result in eviction.

The premises is Smoke-free and as such, smoking is not permitted inside the rooms or in any communal recreation or common areas and any open space of the building.

No parties are permitted on the premises.

All activities within the building including music are required to operate in accord with the guidelines set within the Protection of the Environment Operations Act 1997

Anti-social behaviour is unacceptable. This includes threatening or demeaning any person within the building. Residents may not make comments to one another that are of a derogatory nature, on the basis of the other person's appearance, race, gender, sexual orientation, religion or ethnicity.

Damage to any property, graffiti, theft of any property, physical or sexual harassment, or loud and rowdy noise can result in eviction and police intervention.

Residents are not permitted to walk around the premises in any state of undress and are to be respectful of other cultures.

Residents are to contain their general rubbish within a liner within the bins provided. When full or as required, the liners are to be tied and disposed of in the communal waste receptacles. Residents are to contain recycling, including recyclable containers and clean paper, within the communal recycling receptacles provided. For reasons of hygiene, containers should be lightly washed before disposal, as no liners may be used.

PART 2 - Maintenance of rooms:

Residents must maintain their rooms in a way that does not interfere with the reasonable comfort of other residents, and in a way that does not create a fire or health hazard. Residents must not intentionally or recklessly damage, destroy or remove any part of their rooms or facility/fixture in their rooms.

Residents are to keep their rooms' clean and tidy at all times. Kitchenettes and bathrooms are to be kept in a hygienic condition and floors are to be vacuumed regularly (a minimum of once per fortnight) to avoid an excessive accumulation of dust.

Burning of candles/incense is not permitted.

In the event any resident or their visitors causes wilful damage to any area, texture, fitting or furniture in the premises, the cost of repair or replacement will be met by that person, including any damage created in common areas.

Residents are responsible for the security of their money and other valuables all times and the Operational Manager and/or Owner/Operator will not be responsible for any theft of personal property, or for any loss suffered by any resident or visitor.

PART 3 - Common Areas:

Common areas are to be available to be shared by all residents and their guests at all times. Residents are to ensure that they and their guests leave common areas neat, clean and tidy after using them.

Residents are not to store personal items/goods in common areas of the site and must ensure that common areas are maintained in a cleanly state.

The use of the outdoor communal area is restricted to between 7am and 10pm daily.

Access to the indoor common room is to be restricted from 10pm to 7am to reduce the potential for noise impact to other guests.

Any damages or required repairs to common areas must be promptly reported to the Operational Manager.

PART 4 - Animals:

1. No animals or pets are allowed anywhere within the premises.

Attachment A Standard Occupancy Agreement

STANDARD OCCUPANCY AGREEMENT

For general boarding houses under the *Boarding Houses Act 2012*

Between

Proprietor	
Resident	

For

Room	**Address**

The resident's room is: unfurnished ☐ furnished ☐ (if furnished, an inventory can be attached)

Other areas of the premises which are available for use by the resident
Kitchen/s ☐ Bathroom/s ☐ Common room ☐ Laundry ☐

Other _____

Term of Contract

Commencement Date	**Term of agreement (if any)**	**Occupancy Fee**	**To be paid**
		$ per week/month/year	

Proprietor's Contact Details	

AGREEMENT TERMS

1. Condition of the Premises (refer to occupancy principle 1 – see Annexure 1)
The proprietor agrees to provide and maintain the premises so that they are in a reasonable state of repair, are reasonably clean and reasonably secure.

2. House Rules (refer to occupancy principle 2)
The resident agrees to comply with the House Rules of the boarding house, which are listed on the attached "Statement of House Rules." House rules may not be inconsistent with the Occupancy Principles stated in Annexure 1, and are not enforceable if they are inconsistent.

3. No Penalties (refer to occupancy principle 3)
The resident is not required to pay a penalty for a breach of this Occupancy Agreement or the House Rules.

4. Quiet Enjoyment (refer to occupancy principle 4)
The proprietor agrees to take all reasonable steps to enable the resident's quiet enjoyment of the premises.

5. Inspections and Access (refer to occupancy principle 5)
The proprietor may inspect boarding house common areas at any reasonable time. Repairs, cleaning and maintenance of common areas can be carried out at reasonable times.
The proprietor may only enter the resident's room, at a reasonable time, with reasonable notice and on reasonable grounds. Agreed access and notice periods are set out below. If the third column is left blank, the suggested notice periods set out in the second column will apply.

Attachment B: Accommodation Register

Accommodation Register – Residential Apartment Block (NSW)

Building Details
Building Name: Address:

Strata Plan No.: Building Manager / Strata Manager:

Section 1: Overnight Guests / Temporary Occupants

(For residents to record overnight guests, per building by-laws if required.)

Date Logged	Resident Name & Lot No.	Guest Name(s)	Guest Contact	Arrival Date	Departure Date	Purp

Section 2: Short-Term Rental Stays (if permitted)

(Record STRA stays to monitor by-law and registration compliance.)

Lot No.	Host Name	STRA Reg. ID	Platform	Guest Name(s)	Check-In	Check-Out	Total Night

Attachment C: Complaints Register

NSW Residential Development – Complaint Form

1. Complainant Details

2. Development / Building Details

3. Type of Complaint

4. Issue Details

5. Attempts to Resolve

6. Impact of Issue

7. Evidence Provided

8. Requested Outcome

Accommodation Register – Residential Apartment Block (NSW)

Building Details

Building Name: Address:

Strata Plan No.: Building Manager / Strata Manager:

Section 1: Overnight Guests / Temporary Occupants

(For residents to record overnight guests, per building by-laws if required.)

Date Logged	Resident Name & Lot No.	Guest Name(s)	Guest Contact	Arrival Date	Departure Date

Section 2: Short-Term Rental Stays (if permitted)

(Record STRA stays to monitor by-law and registration compliance.)

Lot No.	Host Name	STRA Reg. ID	Platform	Guest Name(s)	Check-In	Check-Out	Tota

Section 3: Long-Term Visitors or Live-In Carers

(For persons staying beyond the by-law threshold, e.g., >30 days.)

Resident & Lot	Visitor/Carer Name	Start Date	Expected End	ID Sighted	Reason

Section 4: Emergency Contact Information (Optional)

Lot No.	Resident Name	Primary Contact	Secondary Contact	Notes

Section 5: Issues / Breaches / Incidents Log

Date	Lot / Guest	Description of Issue	Reported By	Action Taken

; provided for general record-keeping in NSW strata buildings. Ensure your use aligns with your building's by-laws, privacy obligations, and any a

NSW Residential Development – Complaint Form

1. Complainant Details

2. Development / Building Details

3. Type of Complaint

4. Issue Details

5. Attempts to Resolve

6. Impact of Issue

7. Evidence Provided

8. Requested Outcome

9. Declaration

STANDARD OCCUPANCY AGREEMENT

For general boarding houses under the *Boarding Houses Act 2012*

Between

Proprietor	
Resident	

For

Room	**Address**

The resident's room is: unfurnished ☐ furnished ☐ (if furnished, an inventory can be attached)

Other areas of the premises which are available for use by the resident

Kitchen/s ☐ Bathroom/s ☐ Common room ☐ Laundry ☐

Other _____

Term of Contract

Commencement Date	**Term of agreement (if any)**	**Occupancy Fee**	**To be paid**
		$ per week/month/year	

Proprietor's Contact Details	

AGREEMENT TERMS

1. Condition of the Premises (refer to occupancy principle 1 – see Annexure 1)

The proprietor agrees to provide and maintain the premises so that they are in a reasonable state of repair, are reasonably clean and reasonably secure.

2. House Rules (refer to occupancy principle 2)

The resident agrees to comply with the House Rules of the boarding house, which are listed on the attached "Statement of House Rules." House rules may not be inconsistent with the Occupancy Principles stated in Annexure 1, and are not enforceable if they are inconsistent.

3. No Penalties (refer to occupancy principle 3)

The resident is not required to pay a penalty for a breach of this Occupancy Agreement or the House Rules.

4. Quiet Enjoyment (refer to occupancy principle 4)

The proprietor agrees to take all reasonable steps to enable the resident's quiet enjoyment of the premises.

5. Inspections and Access (refer to occupancy principle 5)

The proprietor may inspect boarding house common areas at any reasonable time. Repairs, cleaning and maintenance of common areas can be carried out at reasonable times.

The proprietor may only enter the resident's room, at a reasonable time, with reasonable notice and on reasonable grounds. Agreed access and notice periods are set out below. If the third column is left blank, the suggested notice periods set out in the second column will apply.

Reason For Access	*Suggested Notice Period* *examples of reasonable notice periods - this notice period applies if the next column is left blank*	Notice to be given under this occupancy agreement *(if different)*
In an emergency, or to carry out emergency repairs or inspections	*Immediate access*	*Immediate access**
To clean the premises	*24 hours*	
To carry out repairs	*24 hours*	
To show the room to a prospective resident	*24 hours*	
To carry out inspections	*48 hours*	

***** Immediate access is likely to be necessary in this situation for safety reasons.

6. Notice of Fee Increase (refer to occupancy principle 6)
The resident is entitled to 4 weeks written notice of any increase in the occupancy fee.

7. Utility Charges (refer to occupancy principle 7)
The proprietor may charge an additional amount for utilities if the resident is made aware of this on signing this agreement. Details of the charge, including how the charge will be calculated, are included in Annexure 2, and Annexure 2 must signed and dated by the resident and the proprietor.

Charges for utilities must be based on the cost to the proprietor of providing the utility and a reasonable measure or estimate of the resident's use of that utility.

8. Security Deposit (refer to occupancy principle 8)
A security deposit of $_____ is payable to the proprietor, this amount being no more than the sum of two (2) weeks occupancy fee. The security deposit is payable on the day the agreement is signed or on the following day. The security deposit will be repaid to the resident (or the resident's authorised representative) within 14 days after the end of this agreement, less any amount necessary to cover:

a) the reasonable cost of repairs to the boarding house or goods within the boarding house, as a result of damage (other than fair wear or tear) caused by the resident or their guest;
b) any occupancy fee or other charges owing and payable under this Agreement or the Boarding Houses Act;
c) the reasonable cost of cleaning any part of the premises occupied by the resident and not left reasonably clean by the resident, having regard to the condition of that part of the premises at the commencement of the occupancy; and
d) the reasonable cost of replacing locks or other security devices altered, removed or added by the resident without the consent of the proprietor.

9. Dispute Resolution (refer to occupancy principle 11)
The proprietor and the resident agree to use their best endeavours to informally resolve any disputes between them through reasonable discussion and negotiation. Either party may apply to the NSW Civil and Administrative Tribunal (NCAT) to resolve a dispute about the Occupancy Principles (see Annexure 1).

10. Written Receipts (refer to occupancy principle 12)
The proprietor agrees to provide the resident with a written receipt for all money paid to the proprietor, including money paid for occupancy fees, a security deposit and for any utility charges. The receipt should be provided within a reasonable time period after the payment is received.

11. Termination (refer to occupancy principles 9 and 10)
The resident is entitled to know why and how this Occupancy Agreement may be terminated, and how much notice will be given before termination. The resident may not be evicted without reasonable written notice from the proprietor.

This Agreement can also be terminated by the resident by written notice given to the proprietor. Agreed reasons for termination and notice periods are set out below. If the third column is left blank, the suggested notice periods set out in the second column will apply.

Reason for Termination by Proprietor	*Suggested Notice Period* *examples of reasonable notice periods - this notice period applies if the next column is left blank*	Notice to be given under this occupancy agreement *(if different)*
Violence or threats of violence towards anyone living or working in or visiting the premises	*Immediate*	*Immediate**
Wilfully causing damage to the premises, or using the premises for an illegal purpose	*1 day*	
Continued and serious breach of this Agreement or the house rules, following a written warning	*3 days*	
Continued minor breach of this Agreement or the house rules, following a written warning	*1 week*	
Non-payment of the occupancy fee	*2 weeks*	
Any other reason, including vacant possession required and "no grounds" termination	*4 weeks*	

*Immediate termination is likely to be necessary in this situation in order to protect other residents and employees.

Reason for Termination by Resident	*Suggested Notice Period* *examples of reasonable notice periods - this notice period applies if the next column is left blank*	Notice to be given under this occupancy agreement *(if different)*
Serious breach of Agreement by proprietor	*1 day*	
Minor breach of agreement by proprietor	*1 week*	
No grounds/Any other reason	*1 week*	

12. Use of the Premises

The resident agrees not to wilfully or negligently cause damage to the premises or to use the premises for an illegal purpose and to respect other residents' rights to quiet enjoyment of the premises.

NOTE: Any term of this Agreement is not enforceable if it is inconsistent with the Occupancy Principles set out in Schedule 1 of the *Boarding Houses Act 2012.* The Occupancy Principles are attached at Annexure 1.

Signed: _____ Signed: _____

(Proprietor) ***(Resident)***

Date: _____ Date: _____

© State of New South Wales through NSW Fair Trading

OPTIONAL INFORMATION

The resident may provide contact details to be used in an emergency

PERSONAL PHONE No/s: _____

EMERGENCY CONTACT PERSON

NAME: _____ RELATIONSHIP: _____

PHONE and/or ADDRESS: _____

_____

_____

Annexure 1

Occupancy principles

NB: These principles are contained in Schedule 1 of the *Boarding Houses Act 2012* and apply to residents of NSW boarding houses which are covered by this Act.

1. State of premises

A resident is entitled to live in premises that are:
(a) reasonably clean, and
(b) in a reasonable state of repair, and
(c) reasonably secure.

2. Rules of registrable boarding house

A resident is entitled to know the rules of the registrable boarding house before moving into the boarding house.

3 Penalties for breaches of agreement or house rules prohibited

A resident may not be required to pay a penalty for a breach of the occupancy agreement or the rules of the registrable boarding house.

4 Quiet enjoyment of premises

A resident is entitled to quiet enjoyment of the premises.

5 Inspections and repairs

A proprietor is entitled to enter the premises at a reasonable time on reasonable grounds to carry out inspections or repairs and for other reasonable purposes.

6 Notice of increase of occupancy fee

A resident is entitled to 4 weeks written notice before the proprietor increases the occupancy fee.

7 Utility charges

(1) The proprietor is entitled to charge a resident an additional amount for the use of a utility if:
(a) the resident has been notified before or at the time of entering the occupancy agreement of the use of utilities in respect of which the resident will be charged, and
(b) the amount charged is based on the cost to the proprietor of providing the utility and a reasonable measure or estimate of the resident's use of that utility.
(2) A utility for the purposes of this clause is each of the following:
(a) the supply of electricity,
(b) the supply of gas,
(c) the supply of oil,
(d) the supply of water,
(e) the supply of any other service prescribed by the regulations.

8 Payment of security deposits

(1) The proprietor may require and receive a security deposit from the resident or the resident's authorised representative only if:
(a) the amount of the deposit does not exceed 2 weeks of occupancy fee under the occupancy agreement, and
(b) the amount is payable on or after the day on which the resident (or the resident's authorised representative) enters the agreement.

(2) Within 14 days after the end of the occupancy agreement, the proprietor must repay to the resident (or the resident's authorised representative) the amount of the security deposit less the amount necessary to cover the following:
(a) the reasonable cost of repairs to, or the restoration of, the registrable boarding house or goods within the premises of the boarding house, as a result of damage (other than fair wear and tear) caused by the resident or an invitee of the resident,
(b) any occupation fees or other charges owing and payable under the occupancy agreement or this Act,
(c) the reasonable cost of cleaning any part of the premises occupied by the resident not left reasonably clean by the resident, having regard to the condition of that part of the premises at the commencement of the occupancy,
(d) the reasonable cost of replacing locks or other security devices altered, removed or added by the resident without the consent of the proprietor,
(e) any other amounts prescribed by the regulations.

(3) The proprietor may retain the whole of the security deposit after the end of the occupancy agreement if the costs, fees or charges referred to in subclause (2) (a)–(e) are equal to, or exceed, the amount of the security deposit.

(4) In this clause:
security deposit means an amount of money (however described) paid or payable by the resident of a registrable boarding house or another person as security against:
(a) any failure by the resident to comply with the terms of an occupancy agreement, or
(b) any damage to the boarding house caused by the resident or an invitee of the resident, or
(c) any other matter or thing prescribed by the regulations.

9 Information about occupancy termination

A resident is entitled to know why and how the occupancy may be terminated, including how much notice will be given before eviction.

10 Notice of eviction

(1) A resident must not be evicted without reasonable written notice.

(2) In determining what is reasonable notice, the proprietor may take into account the safety of other residents, the proprietor and the manager of the registrable boarding house.

(3) Subclause (2) does not limit the circumstances that are relevant to the determination of what is reasonable notice.

11 Use of alternative dispute resolution

A proprietor and resident should try to resolve disputes using reasonable dispute resolution processes.

12 Provision of written receipts

A resident must be given a written receipt for any money paid to the proprietor or a person on behalf of the proprietor.

Annexure 2

SCHEDULE OF ADDITIONAL CHARGES

ITEM	AMOUNT	WHEN DUE TO BE PAID	HOW CALCULATED

NOTE:

- This schedule is only for use if there are fees or charges in addition to the occupancy fee.
- This schedule forms part of the Occupancy Agreement when signed and dated by both parties.
- A receipt is to be provided to the resident for all payments of additional fees or charges made by the resident, within a reasonable time after the payment is received.
- Charges for utilities must comply with Occupancy Principle 7.

Signed: _____ Signed: _____

(Proprietor) ***(Resident)***

Date: _____ Date: _____

Surveyors Planners Engineers

Request for Variation to a Development Control and Supporting Information

Applicable DCP Chapter: Chapter 1
DCP Section: Part 4 General Provisions

What is the name of the development control plan that applies to the land?	Specify the development control(s) which are being varied.
Lismore Development Control Plan 2012	4.4 Element – Open Space and Landscaping. A7.1 Landscaping and open space shall comprise 40% of the site. 70% of the landscaping and open space area is to be permeable.

Provide details of the extent of the variation (i.e. what is the non-compliance? Is it minor or extensive? Percentage of variation between your proposal and the development control)

The development incorporates the following landscape and area space area calculations:

	Landscape Area	Landscape %
Stage 1	230m^2	20.7%
Stage 2	251m^2	22.2%

	Open Space Area	Open Space %
Stage 1	237m^2	21.3%
Stage 2	238m^2	21.1%

	Combined Area	Combined %
Stage 1	467m^2	42%
Stage 2	489m^2	43.3%

As outlined above, the development complies with the minimum 40% of the site landscape and open space requirement.

However, 70% of the landscaping and open space is required to be permeable. See below table for compliance with this requirement.

	Combined Area	Required (70%)	Provided
Stage 1	467m^2	326.9m^2	230m^2
Stage 2	489m^2	342.3m^2	251m^2

What are the objectives of the development control?
How does the proposed variation comply with these objectives?

Adequate open space and landscaped area is provided on site:

- to cater for the requirements of occupants for relaxation, dining, entertainment, recreation and children's play;
- for service functions such as clothes drying and domestic storage;
- to facilitate groundwater recharge and reduce stormwater surcharge; and
- to enhance the aesthetics and amenity of the development and adjoining premises.

Provide justification / reasoning as to why the development control(s) does not make specific provision in relation to your proposal / does not enable you to achieve the outcome you are seeking.
As outlined above, the development provides a compliant area of landscaping and open space to service the development. However, there is a shortfall in 'permeable' area to meet the 70% requirement which is directly attributable to the type of development proposed, being a co-living housing development. The applicable DCP landscaping and open space control is intended for lower density residential development, including dwellings, dual occupancies, multi-dwelling housing and residential flat buildings that typically comprise one to two storeys. The control does not make specific provision for co-living housing or higher density development forms. In contrast, the proposal is a five storey co-living housing development, where residential yield and amenity are achieved vertically rather than across the ground plane. Communal open space is provided across multiple levels of the building, consistent with the co-living model, which reduces the proportion of ground-level permeable area when compared to low-rise development. It is also noted that the Lismore DCP encourages higher density development of four to five storeys within the Lismore Health Precinct. This built form is not representative of the broader Lismore urban context, which is predominantly characterised by one to two storey development and from which the permeable area control is derived. As such, strict application of the control does not appropriately reflect the strategic planning intent for this precinct.
Demonstrate why compliance with the development control(s) is unreasonable or unnecessary in your particular circumstance.
Refer to comments above.
Any other considerations?

Applicant Details		
PROPERTY: 4, 6 & 8 Weaver Street, Lismore	**DATE:** 20 January 2026	**AUTHOR:** Callie Shovlin

Surveyors Planners Engineers

Request for Variation to a Development Control and Supporting Information

Applicable DCP Chapter: Chapter 1
DCP Section: Chapter 11 Lismore Health Precinct

What is the name of the development control plan that applies to the land?	Specify the development control(s) which are being varied.
Lismore Development Control Plan 2012	A37.2 For a corner allotment the setback is 6m from the primary street and 4m from the secondary road

Provide details of the extent of the variation (i.e. what is the non-compliance? Is it minor or extensive? Percentage of variation between your proposal and the development control)

The development will be undertaken over two stages, however once the whole site is complete the proposal will effectively have a corner allotment presence.

	Front Setback (Orion Street)	Secondary Setback (Weaver Street)
Stage 1	6450mm	2700mm
Stage 2	-	3250mm

As shown above, the development seeks a variation to the secondary setback control (4m) for both Stages 1 and 2 of the development.

Stage 1 will contain a secondary setback of 2700mm resulting in an encroachment of 1300mm (32.5%). Stage 2 will contain a setback of 3250mm resulting in an encroachment of 750mm (18.75%).

What are the objectives of the development control?
How does the proposed variation comply with these objectives?

Development is sited and designed taking into account the relationship to adjoining premises and the street.

Provide justification / reasoning as to why the development control(s) does not make specific provision in relation to your proposal / does not enable you to achieve the outcome you are seeking.

Examples of reduced setbacks to Weaver Street exist in the immediate vicinity of the property. The adjacent dwelling located at 129 Orion Street contains a compliant front setback to Orion Street and a reduced secondary setback to Weaver Street of approx. 2.04m (measured using Lismore City Council Intramaps).

The site is located adjacent to the Lismore Base Hospital, where a more consolidated built form has been established. Within this precinct, there are examples of buildings constructed at or near the boundary along Uralba Street, Little Uralba Street and Hunter Street.

The project architect has incorporated building articulation and varied materials to address the Weaver Street frontage. This approach reduces bulk, improves visual interest and ensures that the reduced setback does not result in a dominant streetscape outcome.



Plate 1: 129 Orion Street setback to Weaver Street (Source: Lismaps)

Demonstrate why compliance with the development control(s) is unreasonable or unnecessary in your particular circumstance.

Refer to comments above.

Any other considerations?

As above.

Applicant Details		
PROPERTY: 4, 6 & 8 Weaver Street, Lismore	**DATE:** 20 January 2026	**AUTHOR:** Callie Shovlin

4 WEAVER STREET, LISMORE

Traffic Impact Assessment

BITZIOS consulting
traffic engineering transport planning

4WS (No1) Pty Ltd

21 January 2026



Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

W: www.bitziosconsulting.com.au

E: admin@bitziosconsulting.com.au

Copyright in the information and data in this document is the property of Bitzios Consulting. This document and its information and data is for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or in part for any purpose other than for which it was supplied by Bitzios Consulting. Bitzios Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or its information and data.

Document Issue History

Report File Name	Version	Document Control		Date	Issued to
P7124.002R 4 Weaver Street Lismore TIA	002	Prepared: Reviewed: Issued	H. Trembath B. James H. Trembath	18/12/2025	David McGrath david@davcam.net.au
P7124.003R 4 Weaver Street Lismore TIA	003	Prepared: Reviewed: Issued	H. Trembath B. James H. Trembath	21/01/2026	David McGrath david@davcam.net.au

CONTENTS

		Page
1.	**INTRODUCTION**	**2**
1.1	Background	2
1.2	Development Details	2
1.3	Scope of Works	3
2.	**EXISTING CONDITIONS**	**4**
2.1	Subject Site	4
2.2	Road Network	4
2.3	Active Transport	4
2.4	Public Transport	4
3.	**TRAFFIC ASSESSMENT**	**5**
3.1	Development Traffic Demands	5
3.2	Qualitative Assessment	5
4.	**PARKING & LAYOUT REVIEW**	**6**
4.1	Car Parking Provision	6
4.2	Bicycle Parking Layout	6
4.3	Geometric Parking Layout	6
5.	**SITE ACCESS REVIEW**	**8**
5.1	Vehicular Access	8
5.2	Pedestrian Access	8
6.	**SERVICING AND ACCESS ASSESSMENT**	**9**
6.1	Servicing	9
6.2	Refuse Collection	9
7.	**SUMMARY**	**10**

Tables

Table 2.1: Key Roads

Table 3.1: Peak Development Traffic Generation

Table 4.1: Car Parking Requirements

Table 4.2: Bicycle Parking Requirements

Table 4.3: Geometric Parking Layout Review

Table 5.1: Vehicular Access Requirements

Figures

Figure 1.1: Subject Site Location

Figure 2.1: Active Transport Network

Appendices

Appendix A: Development Plans

Appendix B: Swept Path Assessment

1. INTRODUCTION

1.1 Background

Bitzios Consulting (Bitzios) has been commissioned to prepare a Traffic Impact Assessment (TIA) for a proposed Co Living accommodation located at 4 Weaver Street, Lismore NSW (subject site). The subject site is formally described as Lot 17 on DP 17964 and is located within the Lismore City Council local government area (LGA).

The location of the subject site is shown in Figure 1.1.



Source: Nearmaps (edited by Bitzios)

Figure 1.1: Subject Site Location

1.2 Development Details

The proposed development is a Co Living accommodation with key details as follows:

- **Yield**: 38 Units room, five (5) storey building with associated service rooms
- **Access**: A single 6.0m wide crossover from Weaver Street
- **Car Parking**: A 19-space car park plus 2 motorbike spaces and an additional 10 on-street parking spaces provided within the Orion Street verge
- **Bicycle Parking**: Construction of 10 bicycle parking spaces located at the rear of the site
- **Servicing**: Room for up to a B99 (Ute or Van) to service the site via a standing area, adjacent to the site entrance.

A copy of the development plans is included in **Appendix A**.

1.3 Scope of Works

The scope of this Traffic Impact Assessment (TIA) included the following tasks:

- Estimating peak hour traffic demands generated by the development based on TfNSW Guide to Traffic Impact Assessment (GTIA) rates and undertaking a *qualitative* assessment of development impacts on the surrounding road network
- Reviewing the site access arrangements against Council's DCP and Australian Standards (AS2890)
- Reviewing the car park layout against Council's DCP and AS2890
- Reviewing the car parking provisions against Council's DCP
- Reviewing the proposed servicing arrangement against Council's DCP.

2. EXISTING CONDITIONS

2.1 Subject Site

The subject site is presently occupied by a single dwelling. This dwelling will be demolished as part of the proposed works. The subject site is zoned as R3 Medium Density Residential.

2.2 Road Network

Table 2.1 summarises relevant characteristics of the key roads surrounding the subject site.

Table 2.1: Key Roads

Name	Jurisdiction	Hierarchy	No. of Lanes	Divided	Posted Speed
Weaver Street	Council	Local Street	2	No	50km/h
Orion Street	Council	Local Street	2	No	50km/h
Hunter Street	Council	Local Collector	2	No	50km/h

2.3 Active Transport

The existing active transport facilities on the surrounding road network are considered sufficient for active transport trips between the proposed development and surrounding facilities including the adjacent Lismore Base Hospital.

The active transport network surrounding the subject site is illustrated in Figure 2.1.



Source: Nearmap (edited by Bitzios)

Figure 2.1: Active Transport Network

2.4 Public Transport

The site is also adequately serviced by public transport, with the nearest stops on Hunter Street and Uralba Street as shown in Figure 2.1, providing connections to land uses across the Lismore area.

3. TRAFFIC ASSESSMENT

3.1 Development Traffic Demands

Traffic generation for the proposed development have been sourced from TfNSW Guide to Transport Impact Assessment for Boarding Houses in the absence of a Co Living rate. Table 3.1 details the estimated number of peak trips generated by the proposed development.

Table 3.1: Peak Development Traffic Generation

Land Use	Quantity	Traffic Generation Rates		Trips (vph)	
		AM	PM	AM	PM
Boarding House	38	0.3 trips per unit	0.35 trips per unit	12	14

As shown in the table above, the proposed development is estimated to generate in the order of twelve (12) and fourteen (14) vehicle trips during the AM and PM peak hours respectively. Under uniform flow, this development traffic equates to approximately one (1) vehicle every 4-5 minutes assuming uniform flow. This assessment is conservative as it assumes 100% occupancy of proposed units.

3.2 Qualitative Assessment

The above trip generation is considered negligible from a traffic engineering perspective and is not expected to result in any adverse traffic issues that would require mitigation measures or further detailed analysis.

4. PARKING & LAYOUT REVIEW

4.1 Car Parking Provision

Parking rates for the proposed development were sourced from the NSW State Environment Planning Policy (SEPP) Housing (2021) for Co Living accommodations. Table 4.1 details the car parking requirements for the proposed development.

Table 4.1: Car Parking Requirements

Land Use	Parking Rate	Proposed Yield	Required Car Parking	Provisions
Co Living	1 space per 2 units	38 units	19 spaces	19 spaces

As detailed above and at development plans provided at **Appendix A,** the proposed development provides 19 spaces in compliance with the NSW SEPP Housing (2021) parking rate for Co Living accommodations.

A pre-lodgement meeting was held with Council on Wednesday, 2 July 2025 it was noted that on-street car parking in the area is in short supply, and such any opportunities to increase parking in addition to the SEPP requirement would be beneficial in the context of the application.

In response to this item, the development proposes to provide 10 on-street parking spaces on the southern verge of Orion Street. It is noted given the nature of the development, minimal visitor parking demand is expected, and as such this parking supply is expected to be available for the public's general use, improving the existing on-street parking situation.

4.2 Bicycle Parking Layout

Bicycle parking rates for the proposed development were sourced from Austroads Guide to Traffic Management for a 'residential building' in the absence of a relevant DCP or NSW SEPP parking rate.

Table 4.2 details the bicycle parking requirements for the proposed development.

Table 4.2: Bicycle Parking Requirements

Land Use	Parking Rate	Proposed Yield	Required Bicycle Parking	Provisions
Residential Building	1 space per 4 units	38 units	10 spaces	10 spaces

As detailed above and at development plans provided at **Appendix A,** the proposed development provides 10 bicycle parking spaces in compliance with the Austroads bicycle parking rate for a residential building.

4.3 Geometric Parking Layout

The parking geometric layout has been assessed against the relevant requirements of AS2890.1 (2004) and AS2890.6 (2022) as summarised in Table 4.3

Table 4.3: Geometric Parking Layout Review

Design Aspect	AS2890 Requirement	Proposed	Compliant
Resident Parking Spaces (User Class 1A)	2.4m x 5.4m	2.4m x 5.4m	Yes
Wheel Stops	Wheel stops to protect pedestrians	Wheel Stops are provided in spaces 1 to 7	**Shall Comply**
Bicycle Parking Class 3	0.5m W x 1.8m L with minimum 1.5m aisle width	0.5m W x 1.8m L with minimum 1.5m aisle width	Yes
Parking Aisle Width	Min. 5.8m plus 300mm to walls	6.1m	Yes
Two-way Driveway Width	5.5m + 0.3m clearance to vertical obstructions	6.0m	Yes

Design Aspect	AS2890 Requirement	Proposed	Compliant
Blind Aisle Extension	Min. 1m	1m	Yes
Car Parking Envelope	As per AS2890.1 Figure 5.2	As per AS2890.1 Figure 5.2	Yes
Motorcycle Parking	1.2m W x 2.5M L	1.2m W x 2.5M L	Yes

As shown, the proposed on-site parking geometric layout complies with the relevant requirements of AS2890.

The proposed on-street parking on Orion Street should be designed in accordance with AS2890.5. It is anticipated based on the proximity between the development to Lismore Base Hospital that the on-street parking will be predominantly utilised for all-day parking with the shortest typical stays being at least two hours, which is equivalent to a medium user classification in accordance with AS2890.5 Table 3.2. Accordingly, the 90-degree on-street parking proposed on Orion Street should be provided at 2.5m in width and 11.2m in length, in accordance with AS2890.5, Table 3.3.

5. SITE ACCESS REVIEW

5.1 Vehicular Access

The proposed development is to be accessed via an all-movements vehicular crossover on Weaver Street. Details of the access requirements are summarised in Table 5.1.

Table 5.1: Vehicular Access Requirements

Design Element	Details
Access Facility Category	Type 1 as per AS2890.1 (i.e. User Class 1A, 25< car parking spaces and local road frontage)
Crossover Form	6.0m at property boundary and to edge of kerb
Pedestrian Sight Triangles	Pedestrian sight triangles on the egress side of the driveway at 2.0m along the property boundary 2.5m into the site as per Figure 3.3. in AS2890.2. The area within the triangle is clear of vertical obstructions above 500mm.

As demonstrated in Table 5.1, the development access is sufficiently designed to accommodate the demands of the development.

5.2 Pedestrian Access

The proposed development provides a dedicated footpath from the both the front and rear of the building to the existing active transport network. This treatment is considered sufficient for connecting the development to the existing network, no further assessment is required.

6. SERVICING AND ACCESS ASSESSMENT

6.1 Servicing

The vertical (height) clearance between ground level and the level above is less than 3.5m. As such, the development does not propose to accommodate an SRV, MRV, or higher-class service vehicle on-site in accordance with AS2890.2.

Given the nature of the proposed development as a Co Living accommodation comprising of small pre-furnished units intended for medium length stays, the development is not expected to generate a regular demand for large service vehicles, typically associated with removalist activities.

We understand the largest vehicle anticipated to regularly service the site is expected be a Ute or Van for operational activities, such as maintenance, cleaning and laundry services. It is expected that such vehicles would stand on site during off peak periods adjacent to the front entrance, where the site benefits from a 6.9m wide parking aisle that allows vehicles to pass. Under this arrangement servicing is not anticipated to result in any adverse impacts on site operations.

A swept path assessment provided in **Appendix B,** demonstrates that a B99 (inclusive of a Ute and Van) can safely turn around on-site within the parking aisle while maintaining appropriate clearances to vertical obstructions in accordance with AS2890.1.

6.2 Refuse Collection

Kerbside refuse collection is proposed to be undertaken on Weaver Street via Council's Side Loader Refuse Collection Vehicle, as per the existing operations on Weaver Street.

Waste is to be transferred from the waste chute to the temporary bin storage area fronting the site on collection day.

7. SUMMARY

The key findings of the Traffic Impact Assessment for the proposed development located at 4 Weaver Street, Lismore are summarised below:

- A Co Living accommodation is proposed at 4 Weaver Street, Lismore, which will comprise a total of 38 units
- The proposed development is estimated to generate in the order of 12 and 14 vehicle trips in AM and PM peak hours. No adverse impacts on the road network are expected as a result of the development
- The proposed development provides a total of 19 car parking spaces, which meets the requirements of NSW SEPP (2021) for a Co Living use, with 10 on-street parking spaces provided as a surplus to cater for potential visitor demand and improve on-street parking supply
- The proposed development provides a total of 10 bicycle parking spaces to cater for the expected demands associated with the Co Living use
- The proposed parking layout is compliant with the relevant requirements of AS2890.1 and on-street parking should be delivered in accordance with AS2890.5
- Vehicular access to the subject site is via 6.0m crossover on Weaver Street
- Service vehicle access and servicing arrangements are considered acceptable, noting that:
  - The development is expected to generate regular servicing by Utes and Vans for operational activities, such as maintenance, cleaning and laundry services
  - As demonstrated by the swept path assessment in **Appendix B,** Utes and Vans, represented by a B99 design vehicle, can safely turn around within the 6.9m wide parking aisle in accordance with AS2890.
- Refuse collection is proposed to occur in accordance with the existing arrangement, via Council's side-loader service, with bins located on the development frontage on collection days.

Based on the findings of this report, we conclude that there are no transport planning or traffic engineering related matters to preclude approval of this development application, subject to relevant and reasonable conditions.

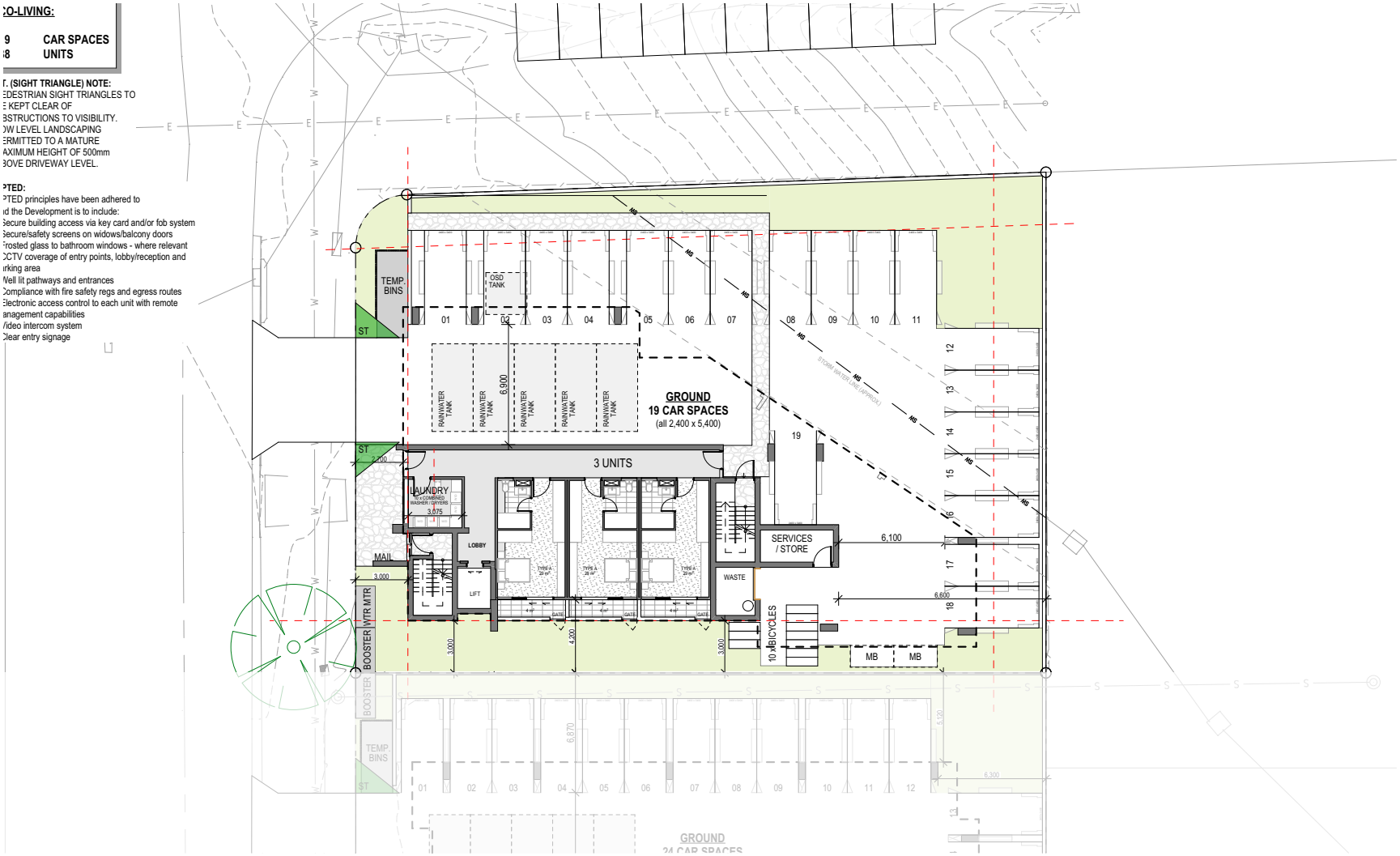
Appendix A: Development Plans

:O-LIVING:

9 CAR SPACES
:8 UNITS

r. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
)W LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage



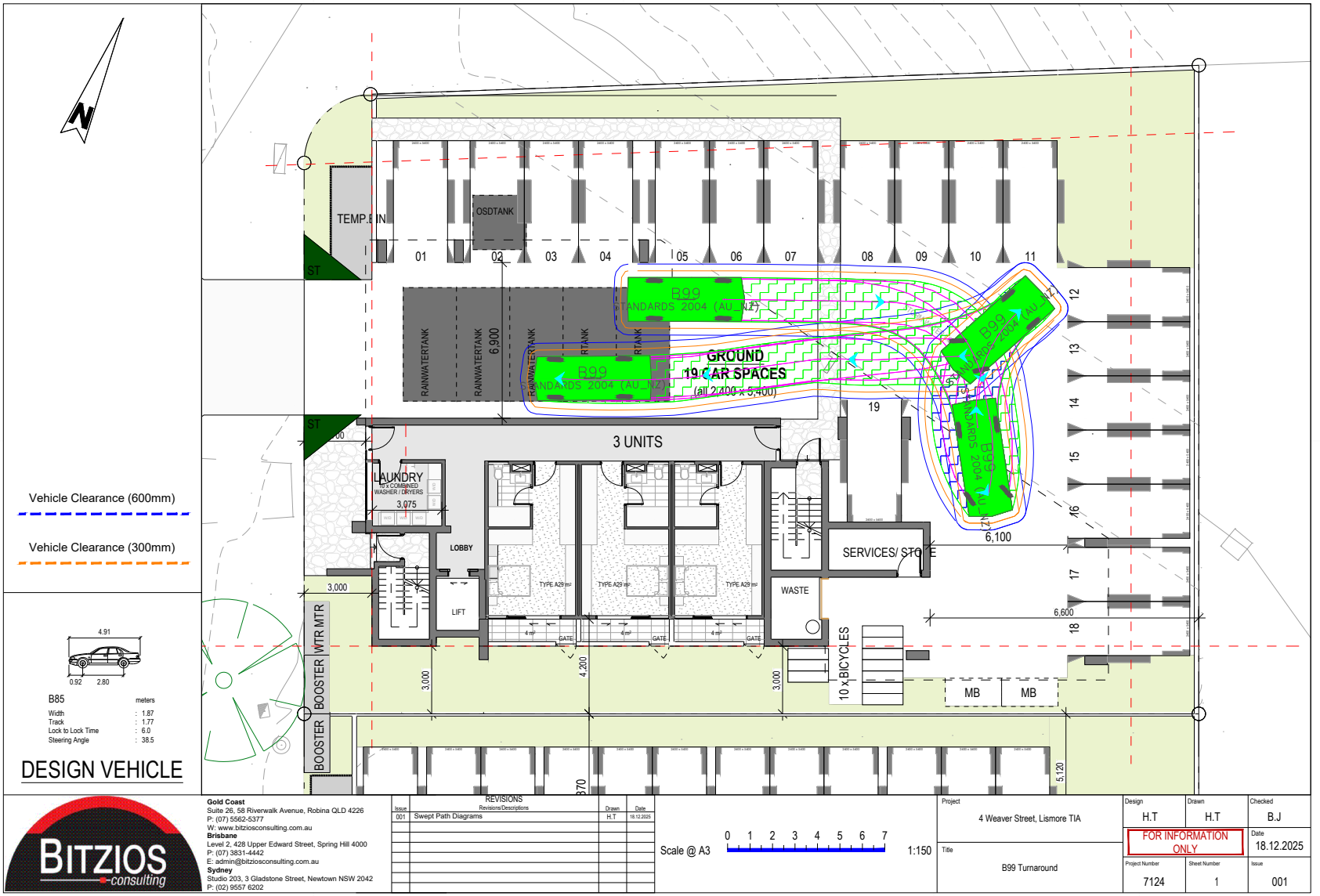
RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVEL 1 - GROUNI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 1-0306 REV DA

Appendix B: Swept Path Assessment



Vehicle Clearance (600mm)
Vehicle Clearance (300mm)
B85 meters
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 38.5
DESIGN VEHICLE
TEMP.BIN
OSDTANK
RAINWATERTANK
RTANK
GROUND
19 CAR SPACES
(all 2,400 x 5,400)
B99 STANDARDS 2004 (AU_NZ)
3 UNITS
LAUNDRY
10 x COMBINED WASHER / DRYERS
LOBBY
LIFT
WASTE
SERVICES/ STORE
10 x BICYCLES
MB
WTR MTR
BOOSTER
ST
Gold Coast
Suite 26, 58 Riverwalk Avenue, Robina QLD 4226
P: (07) 5562-5377
W: www.bitziosconsulting.com.au
Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Studio 203, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202
BITZIOS consulting
REVISIONS
Issue 001 Swept Path Diagrams H.T 18.12.2025
Scale @ A3 1:150
Project 4 Weaver Street, Lismore TIA
Title B99 Turnaround
Design H.T
Drawn H.T
Checked B.J
FOR INFORMATION ONLY
Date 18.12.2025
Project Number 7124
Sheet Number 1
Issue 001

Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

BITZIOS consulting
traffic engineering transport planning

W: www.bitziosconsulting.com.au
E: admin@bitziosconsulting.com.au

6-8 WEAVER STREET, LISMORE

Traffic Impact Assessment

4WS (No1) Pty Ltd

21 January 2026

Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

W: www.bitziosconsulting.com.au

E: admin@bitziosconsulting.com.au

Copyright in the information and data in this document is the property of Bitzios Consulting. This document and its information and data is for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or in part for any purpose other than for which it was supplied by Bitzios Consulting. Bitzios Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or its information and data.

Document Issue History

Report File Name	Version	Document Control		Date	Issued to
P7124.001R 6-8 Weaver Street Lismore TIA	001	Prepared: Reviewed: Issued	H. Trembath B. James H. Trembath	17/12/2025	David McGrath david@davcam.net.au
P7124.002R 6-8 Weaver Street Lismore TIA	002	Prepared: Reviewed: Issued	H. Trembath B. James H. Trembath	21/01/2026	David McGrath david@davcam.net.au

CONTENTS

		Page
1.	**INTRODUCTION**	**1**
1.1	Background	1
1.2	Development Details	1
1.3	Scope of Works	2
2.	**EXISTING CONDITIONS**	**3**
2.1	Subject Site	3
2.2	Road Network	3
2.3	Active Transport	3
2.4	Public Transport	3
3.	**TRAFFIC ASSESSMENT**	**4**
3.1	Development Traffic Demands	4
3.2	Qualitative Assessment	4
4.	**PARKING & LAYOUT REVIEW**	**5**
4.1	Car Parking Provision	5
4.2	Bicycle Parking Layout	5
4.3	Geometric Parking Layout	5
5.	**SITE ACCESS REVIEW**	**7**
5.1	Vehicular Access	7
5.2	Pedestrian Access	7
6.	**SERVICING AND ACCESS ASSESSMENT**	**8**
6.1	Servicing	8
6.2	Refuse Collection	8
7.	**SUMMARY**	**9**

Tables

Table 2.1: Key Roads

Table 3.1: Peak Development Traffic Generation

Table 4.1: Car Parking Requirements

Table 4.2: Bicycle Parking Requirements

Table 4.3: Geometric Parking Layout Review

Table 5.1: Vehicular Access Requirements

Figures

Figure 1.1: Subject Site Location

Figure 2.1: Active Transport Network

Appendices

Appendix A: Development Plans

Appendix B: Swept Path Assessment

1. INTRODUCTION

1.1 Background

Bitzios Consulting (Bitzios) has been commissioned to prepare a Traffic Impact Assessment (TIA) for a proposed Co Living accommodation located at 6-8 Weaver Street, Lismore NSW (subject site). The subject site is formally described as Lot 18 and 19 on DP 17964 and is located within the Lismore City Council local government area (LGA). The proposal forms Stage 2 of a broader development application, following Stage 1 located at the adjoining property at 4 Weaver Street.

The location of the subject site is shown in Figure 1.1.



Source: Nearmaps (edited by Bitzios)

Figure 1.1: Subject Site Location

1.2 Development Details

The proposed development is a Co Living accommodation with key details as follows:

- **Yield**: 48 Units room, five (5) storey building with associated service rooms
- **Access**: A single 6.0m wide crossover from Weaver Street
- **Car Parking**: Construction of a 24-space car park plus 2 motorbike spaces and an additional 10 on-street parking spaces provided within the Orion Street verge as part of Stage 1 (4 Weaver Street)
- **Bicycle Parking**: Construction of 10 bicycle parking spaces located at the rear of the site
- **Servicing**: Room for up to a B99 (Ute or Van) to service the site via a standing area, adjacent to the site entrance.

A copy of the development plans is included in **Appendix A**.

1.3 Scope of Works

The scope of this Traffic Impact Assessment (TIA) included the following tasks:

- Estimating peak hour traffic demands generated by the development based on TfNSW rates and undertaking a qualitative assessment of development impacts on the surrounding road network
- Reviewing the site access arrangements against Council's DCP and Australian Standards (AS2890)
- Reviewing the car park layout against Council's DCP and AS2890
- Reviewing the car parking provisions against Council's DCP
- Reviewing the proposed servicing arrangement against Council's DCP.

2. EXISTING CONDITIONS

2.1 Subject Site

The subject site is presently occupied by a single dwelling. This dwelling will be demolished as part of the proposed works. The subject site is zoned as R3 Medium Density Residential.

2.2 Road Network

Table 2.1 summarises relevant characteristics of the key roads surrounding the subject site.

Table 2.1: Key Roads

Name	Jurisdiction	Hierarchy	No. of Lanes	Divided	Posted Speed
Weaver Street	Council	Local Street	2	No	50km/h
Orion Street	Council	Local Street	2	No	50km/h
Hunter Street	Council	Local Collector	2	No	50km/h

2.3 Active Transport

The existing active transport facilities on the surrounding road network are considered sufficient for active transport trips between the proposed development and surrounding facilities including Lismore Base Hospital.

The active transport network surrounding the subject site is illustrated in Figure 2.1.



Source: Nearmap (edited by Bitzios)

Figure 2.1: Active Transport Network

2.4 Public Transport

The site is also adequately serviced by public transport, with the nearest stops on Hunter Street and Uralba Street as shown in Figure 2.1, providing connections to land uses across the Lismore area.

3. TRAFFIC ASSESSMENT

3.1 Development Traffic Demands

Traffic generation for the proposed development have been sourced from TfNSW Guide to Transport Impact Assessment for Boarding Houses in the absence of a Co Living rate. Table 3.1 details the estimated number of peak trips generated by the proposed development.

Table 3.1: Peak Development Traffic Generation

Land Use	Quantity	Traffic Generation Rates		Trips (vph)	
		AM	PM	AM	PM
Boarding House	48	0.3 trips per unit	0.35 trips per unit	15	17

As shown in the table above, the proposed development is estimated to generate in the order of fifteen (15) and seventeen (17) vehicle trips during the AM and PM peak hours respectively. Under uniform flow, this development traffic equates to approximately one (1) vehicle every 3-4 minutes assuming uniform flow. This assessment is conservative as it assumes 100% occupancy of proposed units.

3.2 Qualitative Assessment

The above trip generation is considered negligible from a traffic engineering perspective and is not expected to result in any adverse traffic issues that would require mitigation measures or further detailed analysis.

4. PARKING & LAYOUT REVIEW

4.1 Car Parking Provision

Parking rates for the proposed development were sourced from the NSW State Environment Planning Policy (SEPP) Housing (2021) for Co Living accommodations. Table 4.1 details the car parking requirements for the proposed development.

Table 4.1: Car Parking Requirements

Land Use	Parking Rate	Proposed Yield	Required Car Parking	Provisions
Co Living	1 space per 2 units	48 units	24 spaces	24 spaces

As detailed above and at development plans provided at **Appendix A,** the proposed development provides 19 spaces in compliance with the NSW SEPP Housing (2021) parking rate for Co Living accommodations.

A pre-lodgement meeting was held with Council on Wednesday, 2 July 2025 where it was noted that on-street car parking in the area is in short supply, and any opportunities to increase parking above the SEPP requirements would benefit the area.

In response to this item, the development as part of Stage 1 (4 Weaver Street) provides 10 on-street parking spaces on the southern verge of Orion Street. It is noted given the nature of the development, minimal visitor parking demand is expected, and as such this parking supply is expected to be available for the public's general use, improving the existing on-street parking situation.

4.2 Bicycle Parking Layout

Bicycle parking rates for the proposed development were sourced from Austroads Guide to Traffic Management for a 'residential building' in the absence of a relevant DCP or NSW SEPP parking rate.

Table 4.2 details the bicycle parking requirements for the proposed development.

Table 4.2: Bicycle Parking Requirements

Land Use	Parking Rate	Proposed Yield	Required Bicycle Parking	Provisions
Residential Building	1 space per 4 units	48 units	12 spaces	10 spaces

As detailed above and at development plans provided at **Appendix A,** the proposed development provides 10 bicycle parking spaces which is slightly below the Austroads bicycle parking rate for a residential building. Given the nature of the proposed development, being a Co Living use intended predominantly for hospital workers, the 10 bicycle parking spaces is considered a suitable provision.

4.3 Geometric Parking Layout

The parking geometric layout has been assessed against the relevant requirements of AS2890.1 (2004) and AS2890.6 (2022) as summarised in Table 4.3

Table 4.3: Geometric Parking Layout Review

Design Aspect	AS2890 Requirement	Proposed	Compliant
Resident Parking Spaces (User Class 1A)	2.4m x 5.4m	2.4m x 5.4m	**Yes**
Wheel Stops	Wheel stops to protect pedestrians	Wheel Stops are provided in spaces 1 to 7	**Shall Comply**
Bicycle Parking Class 3	0.5m W x 1.8m L with minimum 1.5m aisle width	0.5m W x 1.8m L with minimum 1.5m aisle width	**Yes**
Motorcycle Parking	1.2m W x 2.5m L with a minimum 1.5m aisle width	1.2m W x 2.5m L with a minimum 1.5m aisle width	**Yes**

Design Aspect	AS2890 Requirement	Proposed	Compliant
Parking Aisle Width	Min. 5.8m plus 300mm to walls	6.1m	Yes
Two-way Driveway Width	5.5m + 0.3m clearance to vertical obstructions	6.0m	Yes
Blind Aisle Extension	Min. 1m	1m	Yes
Car Parking Envelope	As per AS2890.1 Figure 5.2	As per AS2890.1 Figure 5.2	Yes

As shown, the proposed on-site parking geometric layout complies with the relevant requirements of AS2890 and is considered appropriate to meet the demands of the proposed Co Living accommodation for medium to longer length stays, incorporating assigned parking.

The proposed on-street parking on Orion Street has been addressed as part of Stage 1 of this application, refer to Stage 1 (4 Weaver Street) for specific design details.

5. SITE ACCESS REVIEW

5.1 Vehicular Access

The proposed development is to be accessed via an all-movements vehicular crossover on Weaver Street. Details of the access requirements are summarised in Table 5.1.

Table 5.1: Vehicular Access Requirements

Design Element	Details
Access Facility Category	Type 1 as per AS2890.1 (i.e. User Class 1A, 25< car parking spaces and local road frontage)
Crossover Form	6.0m at property boundary and to edge of kerb
Pedestrian Sight Triangles	Pedestrian sight triangles on the egress side of the driveway at 2.0m along the property boundary 2.5m into the site as per Figure 3.3. in AS2890.2. The area within the triangle is clear of vertical obstructions above 500mm.

As demonstrated in Table 5.1, the development access is sufficiently designed to accommodate the demands of the development.

5.2 Pedestrian Access

The proposed development provides a dedicated footpath from the both the front and rear of the building to the existing active transport network. This treatment is considered sufficient for connecting the development to the existing network, no further assessment is required.

6. SERVICING AND ACCESS ASSESSMENT

6.1 Servicing

The vertical (height) clearance between ground level and the level above is less than 3.5m. As such, the development cannot accommodate an SRV, MRV, or higher-class service vehicle on-site in accordance with AS2890.2.

Given the nature of the proposed development as a Co Living accommodation comprising small pre-furnished units intended for medium length stays, the development is not expected to generate a regular demand for large service vehicles, typically associated with removalist activities.

We understand the largest vehicle anticipated to regularly service the site is a Ute or Van for operational activities, such as maintenance, cleaning and laundry services. It is expected that such vehicles would stand on site during off peak periods adjacent to the front entrance, where the site benefits from a 6.9m wide parking aisle that allows vehicles to pass. Under this arrangement servicing is not anticipated to result in any adverse impacts on site operations.

A swept path assessment provided in **Appendix B,** demonstrates that a B99 (inclusive of a Ute and Van) can safely turn around on-site within the parking aisle while maintaining appropriate clearances to vertical obstructions in accordance with AS2890.1.

6.2 Refuse Collection

Kerbside refuse collection is proposed to be undertaken on Weaver Street via Council's Side Loader Refuse Collection Vehicle, as per the existing operations on Weaver Street.

Waste is to be transferred from the waste chute to the temporary bin storage area fronting the site on collection day.

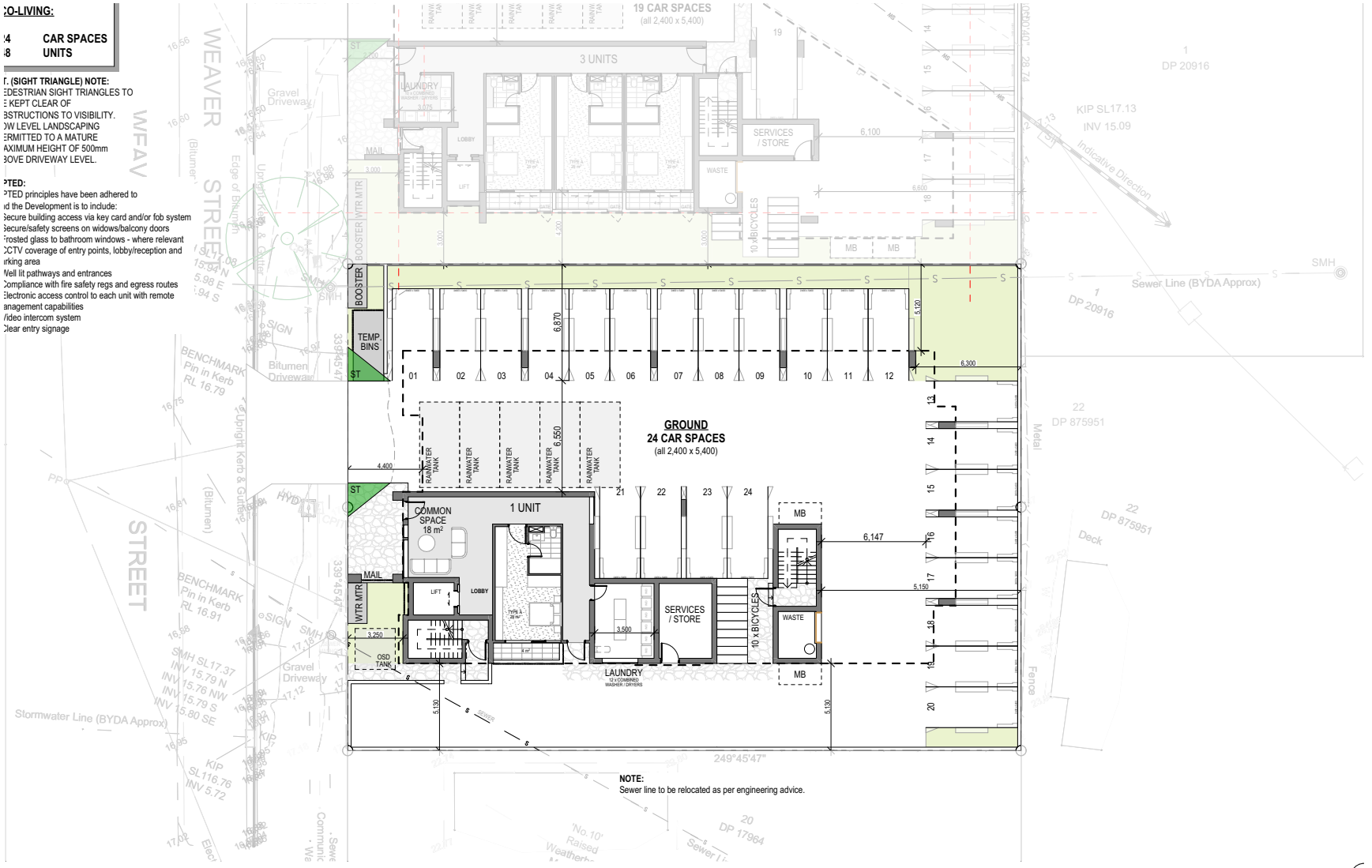
7. SUMMARY

The key findings of the Traffic Impact Assessment for Stage 2 of the proposed development located at 6-8 Weaver Street, Lismore are summarised below:

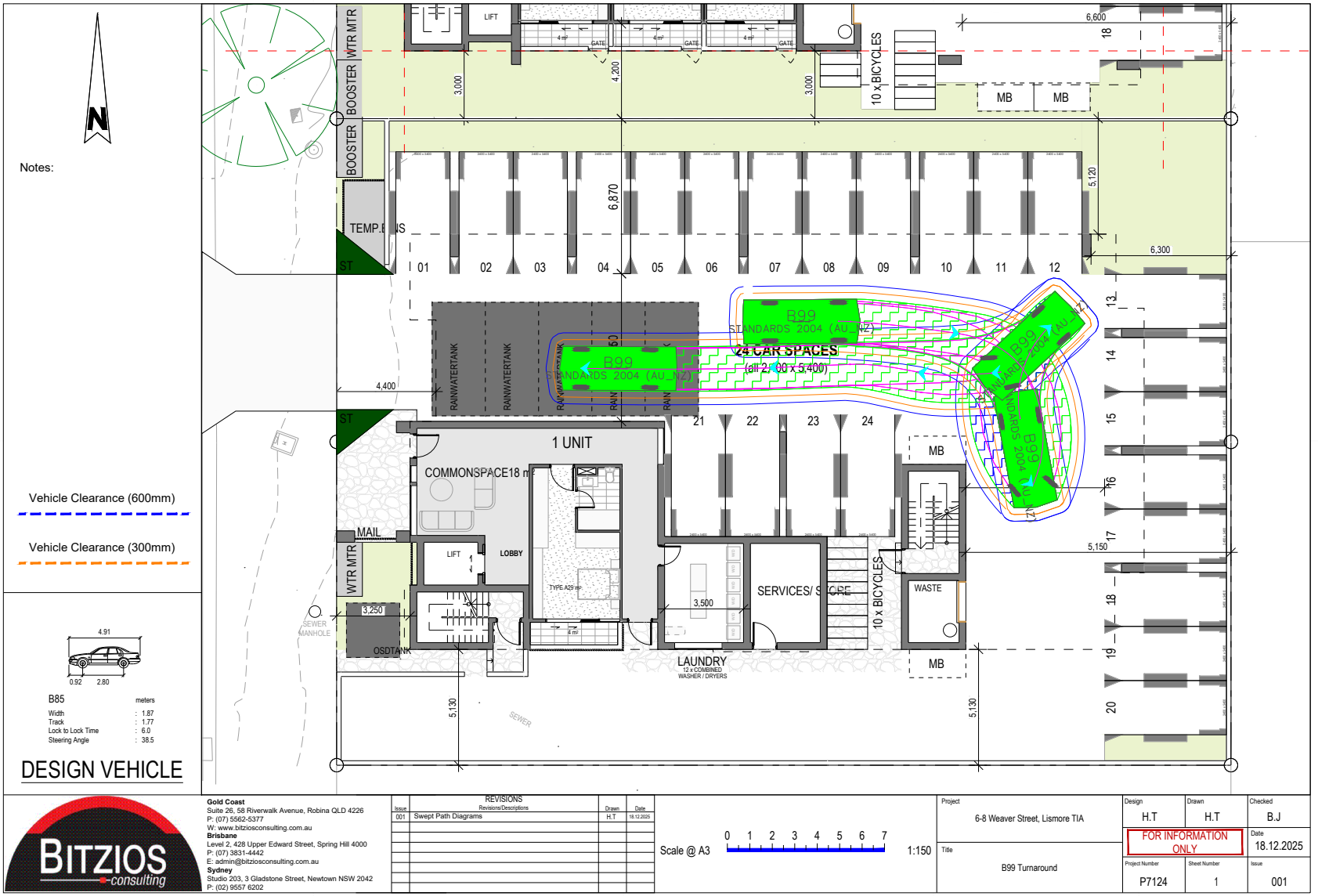
- A Co Living accommodation is proposed at 6-8 Weaver Street, Lismore, which will comprise a total of 48 units
- The proposed development is estimated to generate in the order of 15 and 17 vehicle trips in AM and PM peak hours. No adverse impacts on the road network are expected as a result of the development
- The proposed development provides a total of 24 car parking spaces, which meets the requirements of NSW SEPP (2021) for a Co Living use
- The proposed development provides a total of 10 bicycle parking spaces to cater for the expected demands associated with the Co Living use
- The proposed parking layout is compliant with the relevant requirements of AS2890.1
- Vehicular access to the subject site is via 6.0m crossover on Weaver Street
- Service vehicle access and servicing arrangements are considered acceptable, noting that:
  - The Co Living use, comprising pre-furnished units, is only expected to generate regular servicing by Utes and Vans for operational activities, such as maintenance, cleaning and laundry services
  - As demonstrated by the swept path assessment in **Appendix B,** Utes and Vans, represented by a B99 design vehicle, can safely turn around within the 6.1m wide parking aisle in accordance with AS2890.
- Refuse collection is proposed to occur in accordance with the existing arrangement, via Council's side-loader service, with bins located on the development frontage on collection days.

Based on the findings of this report, we conclude that there are no transport planning or traffic engineering related matters to preclude approval of this development application, subject to relevant and reasonable conditions.

Appendix A: Development Plans


CO-LIVING:
4 CAR SPACES
8 UNITS
T. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
OW LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.
TED:
TED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage
19 CAR SPACES
(all 2,400 x 5,400)
3 UNITS
LAUNDRY
SERVICES / STORE
WASTE
MAIL
LIFT
LOBBY
BOOSTER
WTR MTR
TEMP. BINS
10 x BICYCLES
MB
GROUND
24 CAR SPACES
(all 2,400 x 5,400)
RAINWATER TANK
1 UNIT
COMMON SPACE 18 m²
OSD TANK
Gravel Driveway
Bitumen Driveway
Edge of Bitumen
Upright Kerb & Gutter
BENCHMARK Pin in Kerb RL 16.79
BENCHMARK Pin in Kerb RL 16.91
SIGN
SMH
HYD
Stormwater Line (BYDA Approx)
Sewer Line (BYDA Approx)
KIP SL116.76 INV 5.72
KIP SL17.13 INV 15.09
Indicative Direction
SMH SL17.37 INV 15.79 N INV 15.76 NW INV 15.79 S INV 15.80 SE
249°45'47"
339°45'47"
NOTE:
Sewer line to be relocated as per engineering advice.
WEAVER STREET
DP 20916
DP 875951
DP 17964
Metal Fence
Deck
1:200@A
ST-2 LEVEL 1 - GROUNI
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2-0306 REV DA

Appendix B: Swept Path Assessment


Notes:
Vehicle Clearance (600mm)
Vehicle Clearance (300mm)
DESIGN VEHICLE
B85
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 38.5
1 UNIT
COMMONSPACE18 m²
LOBBY
LIFT
MAIL
WTR MTR
BOOSTER
RAINWATERTANK
24 CAR SPACES
(all 2.600 x 5.400)
SERVICES/ STORE
LAUNDRY
12 x COMBINED WASHER / DRYERS
10 x BICYCLES
WASTE
MB
OSDTANK
SEWER MANHOLE
SEWER
Gold Coast
Suite 26, 58 Riverwalk Avenue, Robina QLD 4226
P: (07) 5562-5377
W: www.bitziosconsulting.com.au
Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Studio 203, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202
REVISIONS
001 Swept Path Diagrams H.T 18.12.2025
Scale @ A3 1:150
Project 6-8 Weaver Street, Lismore TIA
Title B99 Turnaround
Design H.T
Drawn H.T
Checked B.J
FOR INFORMATION ONLY
Date 18.12.2025
Project Number P7124
Sheet Number 1
Issue 001

Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

BITZIOS consulting
traffic engineering transport planning

W: www.bitziosconsulting.com.au
E: admin@bitziosconsulting.com.au

MORA Consulting PTY LTD
Project Managers, Civil and Hydraulic Engineers
Consultants to the Construction Industry

ABN 64 093 037 079

CONCEPT ENGINEERING SERVICES REPORT

for

Stage 1

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

AT

4 Weaver Street, Lismore NSW

Issue No. 1

8th August 2025

Prepared For
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Prepared By
MORA Consulting Pty.Ltd.
ACN 093 037 079

Job Reference No: 25-2664

HEADOFFICE
298 Ferry Road,
Southport QLD 4215
Tel: (07) 5528 2633

WEB ADDRESS:
www.mora.com.au

CORRESPONDENCE:
PO Box 5894 GCMC 9726
admin@mora.com.au

DOCUMENT CONTROL SHEET

Report Details:

Report: **Author(s):** **File Reference:**	Concept Engineering Services Report Travis Vine 2664-CESR-Stage 1
Project Leader: **Phone:** **Email:**	Michael O'Regan 07 5528 2633 admin@mora.com.au
Client: **Client Contact:** **Email:**	4WS(No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd. Wayne Kennedy (WKK Consulting Pty. Ltd.) wayne.k92@outlook.com
Synopsis:	This report presents the Civil Engineering Services for the proposed health accommodation precinct at 4 Weaver Street, Lismore. It has been developed in accordance with the Local Authorities, State Government's Guidelines and relevant Industry Standards. These works establish site conditions and its surroundings upon which the development is planned.

Revision History:

Issue	Date	Author	Reviewer	Approved
1	08.08.2025	Travis Vine	Renee Anderson	Michael O'Regan

Recipients are responsible for eliminating any previous issues in their possession.

The information contained in this report is provided in good faith in belief that no information opinions or recommendations made are misleading. All comments and opinions given in this report are based on survey information or (where applicable) the Local Authority's as built documentation or documentation supplied by the Client, third parties or Client's representative. MORA Consulting Pty Ltd, it's Agents and Employees, explicitly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from this report or any of the written or oral communications transmitted to the Client or any third party. Acceptance of this document denotes acceptance of these terms.

Copyright © MORA Consulting Pty. Ltd.

Table of Contents

1.0 INTRODUCTION 3
2.0 SITE DESCRIPTION 3
2.1 TOPOGRAPHY 3
2.2 WATER COURSES 3
2.3 VEGETATION 3
2.4 SOILS 3
2.5 LOCAL STORMWATER CONSTRAINTS 4
3.0 PROPOSED DEVELOPMENT 4
4.0 WATER SUPPLY 5
5.0 SEWERAGE 5
5.1 EXISTING INFRASTRUCTURE 5
5.3 POINT OF CONNECTION 5
7.0 TELECOMMUNICATIONS 6
7.1 EXISTING TELECOMMUNICATIONS NETWORK 6
7.2 PROPOSED TELECOMMUNICATIONS CONNECTION 6
8.0 ELECTRICAL SUPPLY 6
8.1 EXISTING ELECTRICAL NETWORK 6
8.2 PROPOSED ELECTRICAL NETWORK 6
9.0 GAS SUPPLY 6
9.1 EXISTING GAS NETWORK 6
10.0 EROSION AND SEDIMENT CONTROL 6
11.0 CONCLUSIONS 7
REFERENCES 8
APPENDICES 8
APPENDIX A LOCALITY PLAN, SURVEY PLAN & BUILDING PLANS 8
APPENDIX B CONCEPT ENGINEERING SERVICE PLAN 8
APPENDIX C AS CONSTRUCTED PLANS & BYDA 8

Copyright © MORA Consulting Pty. Ltd.

1.0 INTRODUCTION

MORA Consulting Pty. Ltd. have been engaged by WKK Consulting Pty. Ltd. to prepare a Concept Engineering Services Report (CESR) for the proposed Health Accommodation Precinct at 4 Weaver Street, Lismore NSW.

The objectives of this report are to;

1) Identify existing services and provide conceptual connections for water, sewerage, and stormwater services required for the site;
2) Identify the water and sewer capacity.

All enquiries in relation to this CESR should be directed to MORA Consulting Pty Ltd on (07) 5528 2633.

2.0 SITE DESCRIPTION

Street Address - 4 Weaver Street, Lismore NSW

RP Description - Lots 17 on DP17964

Total Site Area - 1,109m^2

Existing Use - Two-Storey Residence

Proposed Use - Five-Storey Building for a Health Accommodation Precinct

Local Authority - Lismore City Council

2.1 TOPOGRAPHY

The site is sloping from the south boundary at approximately RL18.06 to the north boundary fronting Orion Street at approximately RL16.89, this represents a slope of approximately 3%.
Refer to Appendix A, which presents a locality and contour survey of the subject site.

2.2 WATER COURSES

There are no water courses on the site.

2.3 VEGETATION

Approximately 11% of the site impervious, comprising of the existing two storey residence, the rest of the site is well grassed.

2.4 SOILS

Observations and historical data from the Lismore area indicates that anticipated soil conditions likely to be encountered on site are silty clay.

Copyright © MORA Consulting Pty. Ltd.

2.5 LOCAL STORMWATER CONSTRAINTS

The site currently discharges via piped drainage to Weaver Street kerb & Channel, and overland flow to the inlet pit in Orion Street verge via a large, grassed swale and overland flow path.
The subject site has a stormwater overland flow path through the north-eastern part of the site, the site will be set down and shaped to not disturb this overland flow path.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a five-storey building for short-term health accommodation. The building includes ground floor carparking, one-bedroom units, shared living & laundry spaces and small private balconies. The building has two stair wells and one lift.
Appendix A presents a site plan and architectural plans, prepared by Raunik Design Group Architects, of the subject site.



Copyright © MORA Consulting Pty. Ltd.

4.0 WATER SUPPLY

4.1 EXISTING INFRASTRUCTURE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans & BYDA plans in the area including and surrounding the subject site.

This map details the existing water infrastructure in the immediate vicinity of the subject site.

4.3 POINT OF CONNECTION

It is proposed that the existing water supply property service connections are capped off and made redundant. A new connection will be constructed to the existing 100mm diameter upvc water main in Weaver Street Verge.
The Hydraulic Services Consultant will be required to confirm the suitable size and location of this connection. Further details will be provided at the detailed design stage.

5.0 SEWERAGE

5.1 EXISTING INFRASTRUCTURE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans, & BYDA plans in the area including and surrounding the subject site.

This map details the existing sewerage infrastructure in the immediate vicinity of the subject site.

5.3 POINT OF CONNECTION

It is proposed that the existing 100mm, in use sewer property service connection is removed and upgraded to a new 150mm property connection to the existing manhole within the Weaver Street verge.

6.0 STORMWATER

6.1 EXISTING DRAINAGE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans, & BYDA plans in the area including and surrounding the subject site.

This map details the existing stormwater infrastructure in the immediate vicinity of the subject site.

NOTE: Please refer to Stormwater Management Plan by MORA Consulting Pty Ltd. (Refer separate report).

Copyright © MORA Consulting Pty. Ltd.

7.0 TELECOMMUNICATIONS

7.1 EXISTING TELECOMMUNICATIONS NETWORK

According to BYDA and survey information the following telecommunications infrastructure is located in the vicinity of the site:

- Telstra cable network along the Weaver Street frontage.
- NBN network along the Weaver Street frontage.

Refer to the Telstra & NBN BYDA plan for more information.

7.2 PROPOSED TELECOMMUNICATIONS CONNECTION

It is proposed that the service consultant will negotiate with the relevant carriers regarding the requirements of the proposed development telecommunications connection and the extent of any upgrading and possible relocation works to the system if necessary.

8.0 ELECTRICAL SUPPLY

8.1 EXISTING ELECTRICAL NETWORK

According to BYDA and site survey information, the site has the following electrical reticulation infrastructure located in its immediate vicinity:

- Above ground electrical cables <33kV along the site frontage of Orion Street, and across the road along Weaver Street.
- A connection for the existing property within the site.

Refer to the Essential Energy BYDA plan for more information.

8.2 PROPOSED ELECTRICAL NETWORK

It is proposed that the Electrical Consultant will determine the extent of any upgrading works that may be required due to the proposed re-development.

9.0 GAS SUPPLY

9.1 EXISTING GAS NETWORK

No high pressure gas network was found through searches conducted utilizing BYDA.

10.0 EROSION AND SEDIMENT CONTROL

A Erosion and Sediment Control Plan (ESCP) for the proposed development shall be prepared during detailed design for the construction and completion of works. The ESCP shall be prepared in accordance with the Institution of Engineers Australia *Soil Erosion and Sediment Control- Engineering Guidelines,* and will be based on the expected construction methology, sequencing and timing.

Copyright © MORA Consulting Pty. Ltd.

11.0 CONCLUSIONS

This report addresses the requirements of the Lismore City Council's Development Control Plan and was found to generally comply with the adopted criteria that relates to the engineering aspects of the development.

We have investigated the requirements for servicing the development ie. sewer, water and other utilities. We have found that the site is adequatly able to be serviced for water and sewer

As a result of this report, from an engineering perspective, we cannot forsee any justifiable reasons why with appropriate engineering design, this development should not be allowed to proceed as presented in the development application.

MORA Consulting Pty. Ltd.
RPEQ Qld 5793.

Copyright © MORA Consulting Pty. Ltd.

REFERENCES

1) *"Lismore City Council's – Development Control Plan"*

APPENDICES

Appendix A **Locality Plan, Survey Plan & Building Plans**

Appendix B **Concept Engineering Service Plan**

Appendix C **As Constructed Plans & BYDA**

Copyright © MORA Consulting Pty. Ltd.

APPENDIX A

Locality Plan, Survey Plan & Building Plans

Locality Plan
4 Weaver Street, Lismore NSW

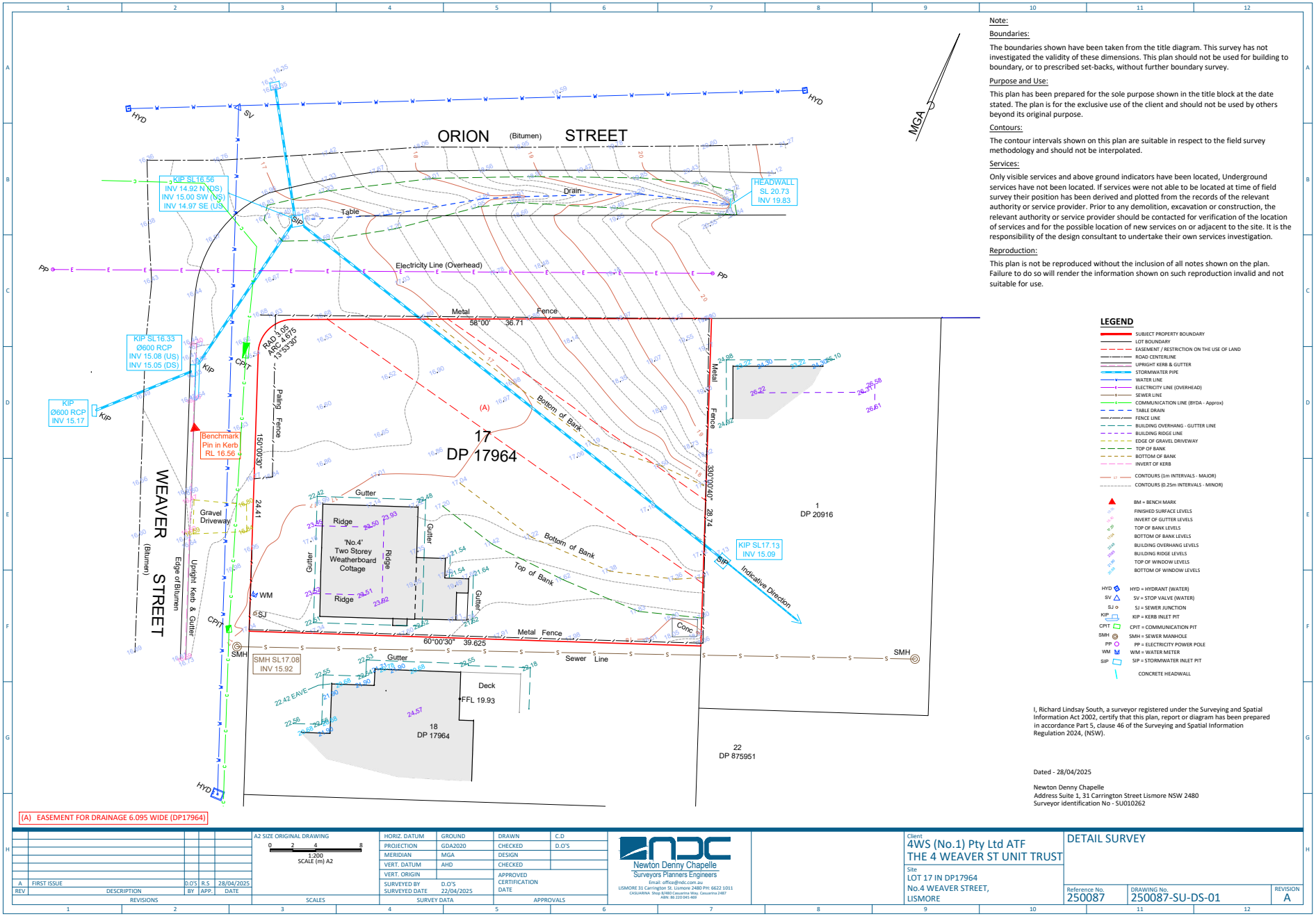


Image 1 – 4 Weaver Street



Image 2 – 4 Weaver Street

Reference: Google Maps



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	D.O'S		
SURVEYED DATE	22/04/2025		

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	A

PROJECT #25127 - *CONCEPT - 1/05/2025*

4 WEAVER STREET

Lismore, NSW, 2480

FOR

CLIENT COMPANY



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

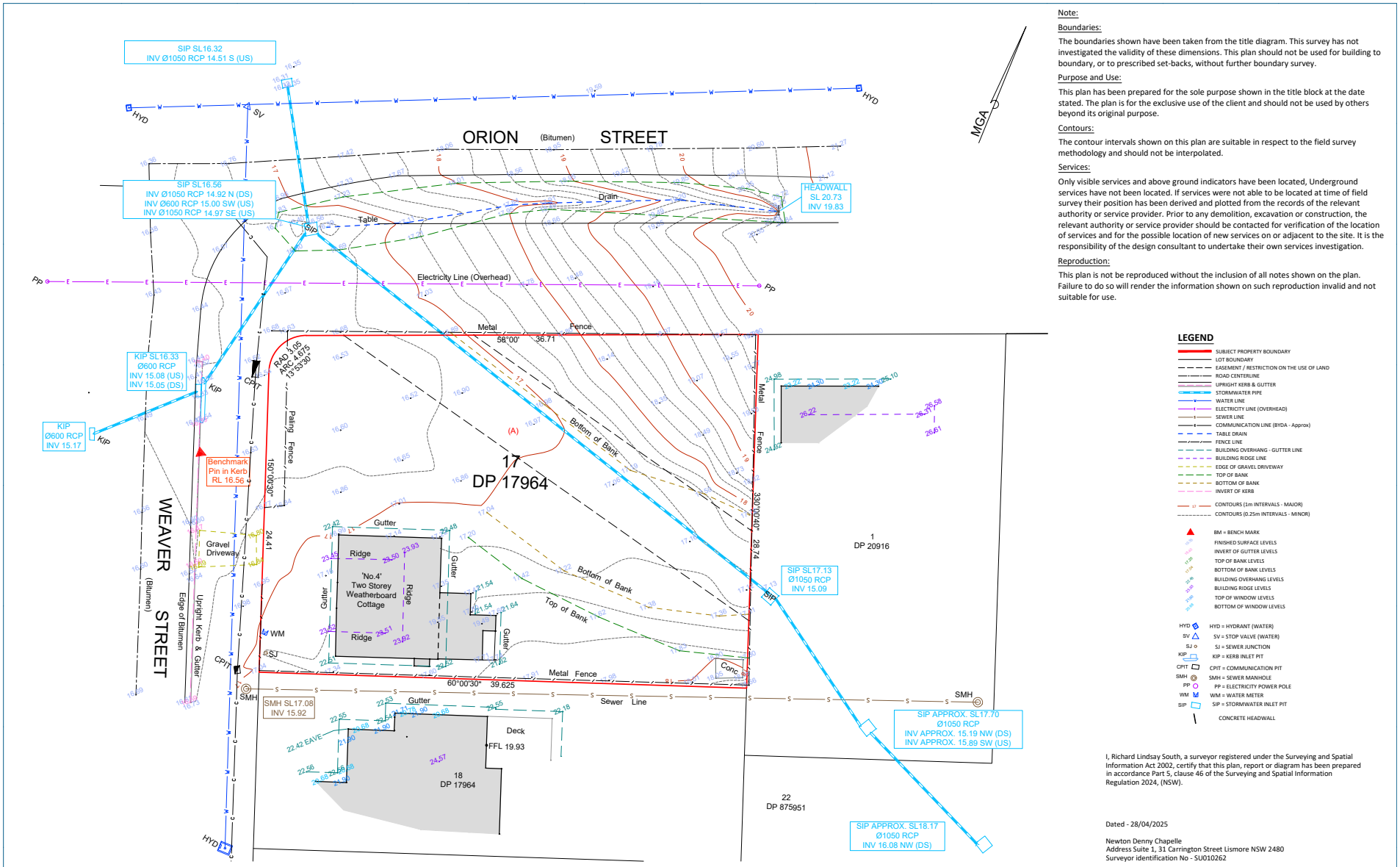
61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	D.O'S		
SURVEYED DATE	22/04/2025		

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

LEVEL 1 - GROUNI

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1300 RE



Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

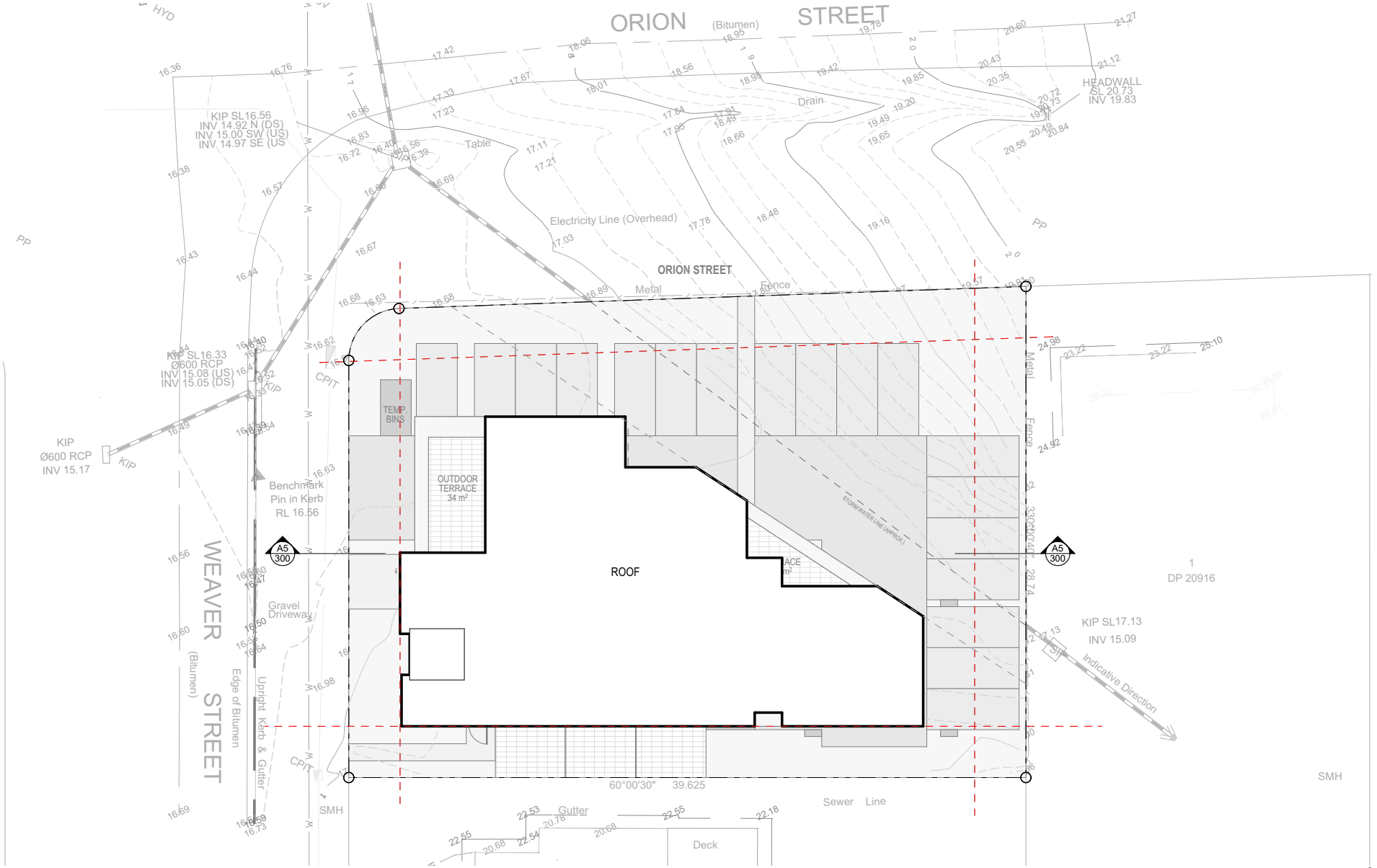
LEVELS 2-



Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

LEVEL

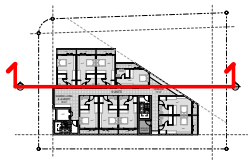
25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1303 RE

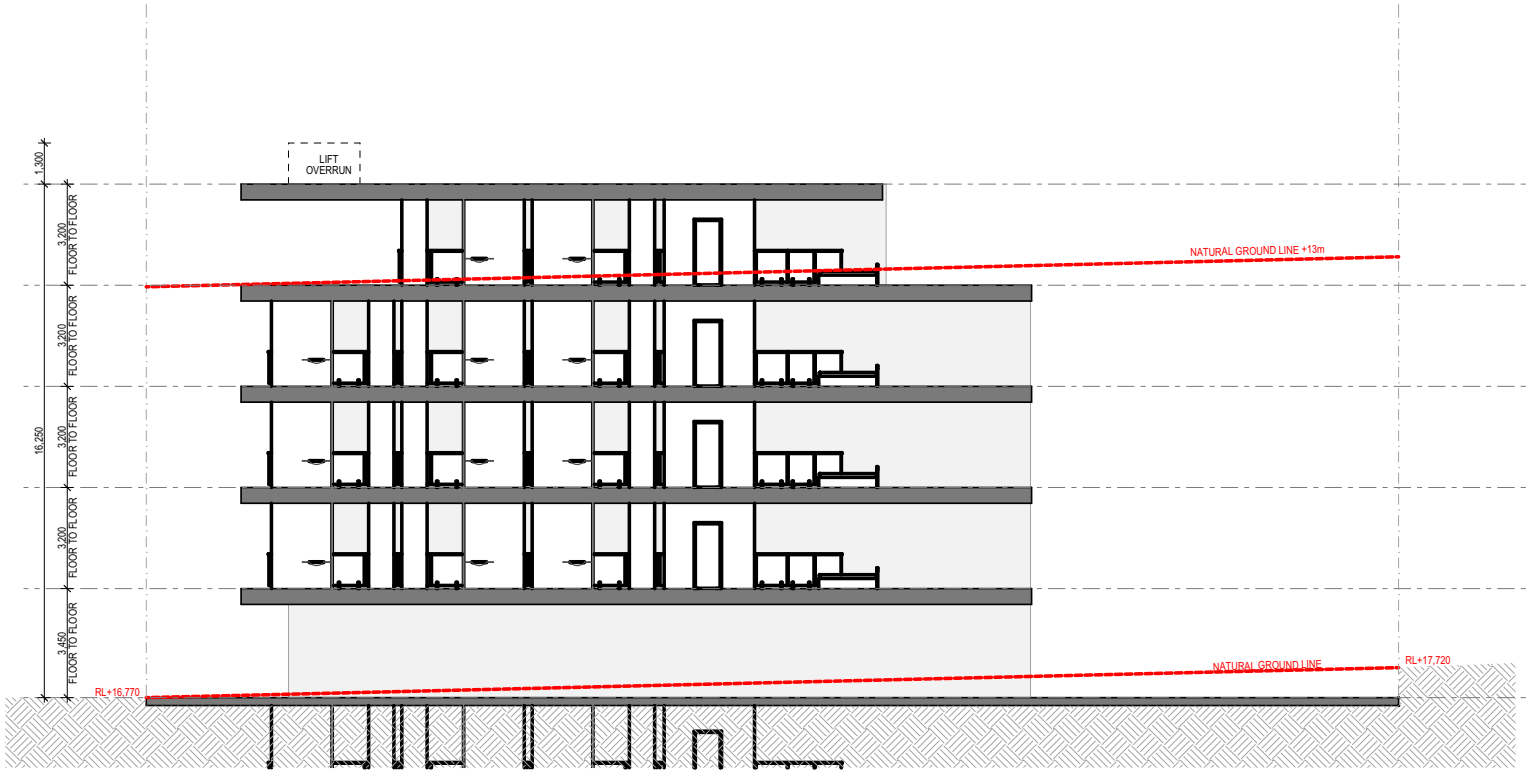


RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1303 RE





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

1:150@A

SECTIONS

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 3000 RE

APPENDIX B

Concept Engineering Service Plan

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILLED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT.
ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

- Summary Drainage
- es — ex.Sewer
- ex.Sanitary
- Water Main
- ex.Water main
- Fire Service
- ex.Fire Service
- Hot Water
- ex.Hot Water
- Warm Water
- ex.Warm Water
- Cold Water
- ex.Cold Water
- Recycled Water
- ex.Recycled Water
- Stormwater
- ex.Stormwater
- Vent
- ex.Vent
- Gas
- Trade Waste
- Rising Main
- Non-Potable Water
- ex.Non-Potable Water
- Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

DIAL BEFORE YOU DIG www.1100.com.au

STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPT ENGINEERING SERVICES

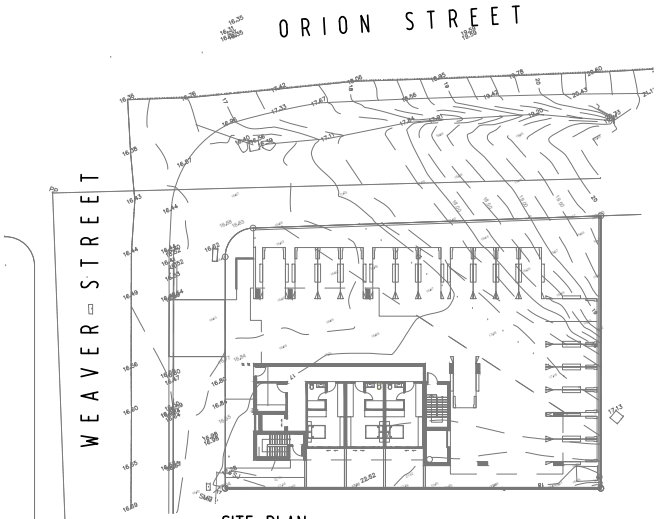
CES1	NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN
CES2	SITE PLAN - CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
CES3	SITE PLAN - CONCEPTUAL SEWER LAYOUT
CES4	SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
CES5	SITE PLAN - CONCEPTUAL WATER LAYOUT



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

CONCEPT ENGINEERING SERVICES

NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN

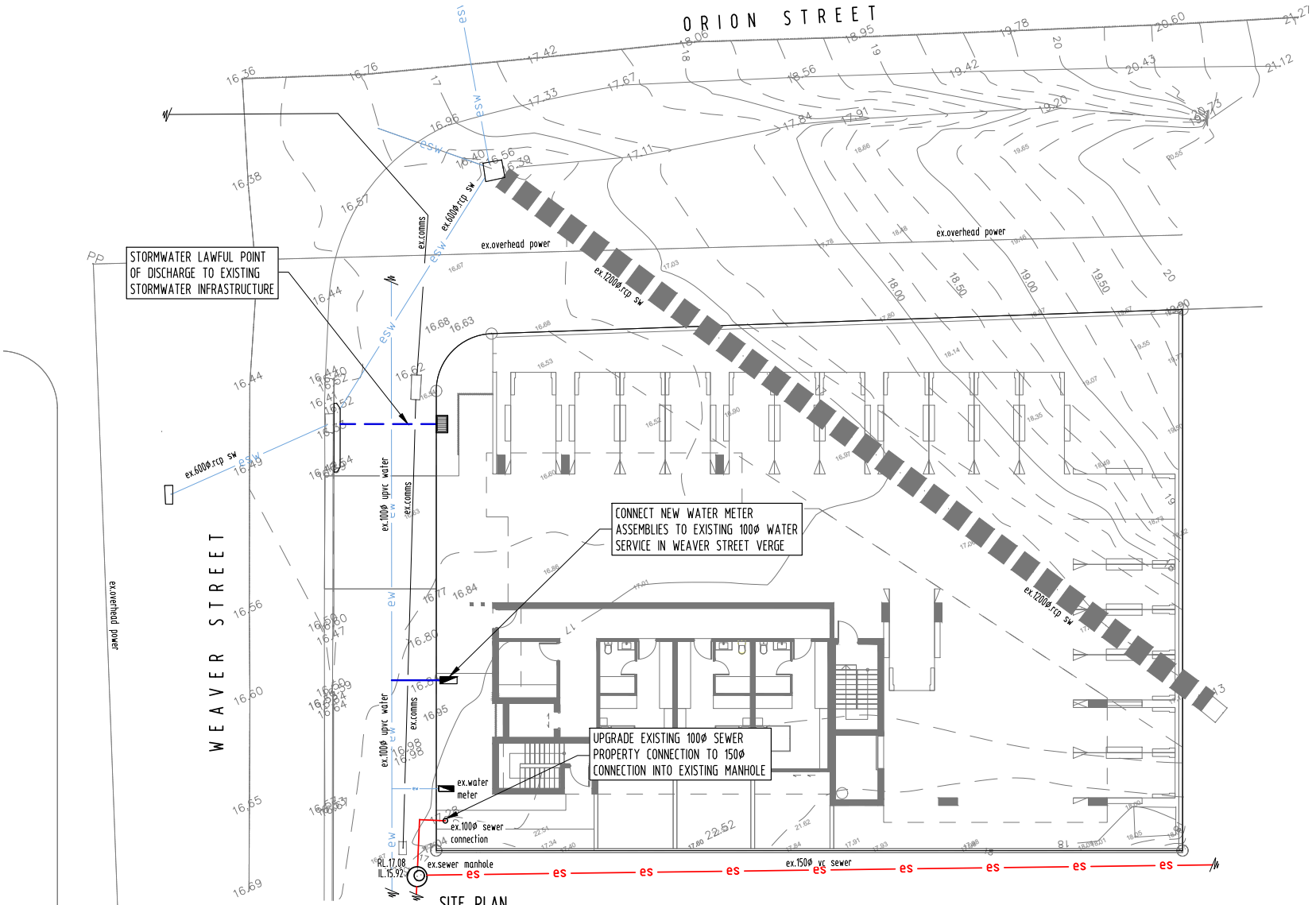
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:500 | APPROVAL NO.
Designed. MJO | Drawn. TV
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES1 | Issue. A



SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
SCALE 1:200

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT

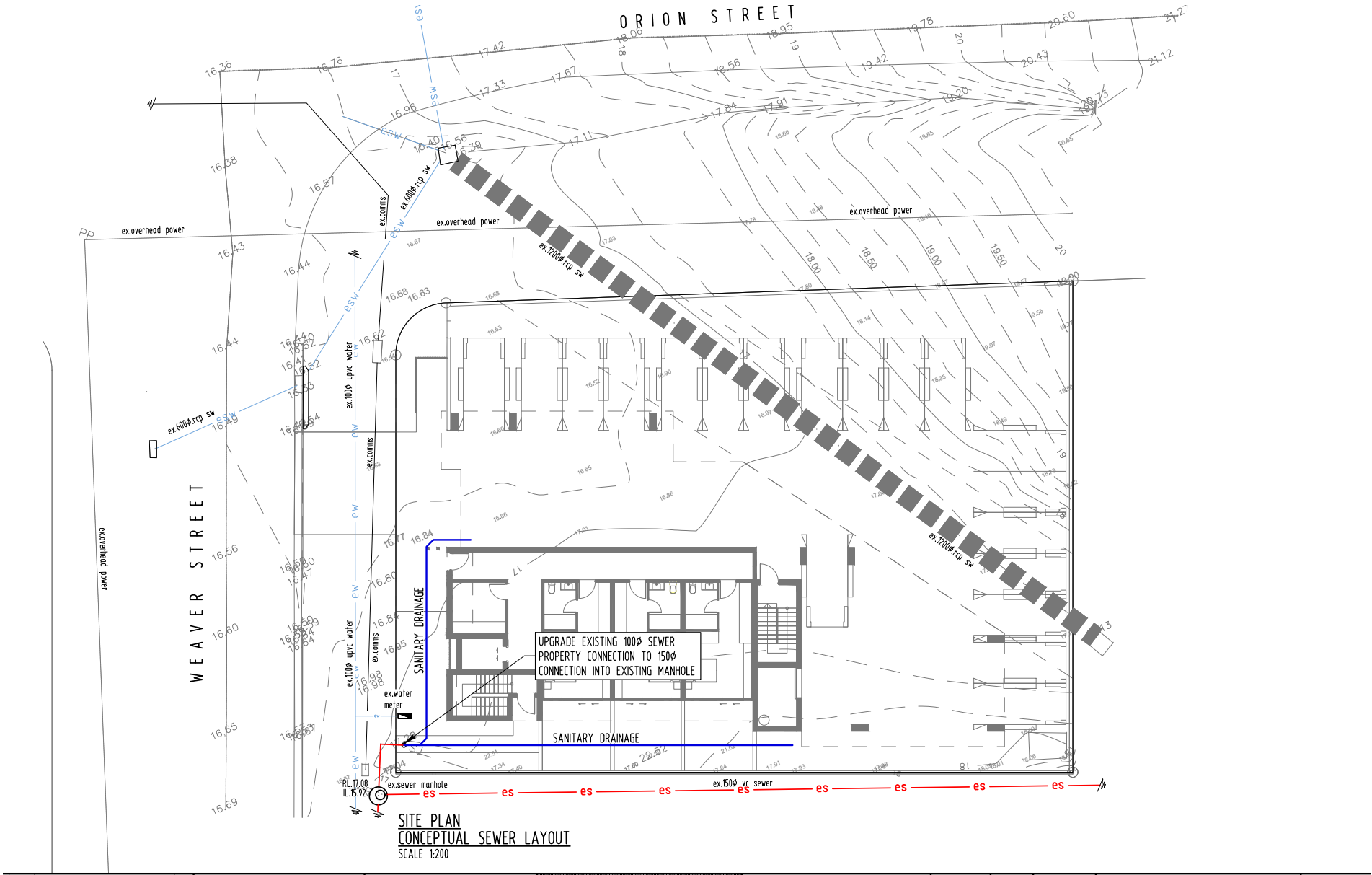
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road Southport, Qld.
P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES2
Issue. A



Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL SEWER LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

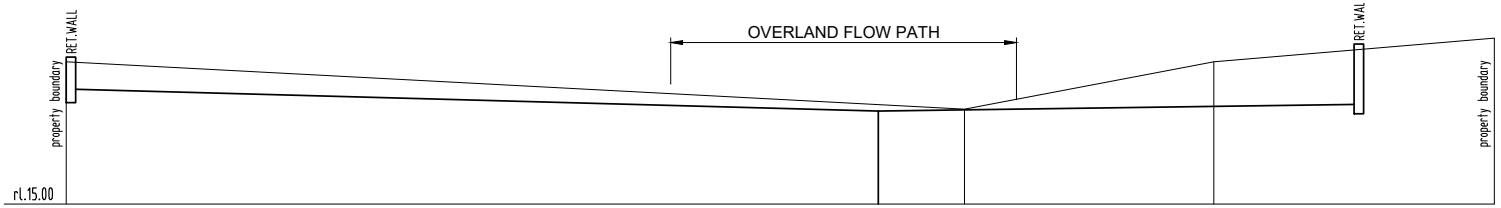
Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

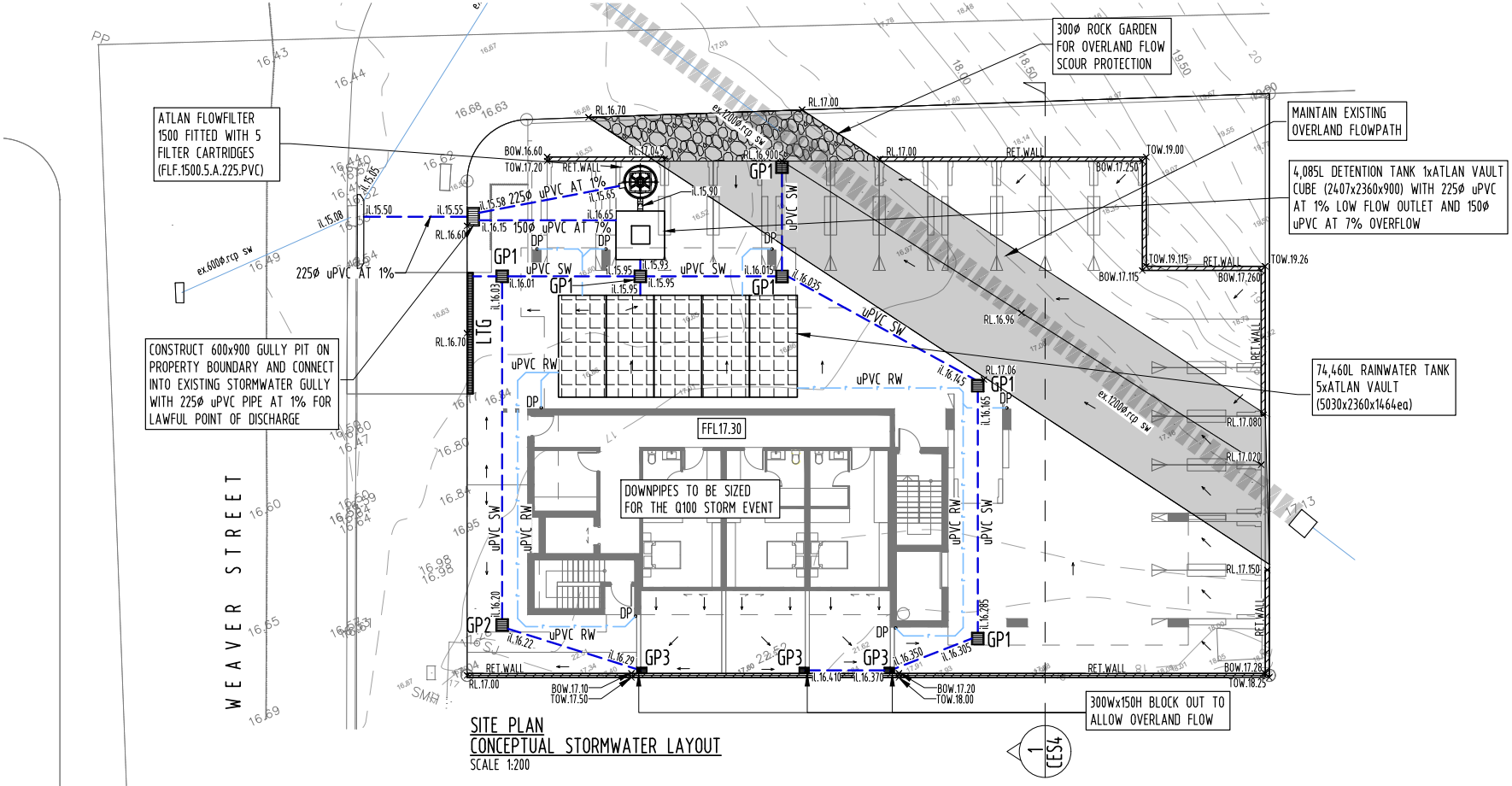
Job No. 25-2664

Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

Sheet. CES3 | Issue. A



TYPICAL SECTION 1 CES4
SCALE: 1:100



SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT

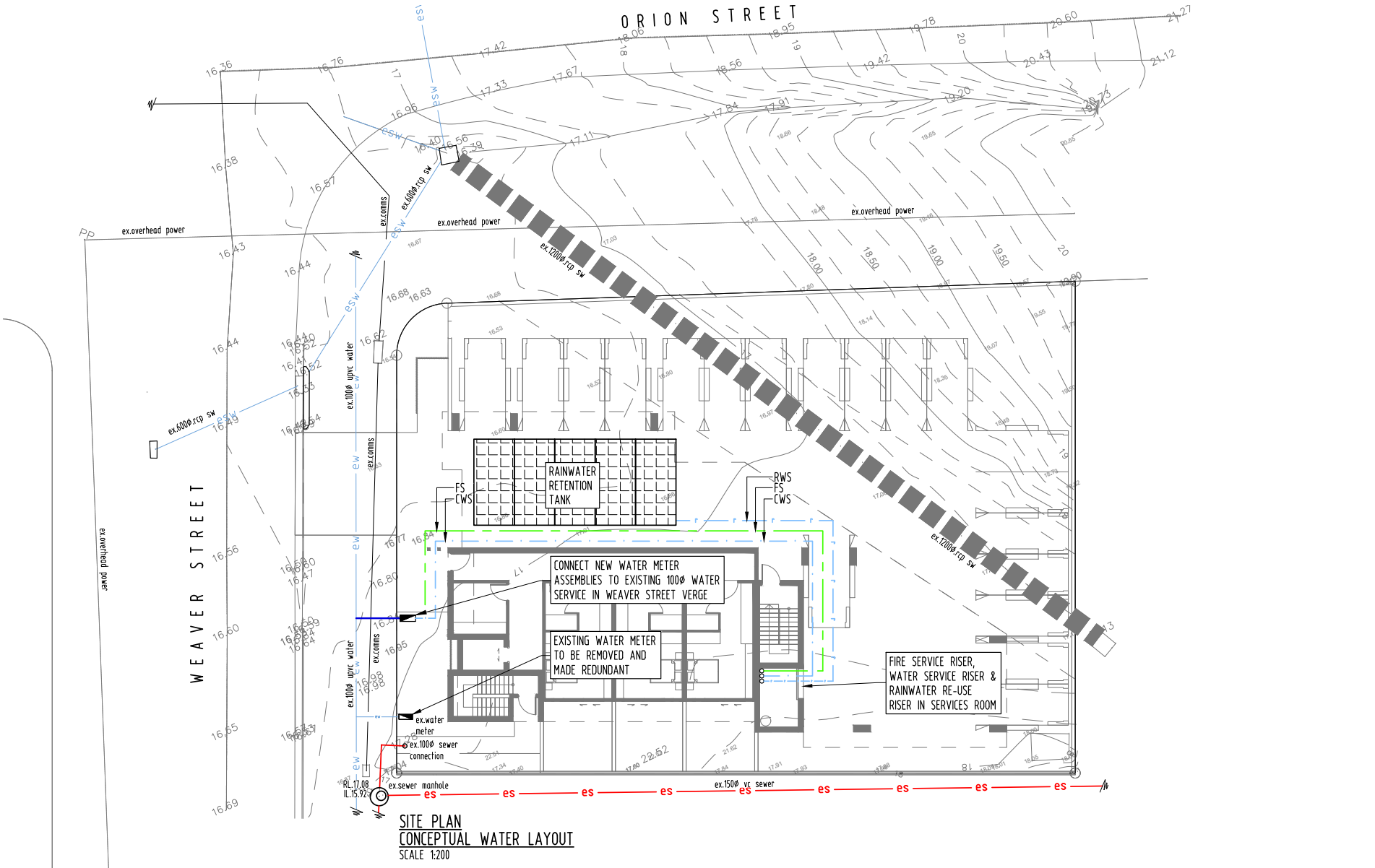
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld. P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633 Fax: (07) 5528 2644 Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES4 Issue. A



No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL WATER SUPPLY LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date: JULY 2025 | Scale: 1:200
Designed: MJO | Drawn: TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client: 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project: STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

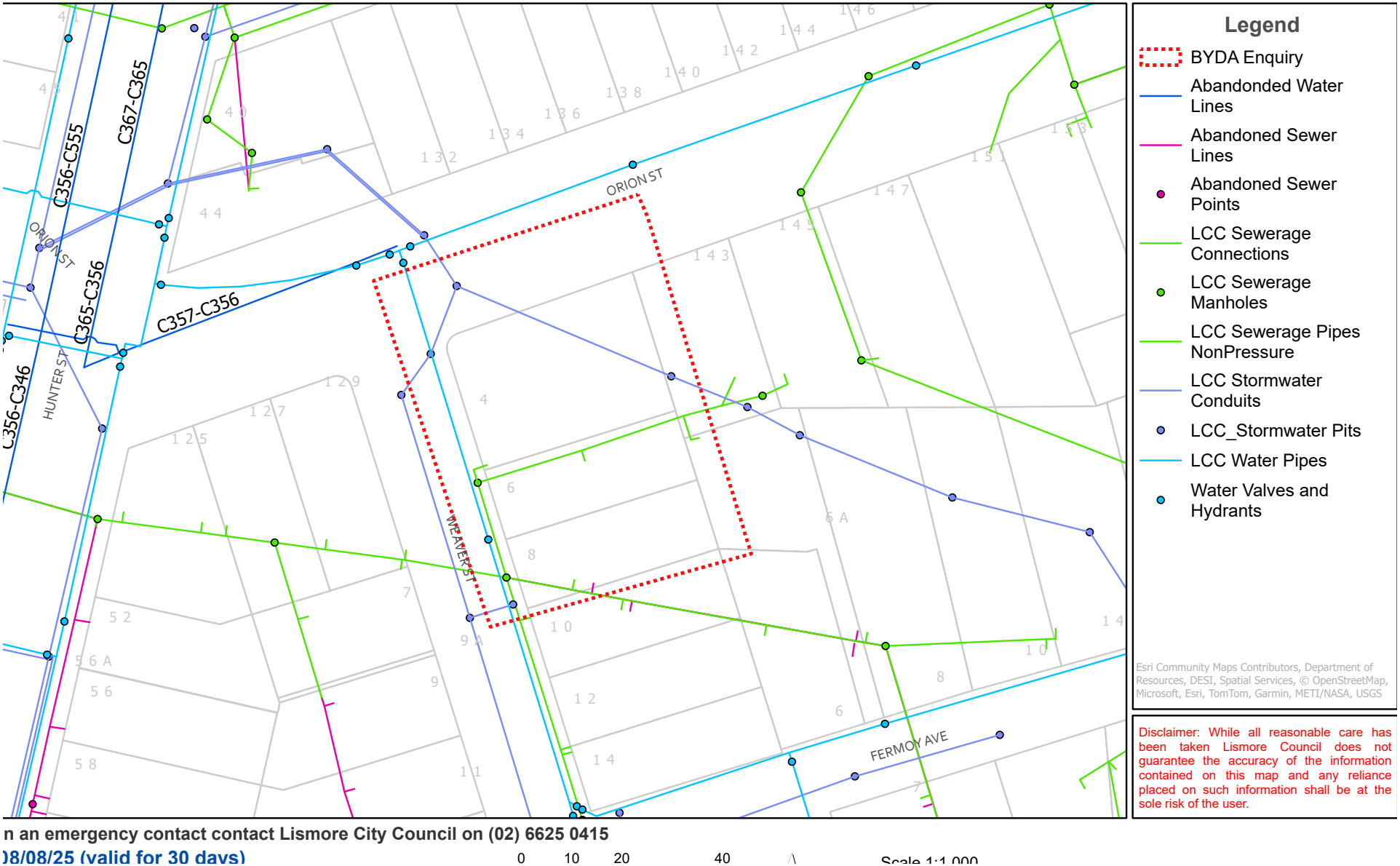
Sheet: CE55 | Issue: A

APPENDIX C

As Constructed Plans & BYDA

Seq # 259229525

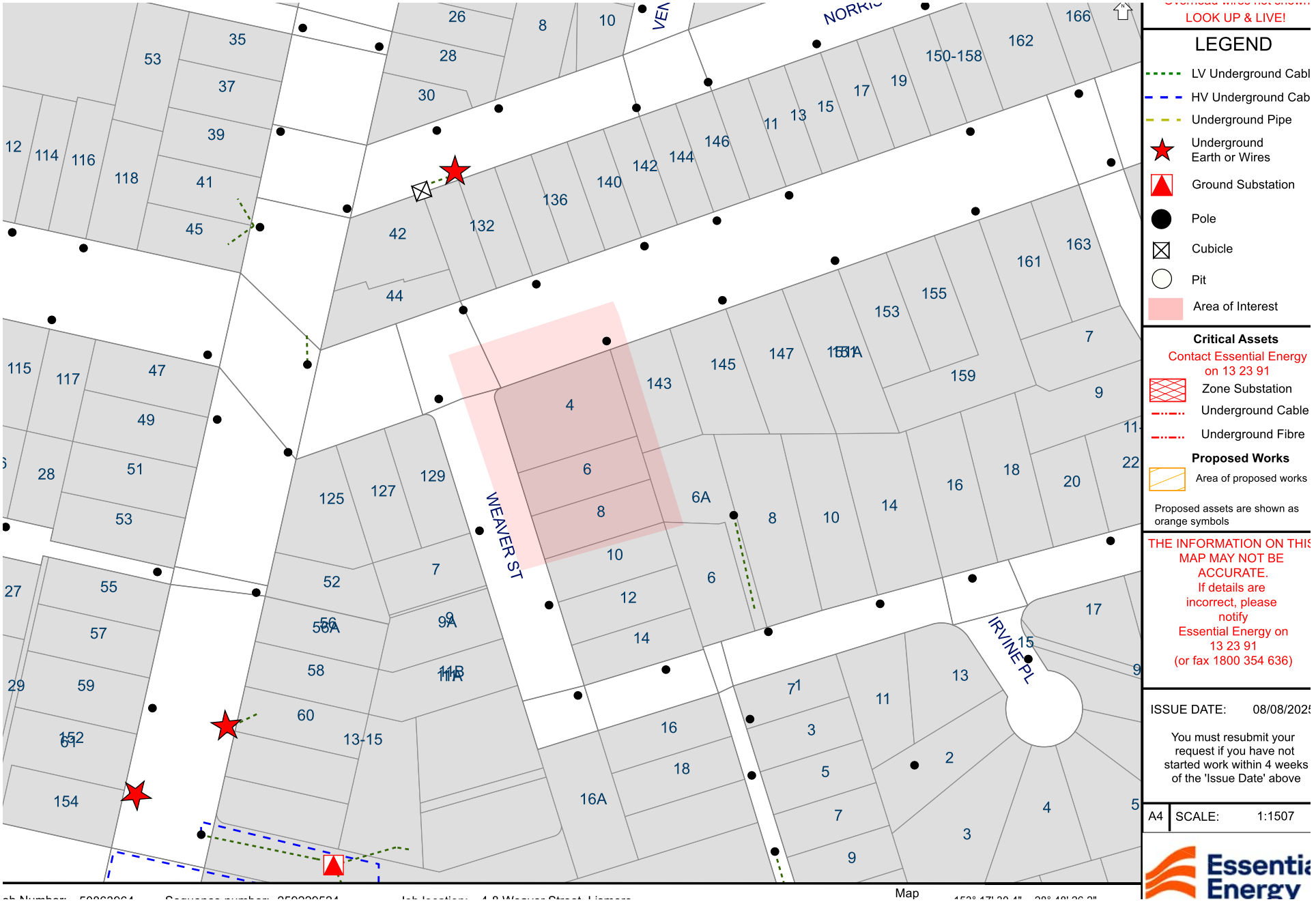
Job site: 4-8 Weaver Street Lismore NSW 2480
Provider: Lismore City Council
Telephone: (02) 6625 0415

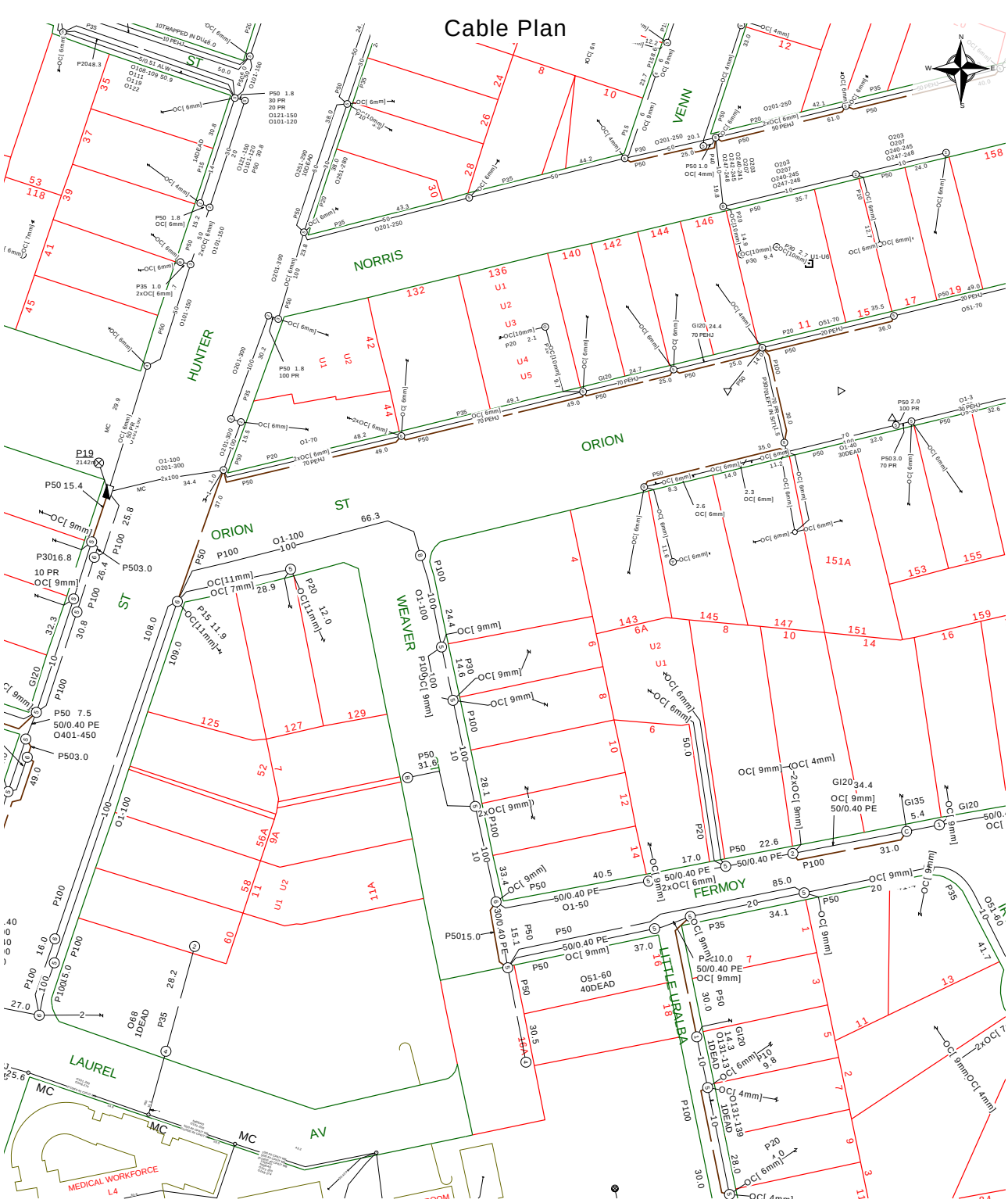


Disclaimer: While all reasonable care has been taken Lismore Council does not guarantee the accuracy of the information contained on this map and any reliance placed on such information shall be at the sole risk of the user.

n an emergency contact contact Lismore City Council on (02) 6625 0415
)8/08/25 (valid for 30 days)

0 10 20 40 Scale 1:1,000


LOOK UP & LIVE!
LEGEND
LV Underground Cabl
HV Underground Cab
Underground Pipe
Underground Earth or Wires
Ground Substation
Pole
Cubicle
Pit
Area of Interest
Critical Assets
Contact Essential Energy on 13 23 91
Zone Substation
Underground Cable
Underground Fibre
Proposed Works
Area of proposed works
Proposed assets are shown as orange symbols
THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.
If details are incorrect, please notify Essential Energy on 13 23 91
(or fax 1800 354 636)
ISSUE DATE: 08/08/2025
You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above
A4 SCALE: 1:1507
Essential Energy
WEAVER ST
IRVINE PL
Map



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/08/2025 09:00:31

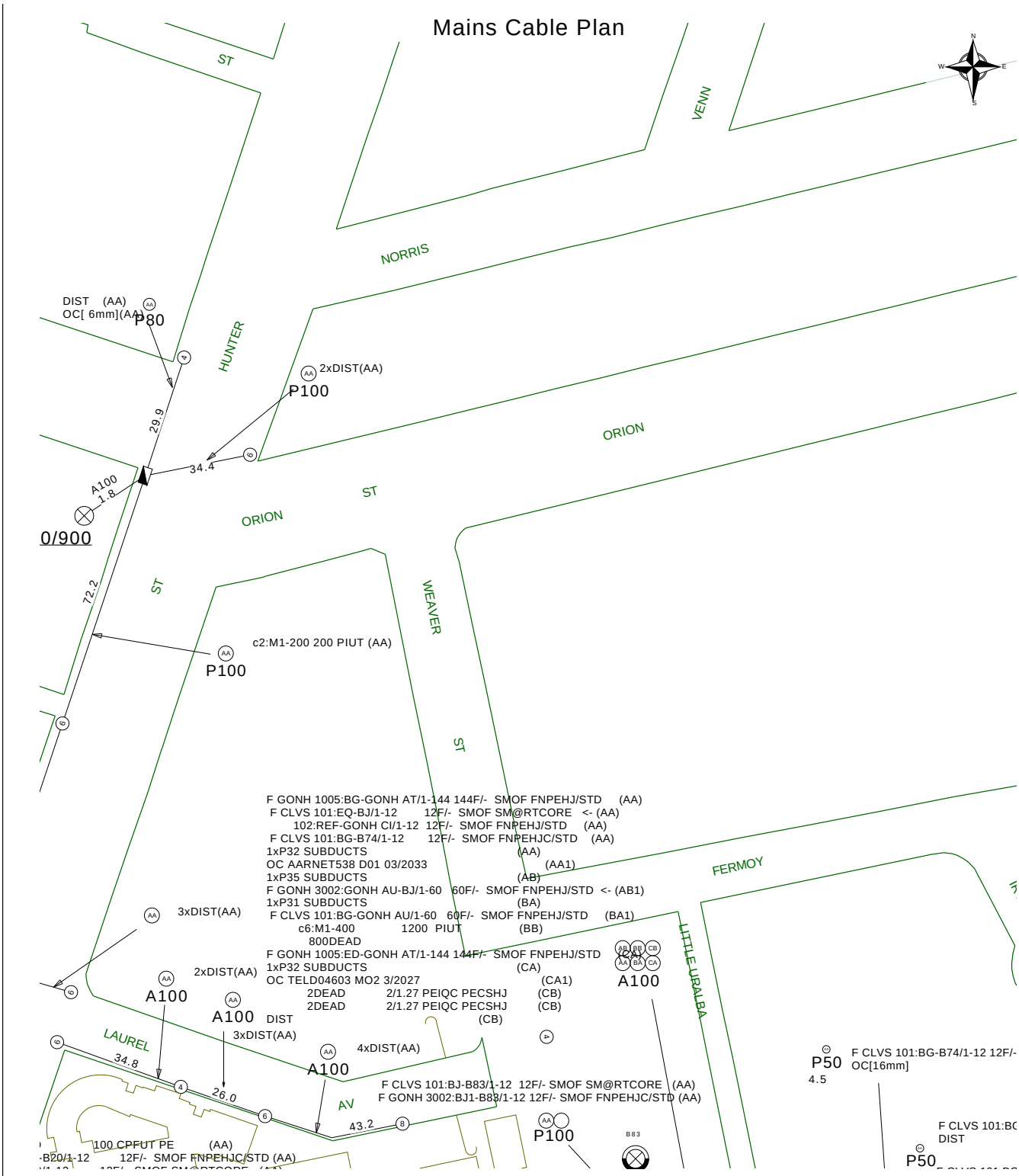
Sequence Number: 259229526

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/08/2025 09:00:37

Sequence Number: 259229526

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

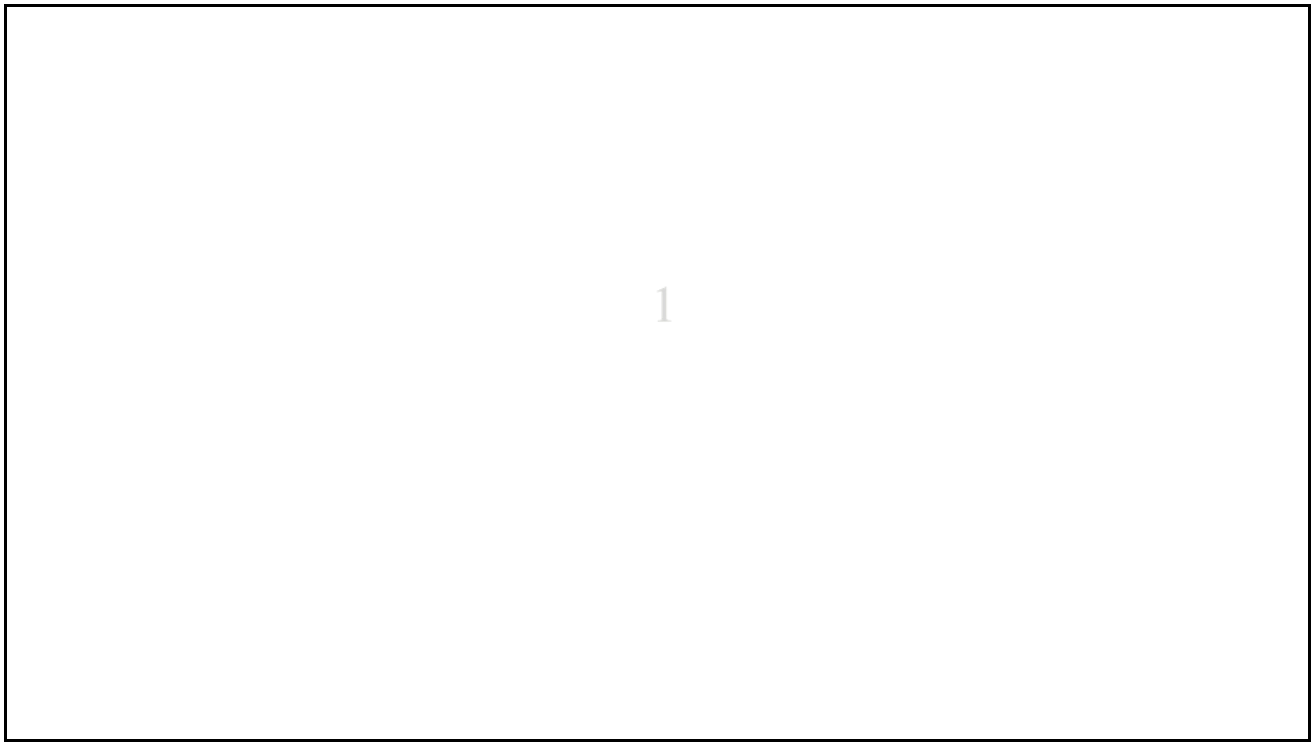
See the Steps- Telstra Duty of Care that was provided in the email response.

To: Michael O'Regan
Phone: Not Supplied
Fax: Not Supplied
Email: admin@mora.com.au

Dial before you dig Job #:	50863964
Sequence #	259229523
Issue Date:	07/08/2025
Location:	4-8 Weaver Street , Lismore , NSW , 2480

BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

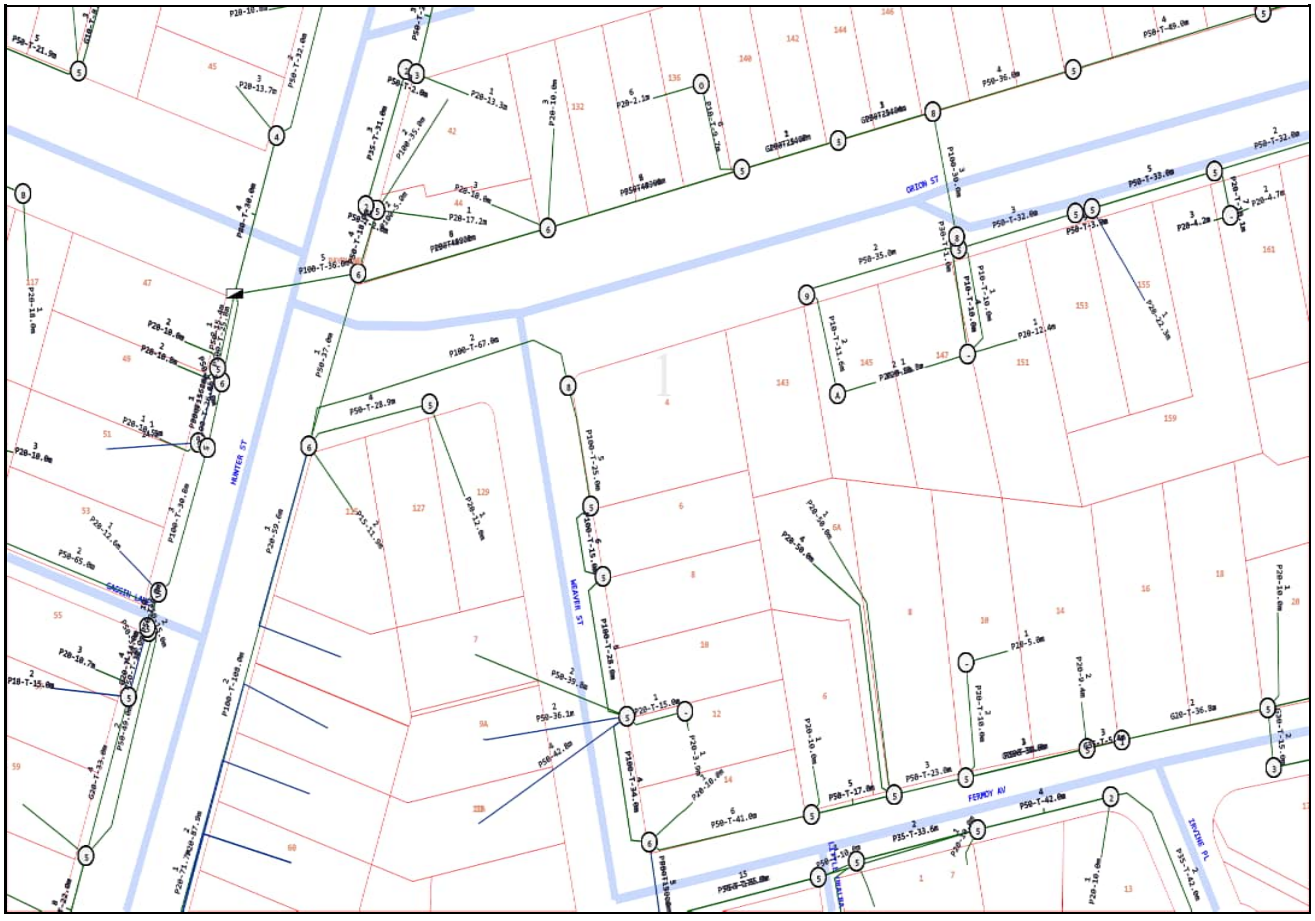
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



LEGEND

nbn™

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILLED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT.
ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 50mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

- Summary Drainage
- es — ex.Sewer
- ex.Sanitary
- Water Main
- ex.Water main
- Fire Service
- ex.Fire Service
- Hot Water
- ex.Hot Water
- Warm Water
- ex.Warm Water
- Cold Water
- ex.Cold Water
- Recycled Water
- ex.Recycled Water
- Stormwater
- ex.Stormwater
- Vent
- ex.Vent
- Gas
- Trade Waste
- Rising Main
- Non-Potable Water
- ex.Non-Potable Water
- Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

DIAL BEFORE YOU DIG www.1100.com.au

STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPT ENGINEERING SERVICES

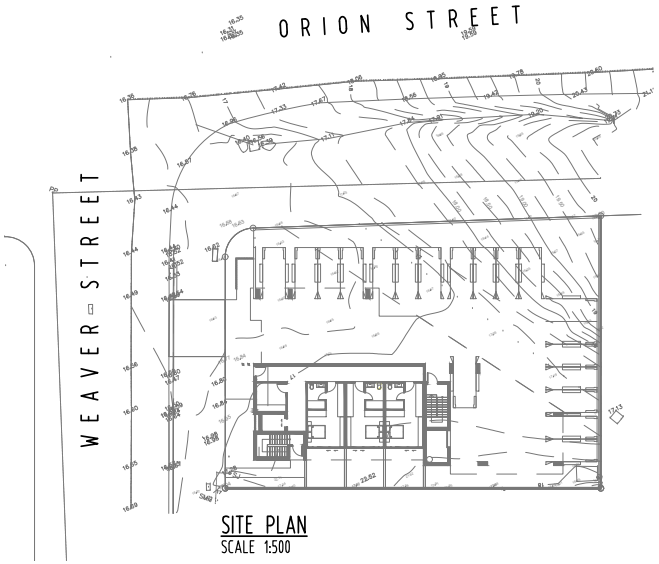
CES1	NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN
CES2	SITE PLAN - CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
CES3	SITE PLAN - CONCEPTUAL SEWER LAYOUT
CES4	SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
CES5	SITE PLAN - CONCEPTUAL WATER LAYOUT



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN

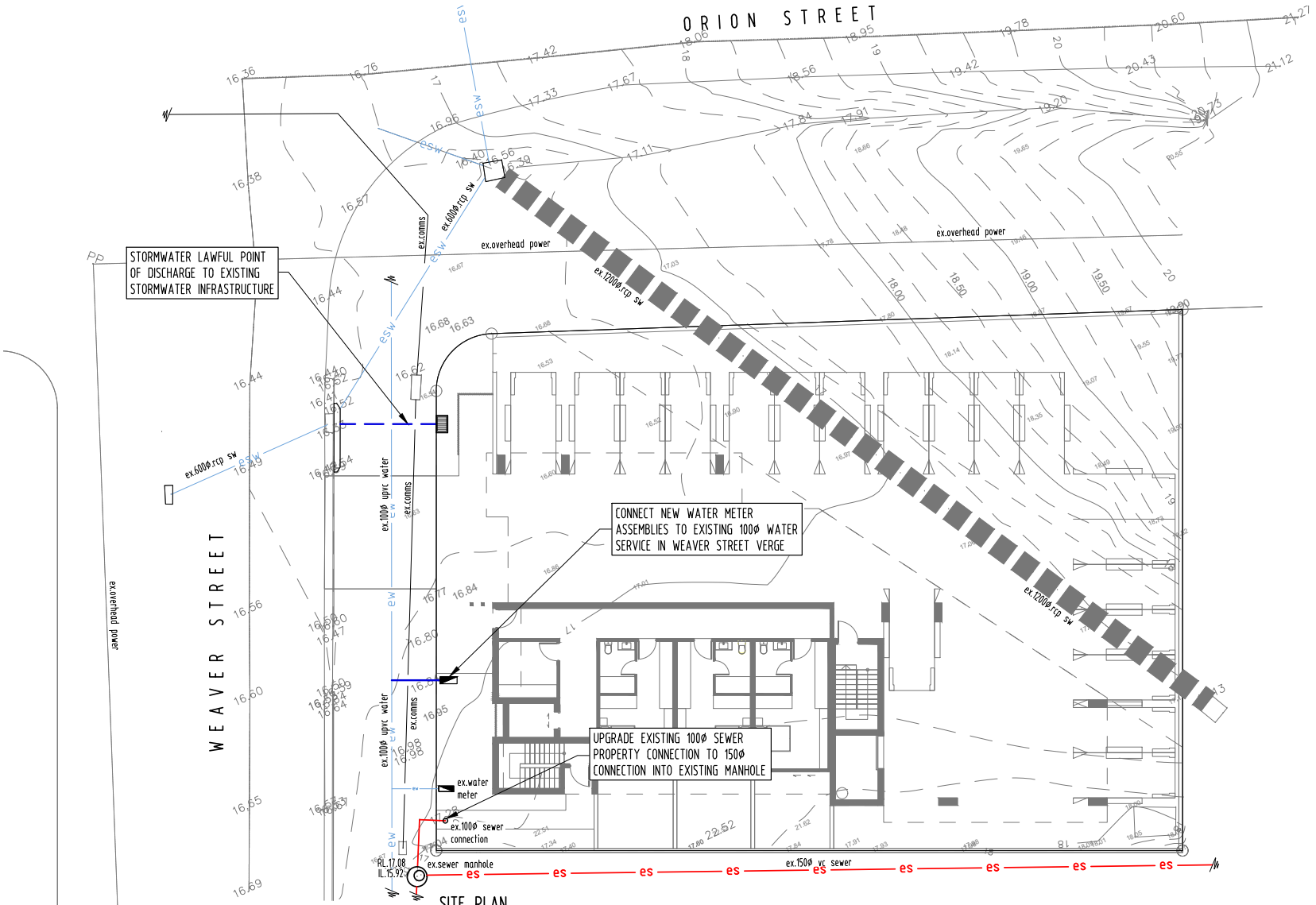
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:500
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES1 | Issue. A



SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
SCALE 1:200

No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT

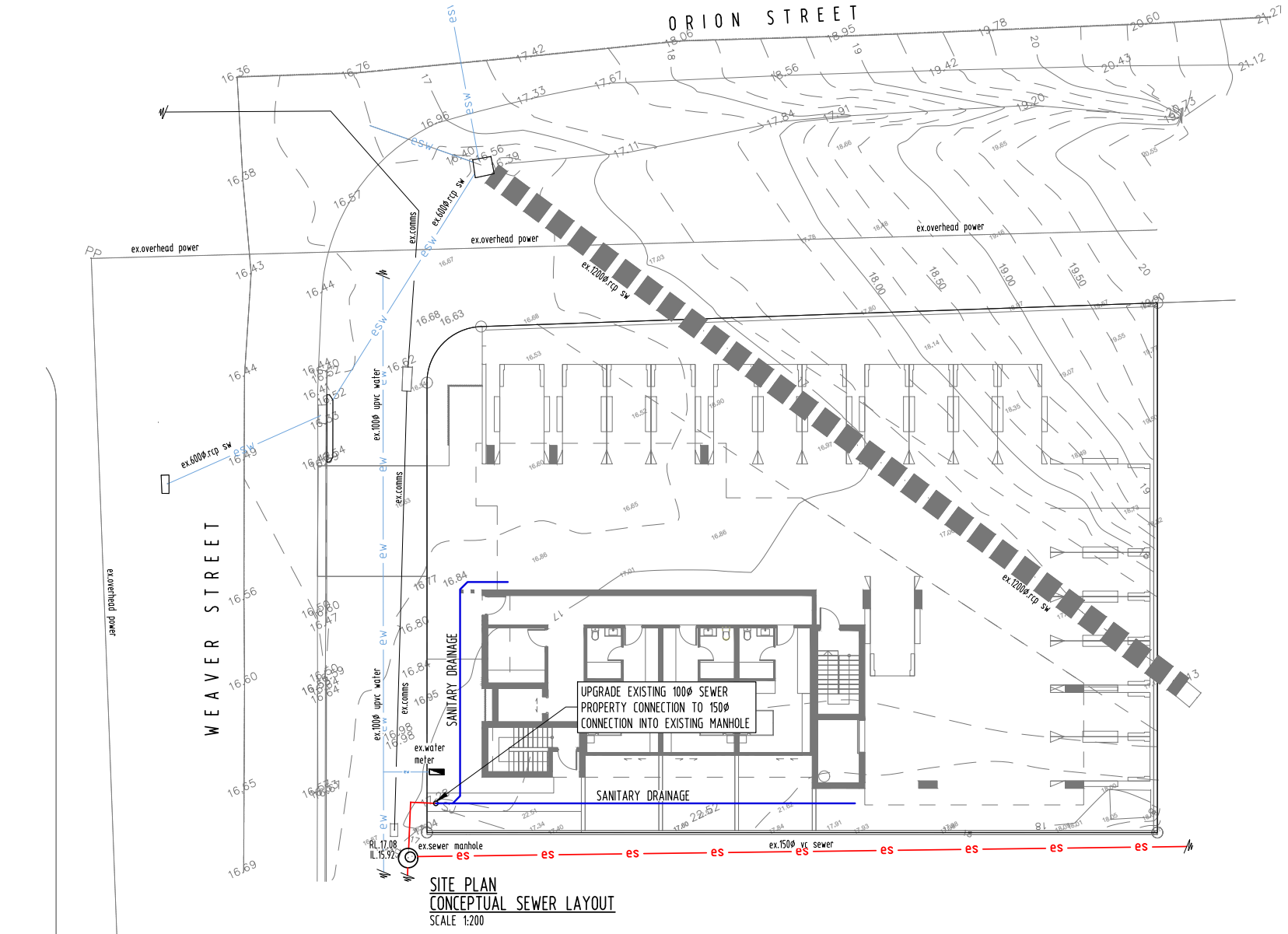
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld.
P.O. Box 5894, Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars: 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date: JULY 2025 | Scale: 1:200
Designed: MJO | Drawn: TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client: 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project: STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet: CES2
Issue: A



SITE PLAN
CONCEPTUAL SEWER LAYOUT
SCALE 1:200

No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL SEWER LAYOUT

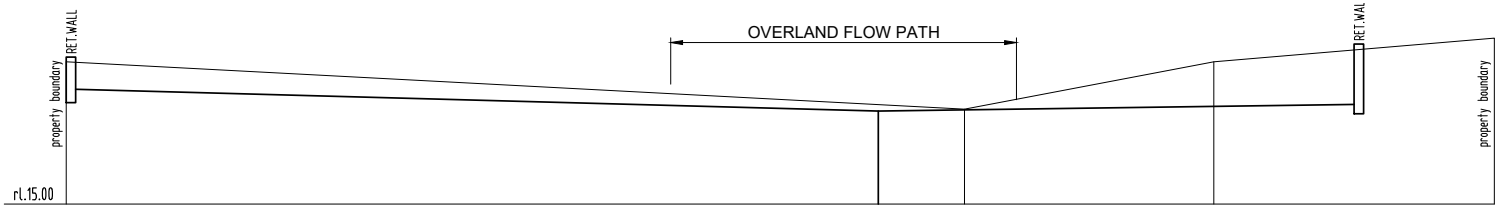
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld.
P.O. Box 5894, Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

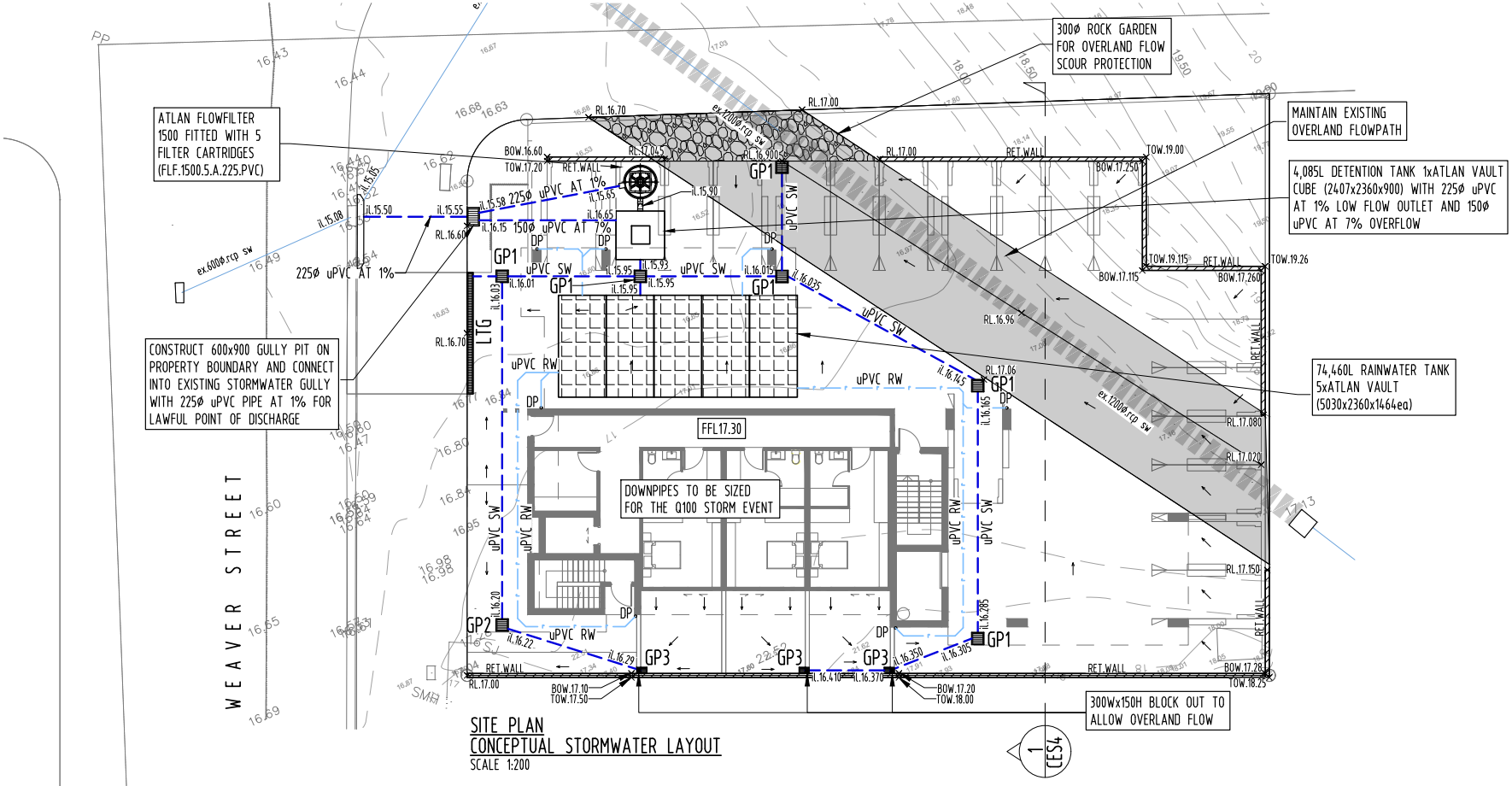
Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date: JULY 2025 | Scale: 1:200
Designed: MJO | Drawn: TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client: 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project: STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet: CES3 | Issue: A



TYPICAL SECTION 1 CES4
SCALE: 1:100



SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200

1 CES4

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT

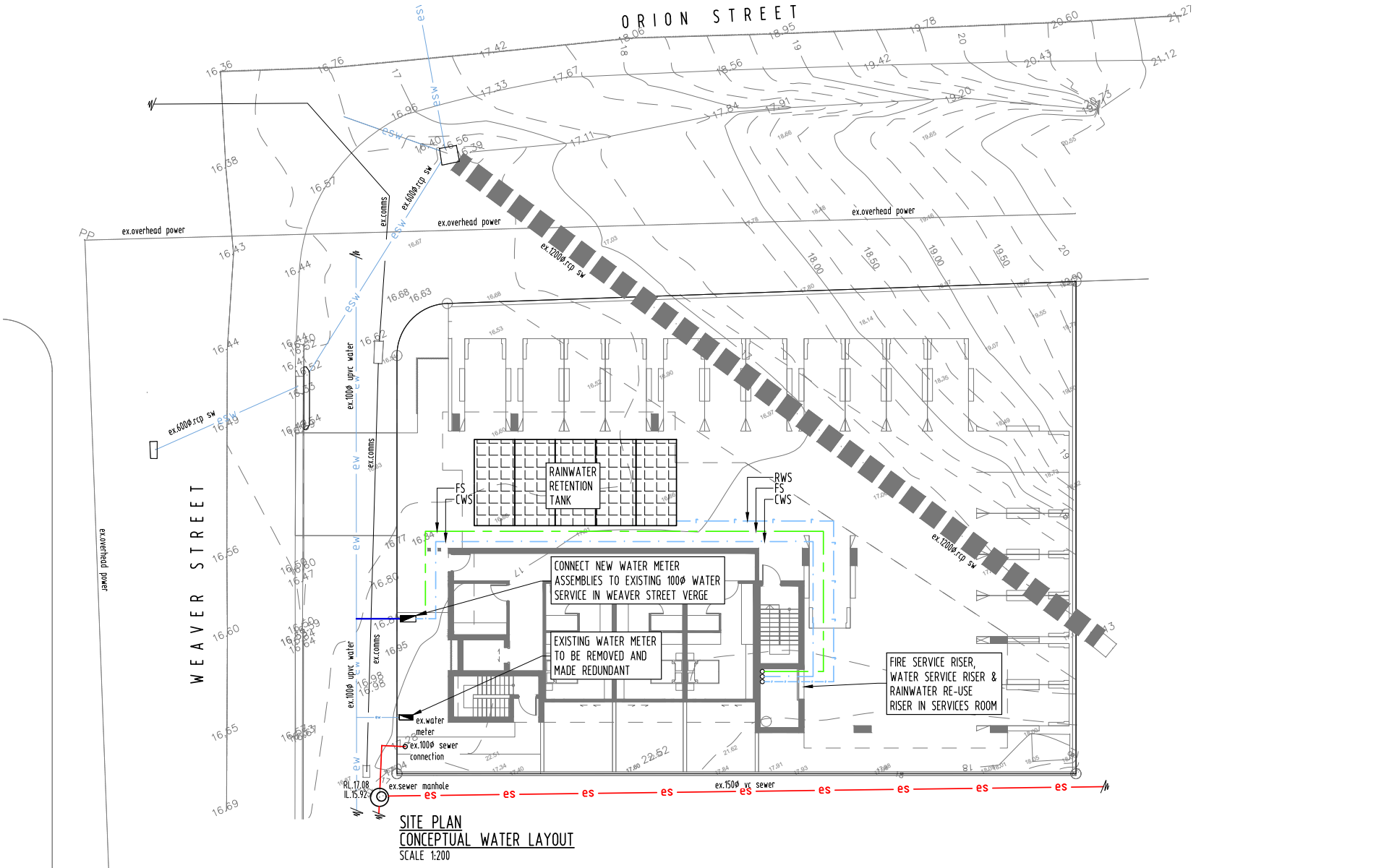
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld. P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633 Fax: (07) 5528 2644 Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES4 Issue. A



No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL WATER SUPPLY LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION

Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date: JULY 2025 | Scale: 1:200 | APPROVAL NO.
Designed: MJO | Drawn: TV
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client: 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project: STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

Sheet: CE55 | Issue: A

MORA Consulting PTY LTD
Project Managers, Civil and Hydraulic Engineers
Consultants to the Construction Industry

ABN 64 093 037 079

CONCEPT ENGINEERING SERVICES REPORT

for

Stage 2

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

AT

6-8 Weaver Street, Lismore NSW

Issue No. 1

8th August 2025

Prepared For
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Prepared By
MORA Consulting Pty.Ltd.
ACN 093 037 079

Job Reference No: 25-2664

HEADOFFICE
298 Ferry Road,
Southport QLD 4215
Tel: (07) 5528 2633

WEB ADDRESS:
www.mora.com.au

CORRESPONDENCE:
PO Box 5894 GCMC 9726
admin@mora.com.au

DOCUMENT CONTROL SHEET

Report Details:

Report: **Author(s):** **File Reference:**	Concept Engineering Services Report Travis Vine 2664-CESR-Stage 2
Project Leader: **Phone:** **Email:**	Michael O'Regan 07 5528 2633 admin@mora.com.au
Client: **Client Contact:** **Email:**	4WS(No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd. Wayne Kennedy (WKK Consulting Pty. Ltd.) wayne.k92@outlook.com
Synopsis:	This report presents the Civil Engineering Services for the proposed health accommodation precinct at 6-8 Weaver Street, Lismore. It has been developed in accordance with the Local Authorities, State Government's Guidelines and relevant Industry Standards. These works establish site conditions and its surroundings upon which the development is planned.

Revision History:

Issue	Date	Author	Reviewer	Approved
1	08.08.2025	Travis Vine	Renee Anderson	Michael O'Regan

Recipients are responsible for eliminating any previous issues in their possession.

The information contained in this report is provided in good faith in belief that no information opinions or recommendations made are misleading. All comments and opinions given in this report are based on survey information or (where applicable) the Local Authority's as built documentation or documentation supplied by the Client, third parties or Client's representative. MORA Consulting Pty Ltd, it's Agents and Employees, explicitly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from this report or any of the written or oral communications transmitted to the Client or any third party. Acceptance of this document denotes acceptance of these terms.

Table of Contents

1.0 INTRODUCTION 3
2.0 SITE DESCRIPTION 3
2.1 TOPOGRAPHY 3
2.2 WATER COURSES 3
2.3 VEGETATION 3
2.4 SOILS 3
2.5 LOCAL STORMWATER CONSTRAINTS 4
3.0 PROPOSED DEVELOPMENT 4
4.0 WATER SUPPLY 5
5.0 SEWERAGE 5
5.1 EXISTING INFRASTRUCTURE 5
5.3 POINT OF CONNECTION 5
7.0 TELECOMMUNICATIONS 6
7.1 EXISTING TELECOMMUNICATIONS NETWORK 6
7.2 PROPOSED TELECOMMUNICATIONS CONNECTION 6
8.0 ELECTRICAL SUPPLY 6
8.1 EXISTING ELECTRICAL NETWORK 6
8.2 PROPOSED ELECTRICAL NETWORK 6
9.0 GAS SUPPLY 6
9.1 EXISTING GAS NETWORK 6
10.0 EROSION AND SEDIMENT CONTROL 6
11.0 CONCLUSIONS 7
REFERENCES 8
APPENDICES 8
APPENDIX A LOCALITY PLAN, SURVEY PLAN & BUILDING PLANS 8
APPENDIX B CONCEPT ENGINEERING SERVICE PLAN 8
APPENDIX C AS CONSTRUCTED PLANS & BYDA 8

Copyright © MORA Consulting Pty. Ltd.

1.0 INTRODUCTION

MORA Consulting Pty. Ltd. have been engaged by WKK Consulting Pty. Ltd. to prepare a Concept Engineering Services Report (CESR) for the proposed Health Accommodation Precinct at 6-8 Weaver Street, Lismore NSW.

The objectives of this report are to;

1) Identify existing services and provide conceptual connections for water, sewerage, and stormwater services required for the site;
2) Identify the water and sewer capacity.

All enquiries in relation to this CESR should be directed to MORA Consulting Pty Ltd on (07) 5528 2633.

2.0 SITE DESCRIPTION

Street Address - 6-8 Weaver Street, Lismore NSW

RP Description - Lots 18 & 19 on DP17964

Total Site Area - 1,124m^2

Existing Use - Two-Storey Residence (each lot)

Proposed Use - Five-Storey Building for a Health Accommodation Precinct

Local Authority - Lismore City Council

2.1 TOPOGRAPHY

The site is sloping from the south-east boundary at approximately RL19.12 to the north-west boundary fronting Weaver Street at approximately RL17.04, this represents a slope of approximately 4%. Refer to Appendix A, which presents a locality and contour survey of the subject site.

2.2 WATER COURSES

There are no water courses on the site.

2.3 VEGETATION

Approximately 37% of the site impervious, comprising of the two existing two storey residences and corresponding driveways, the rest of the site is well grassed.

2.4 SOILS

Observations and historical data from the Lismore area indicates that anticipated soil conditions likely to be encountered on site are silty clay.

Copyright © MORA Consulting Pty. Ltd.

2.5 LOCAL STORMWATER CONSTRAINTS

The site currently discharges via piped drainage to Weaver Street kerb & Channel.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a five-storey building for short-term health accommodation. The building includes ground floor carparking, one-bedroom units, shared living & laundry spaces and small private balconies. The building has two stair wells and one lift.
Appendix A presents a site plan and architectural plans, prepared by Raunik Design Group Architects, of the subject site.



Copyright © MORA Consulting Pty. Ltd.

4.0 WATER SUPPLY

4.1 EXISTING INFRASTRUCTURE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans & BYDA plans in the area including and surrounding the subject site.

This map details the existing water infrastructure in the immediate vicinity of the subject site.

4.3 POINT OF CONNECTION

It is proposed that the existing water supply property service connections are capped off and made redundant. A new connection will be constructed to the existing 100mm diameter upvc water main in Weaver Street Verge.

The Hydraulic Services Consultant will be required to confirm the suitable size and location of this connection. Further details will be provided at the detailed design stage.

5.0 SEWERAGE

5.1 EXISTING INFRASTRUCTURE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans, & BYDA plans in the area including and surrounding the subject site.

This map details the existing sewerage infrastructure in the immediate vicinity of the subject site.

5.3 POINT OF CONNECTION

It is proposed that the existing 100mm, in use sewer property service connection is capped and made redundant. As part of a sewer diversion, a new maintenance holw will be constructed with in the block along the southern property boundary. A new 150mm property connection will be provided.

NOTE: Please refer to Conceptual Sewer Diversion Plan by MORA Consulting Pty Ltd.

6.0 STORMWATER

6.1 EXISTING DRAINAGE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans, & BYDA plans in the area including and surrounding the subject site.

This map details the existing stormwater infrastructure in the immediate vicinity of the subject site.

NOTE: Please refer to Stormwater Management Plan by MORA Consulting Pty Ltd. (Refer separate report).

Copyright © MORA Consulting Pty. Ltd.

7.0 TELECOMMUNICATIONS

7.1 EXISTING TELECOMMUNICATIONS NETWORK

According to BYDA and survey information the following telecommunications infrastructure is located in the vicinity of the site:

- Telstra cable network along the Weaver Street frontage.
- NBN network along the Weaver Street frontage.

Refer to the Telstra & NBN BYDA plan for more information.

7.2 PROPOSED TELECOMMUNICATIONS CONNECTION

It is proposed that the service consultant will negotiate with the relevant carriers regarding the requirements of the proposed development telecommunications connection and the extent of any upgrading and possible relocation works to the system if necessary.

8.0 ELECTRICAL SUPPLY

8.1 EXISTING ELECTRICAL NETWORK

According to BYDA and site survey information, the site has the following electrical reticulation infrastructure located in its immediate vicinity:

- Above ground electrical cables <33kV across the road along Weaver Street.
- A connection for the existing property within the site.

Refer to the Essential Energy BYDA plan for more information.

8.2 PROPOSED ELECTRICAL NETWORK

It is proposed that the Electrical Consultant will determine the extent of any upgrading works that may be required due to the proposed re-development.

9.0 GAS SUPPLY

9.1 EXISTING GAS NETWORK

No high pressure gas network was found through searches conducted utilizing BYDA.

10.0 EROSION AND SEDIMENT CONTROL

A Erosion and Sediment Control Plan (ESCP) for the proposed development shall be prepared during detailed design for the construction and completion of works. The ESCP shall be prepared in accordance with the Institution of Engineers Australia *Soil Erosion and Sediment Control- Engineering Guidelines,* and will be based on the expected construction methology, sequencing and timing.

Copyright © MORA Consulting Pty. Ltd.

11.0 CONCLUSIONS

This report addresses the requirements of the Lismore City Council's Development Control Plan and was found to generally comply with the adopted criteria that relates to the engineering aspects of the development.

We have investigated the requirements for servicing the development ie. sewer, water and other utilities. We have found that the site is adequatly able to be serviced for water and sewer

As a result of this report, from an engineering perspective, we cannot forsee any justifiable reasons why with appropriate engineering design, this development should not be allowed to proceed as presented in the development application.

MORA Consulting Pty. Ltd.
RPEQ Qld 5793.

Copyright © MORA Consulting Pty. Ltd.

REFERENCES

1) *"Lismore City Council's – Development Control Plan"*

APPENDICES

Appendix A **Locality Plan, Survey Plan & Building Plans**

Appendix B **Concept Engineering Service Plan**

Appendix C **As Constructed Plans & BYDA**

Copyright © MORA Consulting Pty. Ltd.

APPENDIX A

Locality Plan, Survey Plan & Building Plans

Locality Plan
6-8 Weaver Street, Lismore NSW

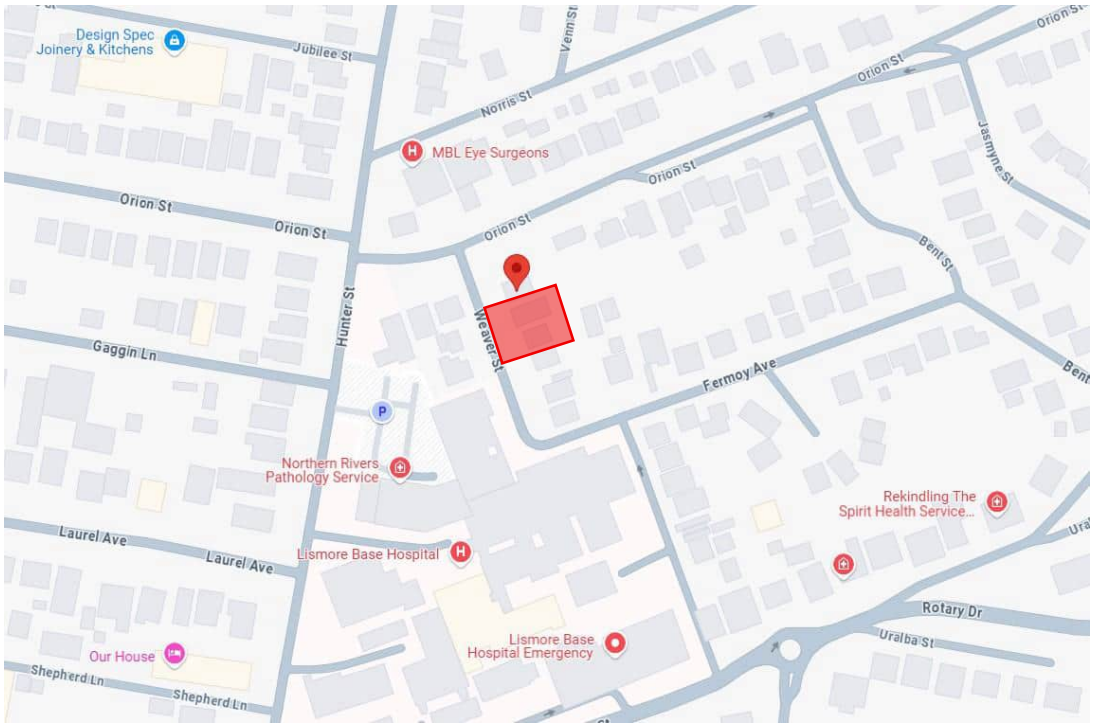
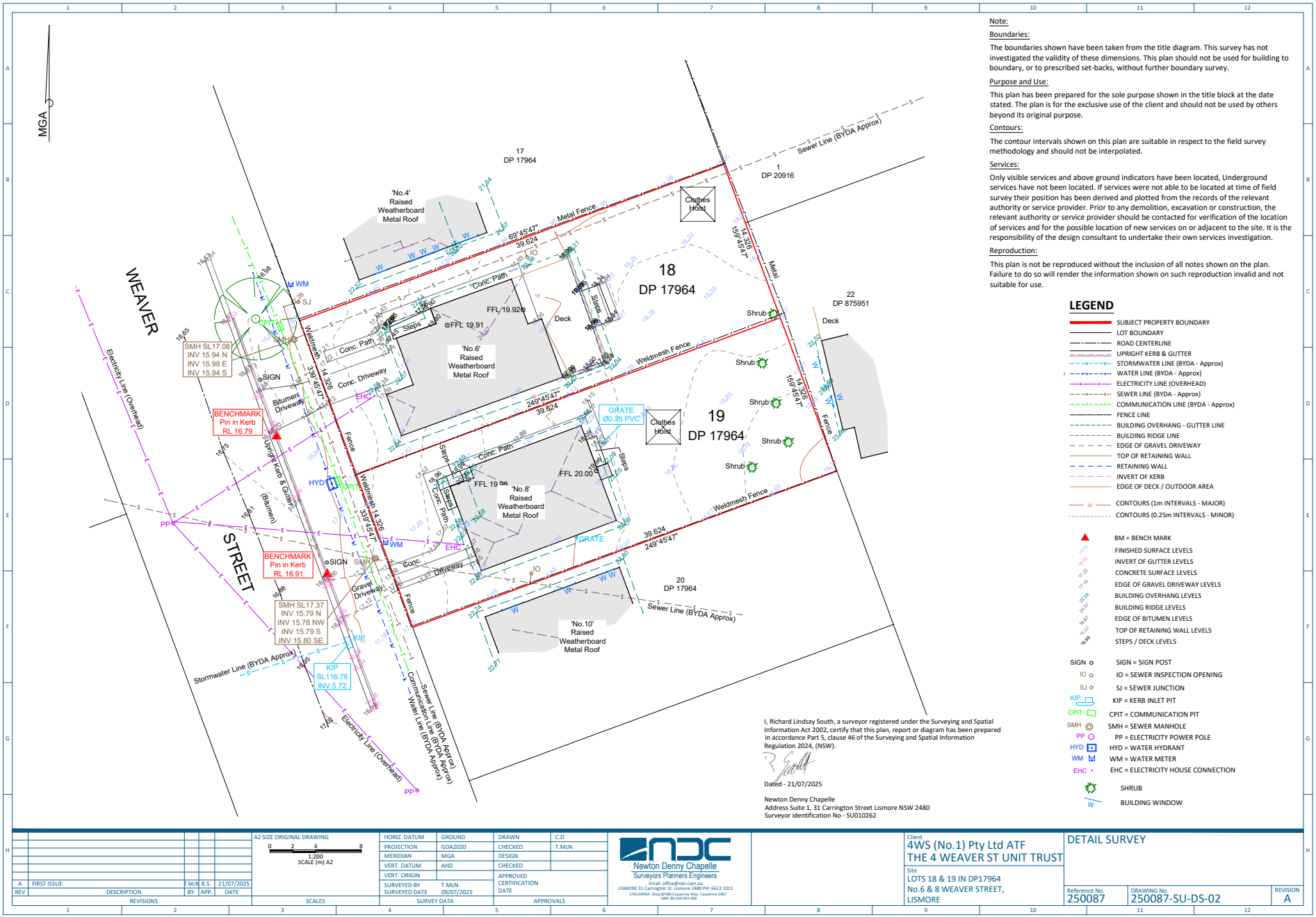


Image 1 – 6-8 Weaver Street



Image 2 – 6-8 Weaver Street

Reference: Google Maps



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	F.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200 SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	T.McN		
SURVEYED DATE	09/07/2025		

SURVEY DATA
APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way. Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOTS 18 & 19 IN DP17964
No.6 & 8 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A

PROJECT #25168 - *CONCEPT - 21/05/2025*

LISMORE HEALTH ACCOMMODATION PRECINCT

6-8 Weaver Street, Lismore, NSW, 2480

FOR

4WS (No1) Pty Ltd



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer



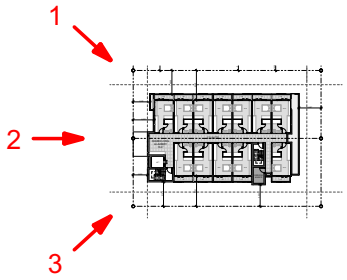
1



2



3



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

@A
SITE CONTEX
25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 0302 RE

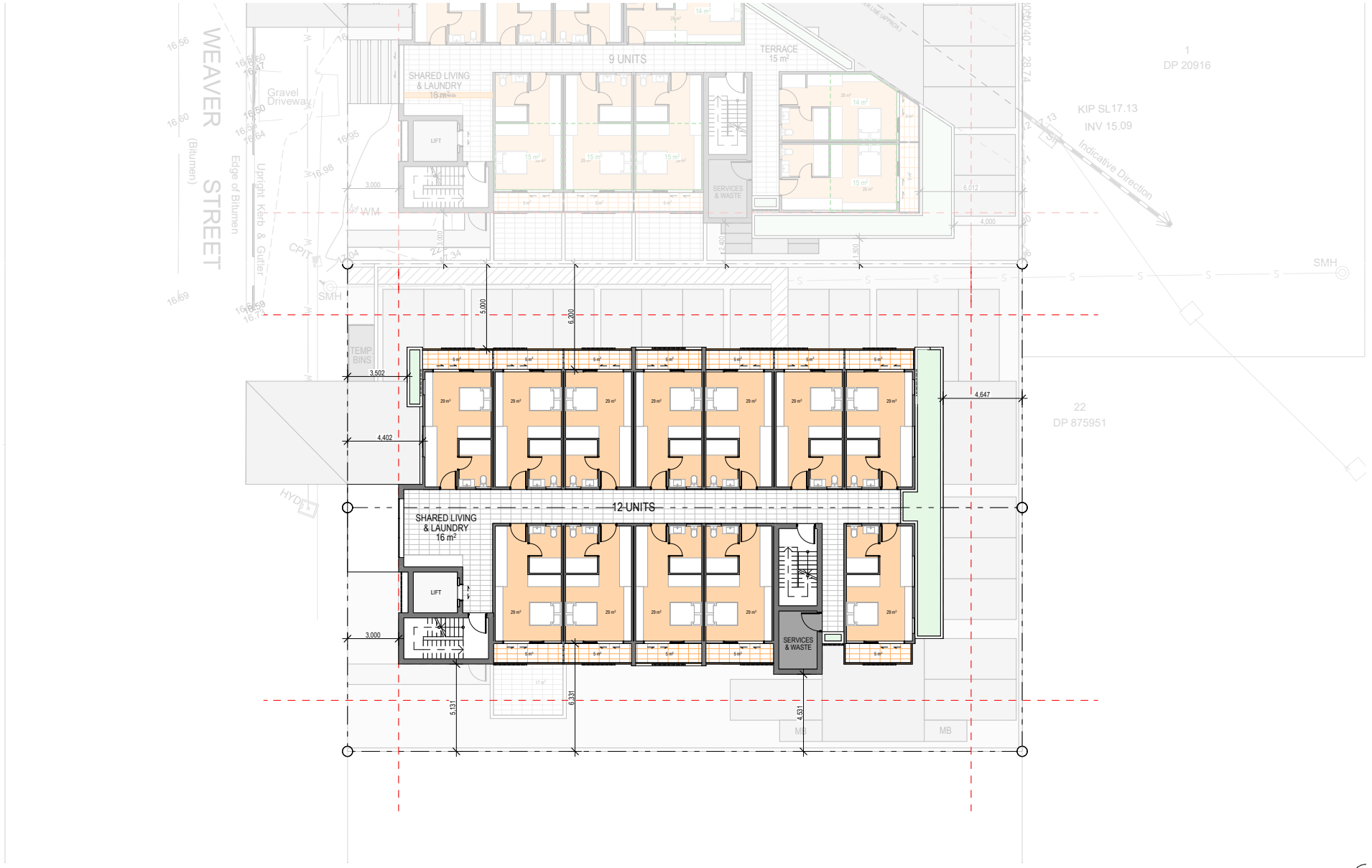


Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A

LEVEL 1 - GROUNI

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 REV E



Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVELS 2-

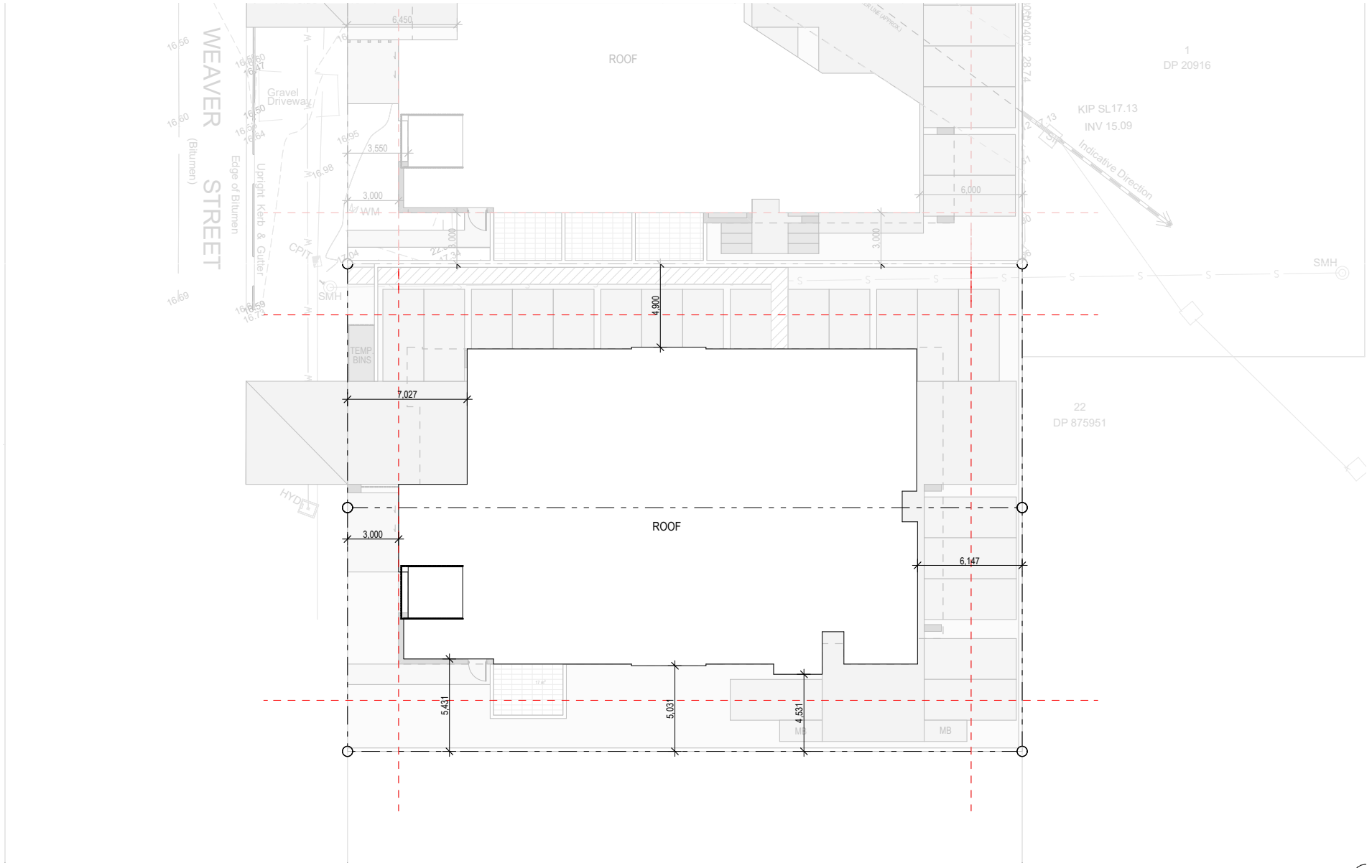
25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1301 REV E



Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVEL

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1302 REV E



RAUNIK design group ARCHITECTS

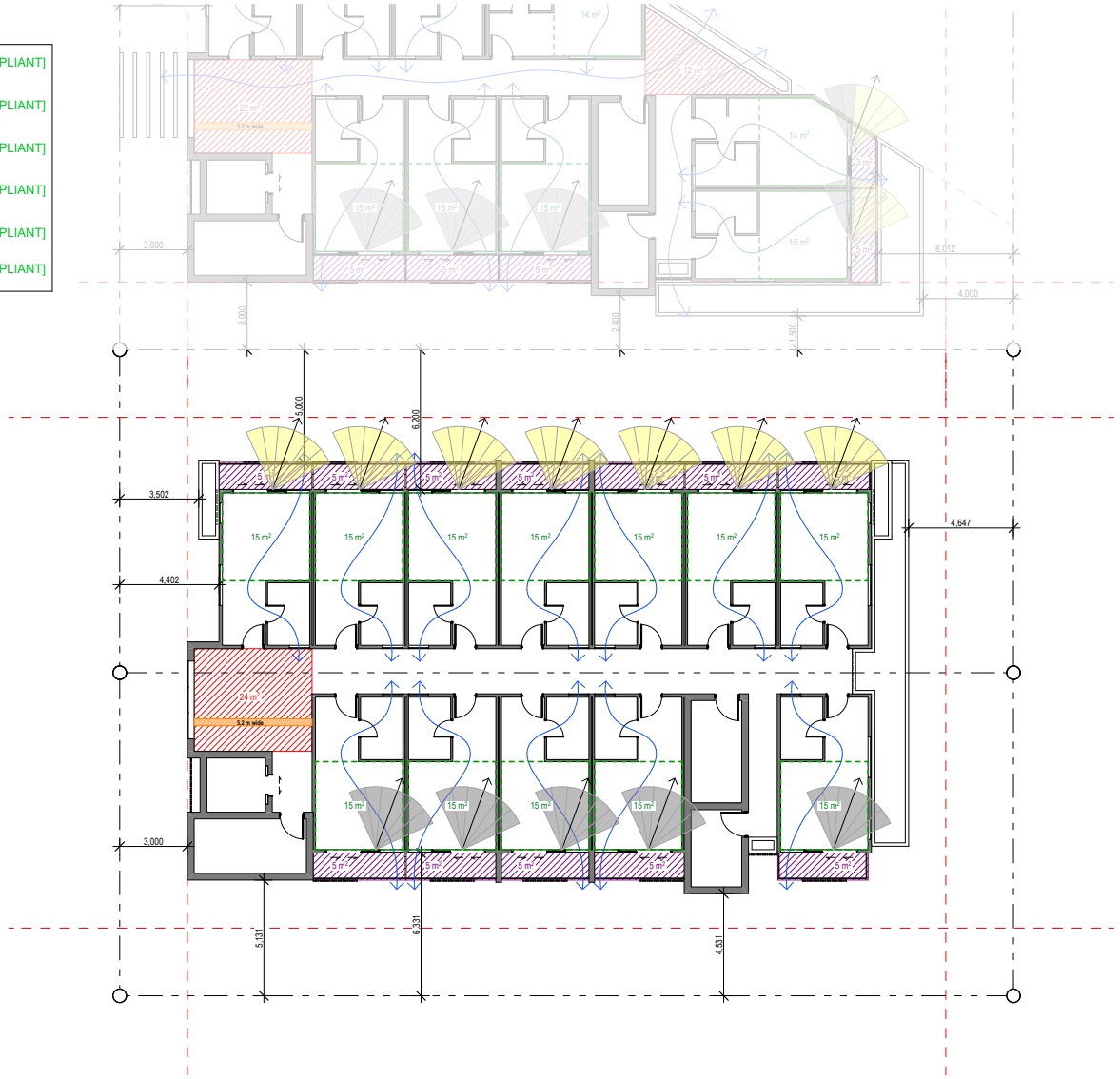
Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
ROO

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1303 RE

SEPP LEGEND

SOLAR ACCESS	[COMPLIANT]
CROSS VENTILATION	[COMPLIANT]
COS (AREA & DEPTH)	[COMPLIANT]
SHARED LIVING DEPTH	[COMPLIANT]
POS (AREA)	[COMPLIANT]
APARTMENT SIZE	[COMPLIANT]



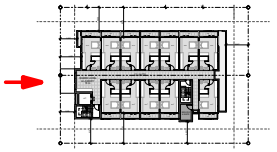
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

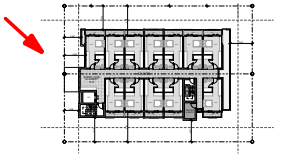
LEVELS 2-4 SEP

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1304 RE





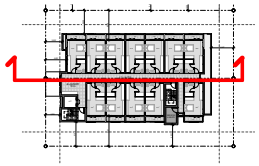




RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

@A
STREET ELEVATIOI
25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 2000 RE





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:150@A

SECTIONS

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX B

Concept Engineering Service Plan

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILLED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT.
ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

- Summary Drainage
- es — ex.Sewer
- ex.Sanitary
- Water Main
- ex.Water main
- Fire Service
- ex.Fire Service
- Hot Water
- ex.Hot Water
- Warm Water
- ex.Warm Water
- Cold Water
- ex.Cold Water
- Recycled Water
- ex.Recycled Water
- Stormwater
- ex.Stormwater
- Vent
- ex.Vent
- Gas
- Trade Waste
- Rising Main
- Non-Potable Water
- ex.Non-Potable Water
- Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

DIAL BEFORE YOU DIG www.1100.com.au

STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPT ENGINEERING SERVICES

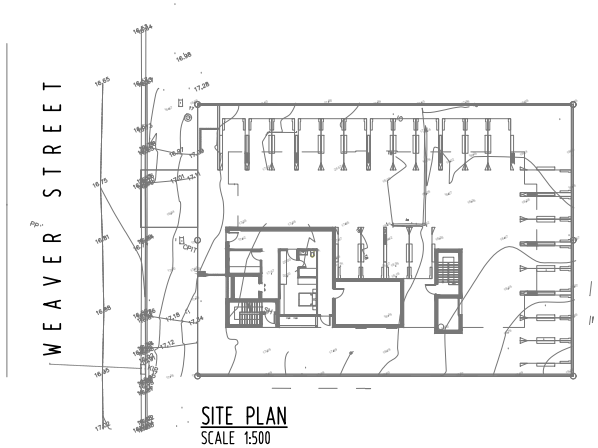
CES1	NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN
CES2	SITE PLAN - CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
CES3	SITE PLAN - CONCEPTUAL SEWER LAYOUT
CES4	SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
CES5	SITE PLAN - CONCEPTUAL WATER LAYOUT



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN

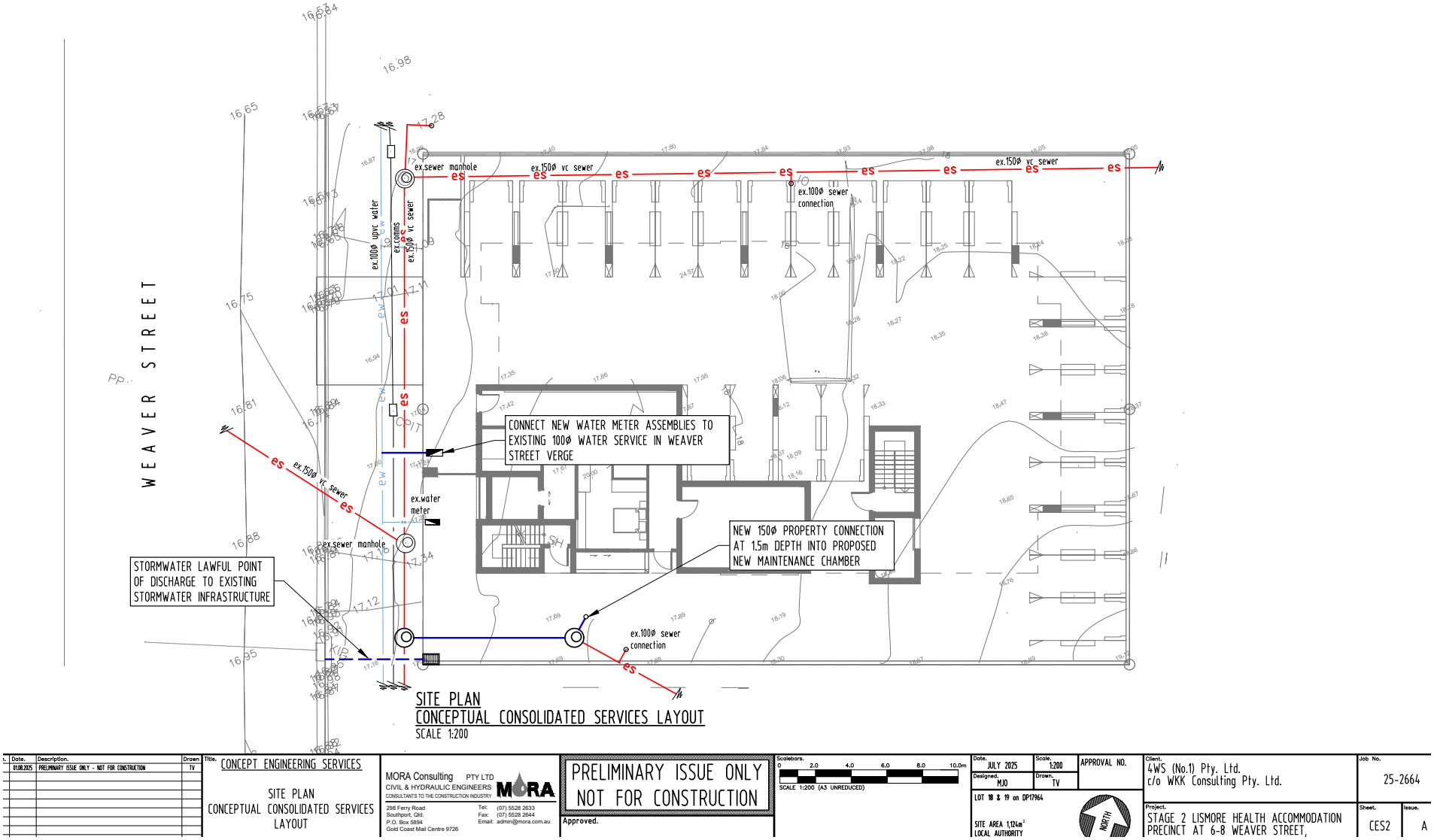
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

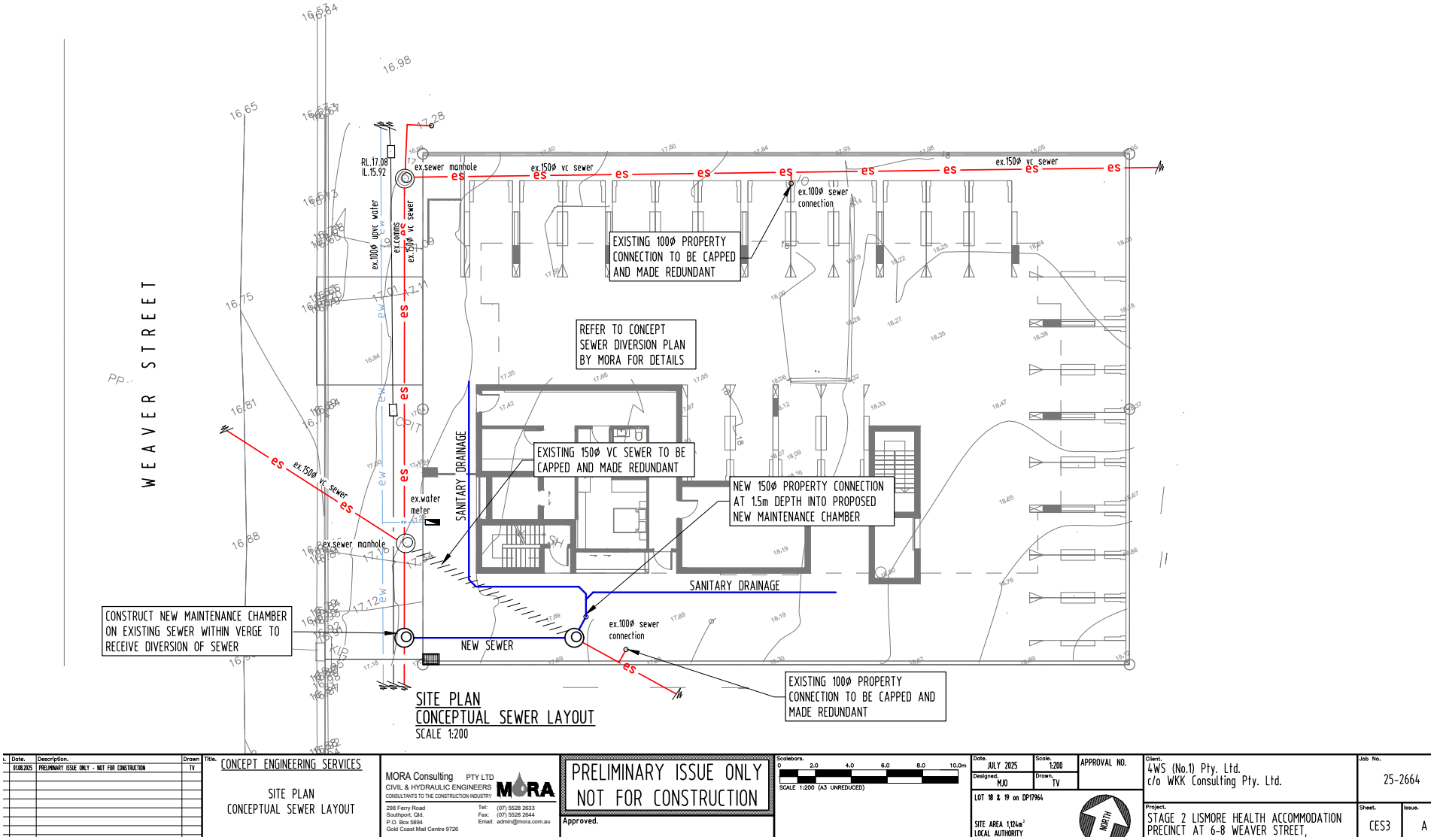
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:500
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
Sheet. CES1 | Issue. A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100ø WATER SERVICE IN WEAVER STREET VERGE
ex.water meter
NEW 150ø PROPERTY CONNECTION AT 1.5m DEPTH INTO PROPOSED NEW MAINTENANCE CHAMBER
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
PRELIMINARY ISSUE ONLY NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
APPROVAL NO.
LOT 18 & 19 on DP17964
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES2
A



Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL SEWER LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

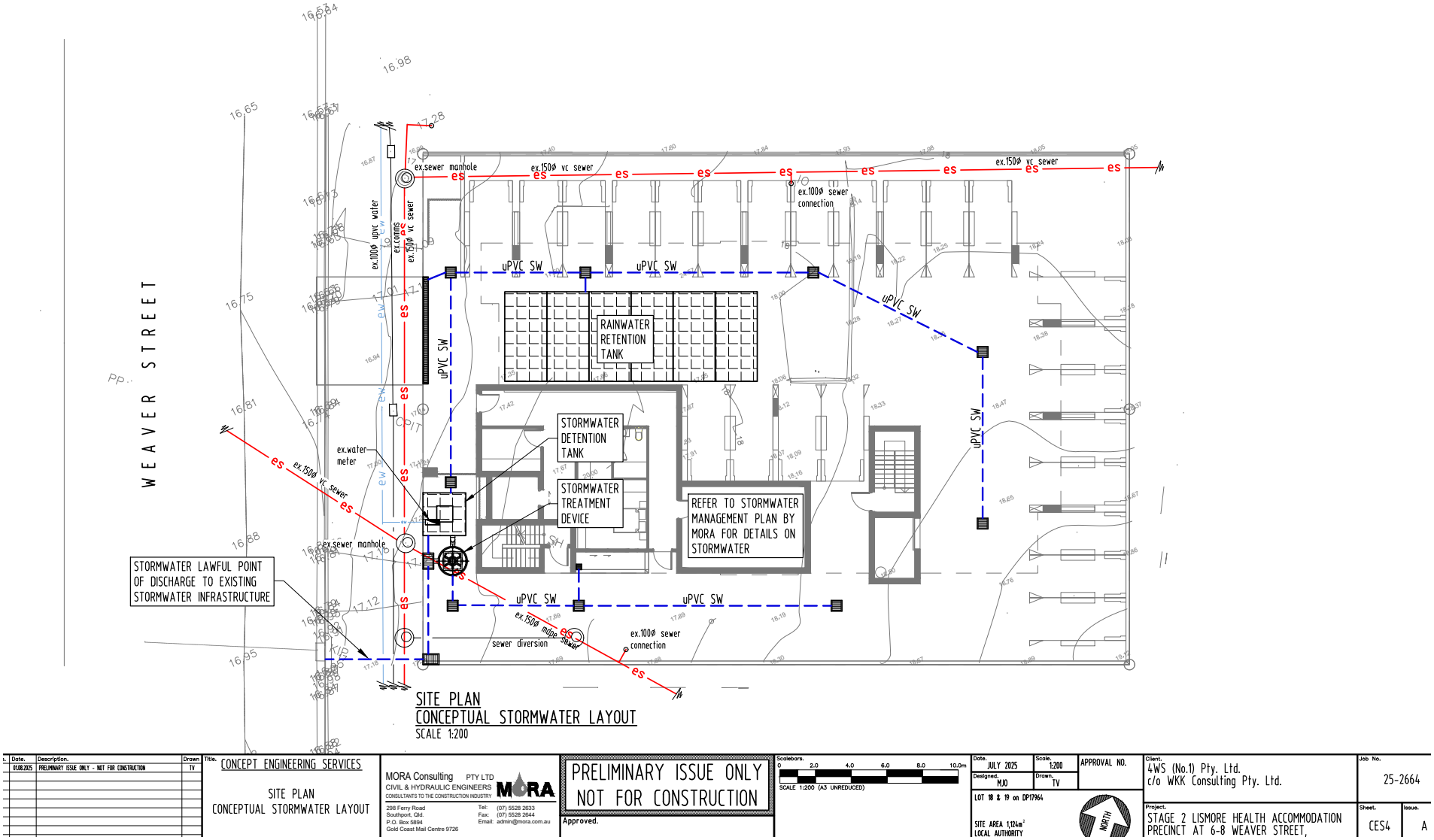
Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH

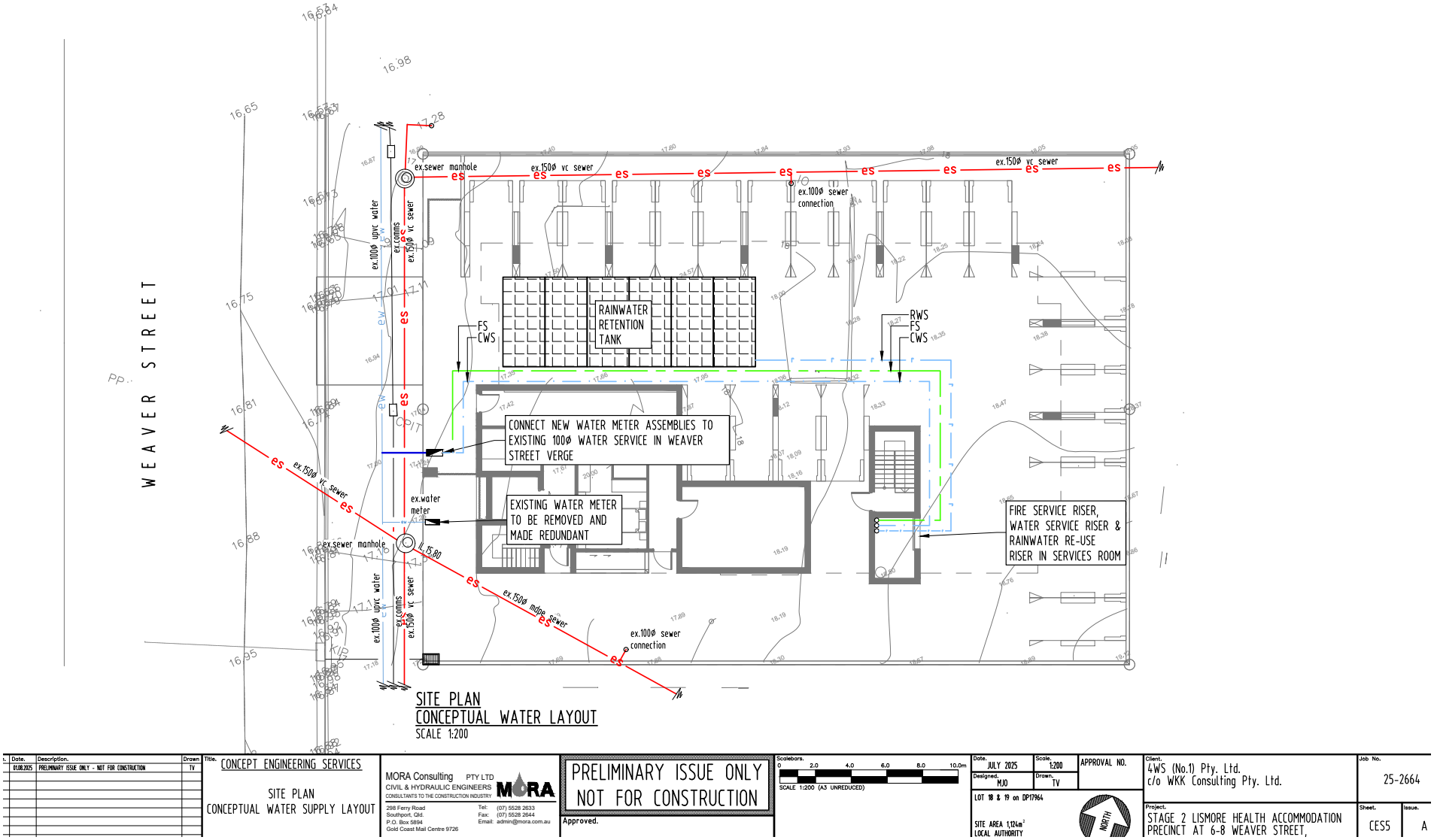
Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,

Sheet. CES3 | Issue. A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
uPVC SW
RAINWATER RETENTION TANK
STORMWATER DETENTION TANK
STORMWATER TREATMENT DEVICE
REFER TO STORMWATER MANAGEMENT PLAN BY MORA FOR DETAILS ON STORMWATER
ex.water meter
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
ex.150ø mdpe sewer
sewer diversion
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road Southport, Qld.
P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)
Date. JULY 2025
Scale. 1:200
Designed. MJO
Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH
Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
Sheet. CES4
Issue. A

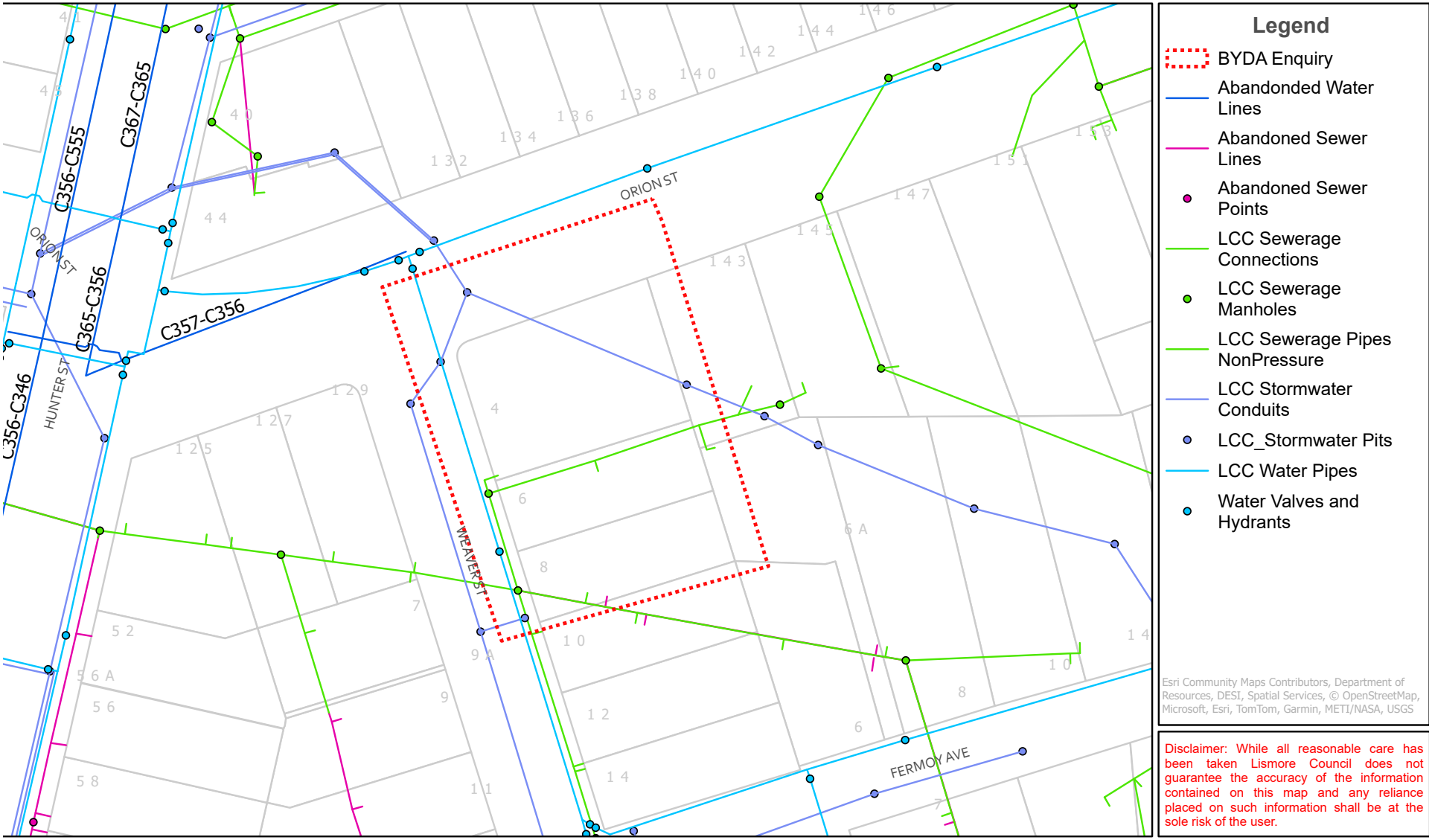

WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
RAINWATER RETENTION TANK
FS
CWS
RWS
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100ø WATER SERVICE IN WEAVER STREET VERGE
EXISTING WATER METER TO BE REMOVED AND MADE REDUNDANT
ex.water meter
FIRE SERVICE RISER, WATER SERVICE RISER & RAINWATER RE-USE RISER IN SERVICES ROOM
ex.150ø mdpe sewer
SITE PLAN
CONCEPTUAL WATER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL WATER SUPPLY LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road Southport, Qld.
P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
APPROVAL NO.
NORTH
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES5
A

APPENDIX C

As Constructed Plans & BYDA

Seq # 259229525

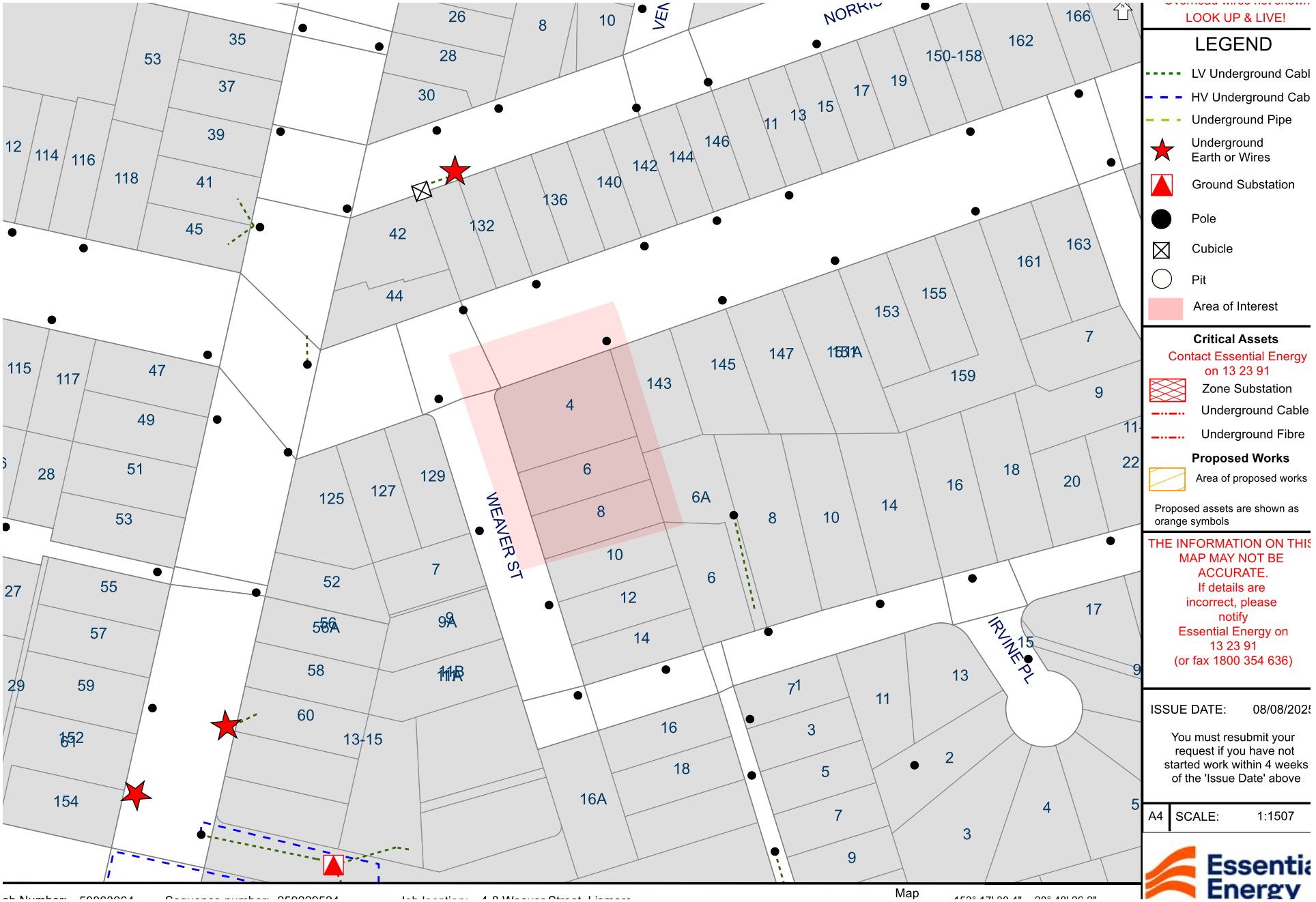
Job site: 4-8 Weaver Street Lismore NSW 2480
Provider: Lismore City Council
Telephone: (02) 6625 0415



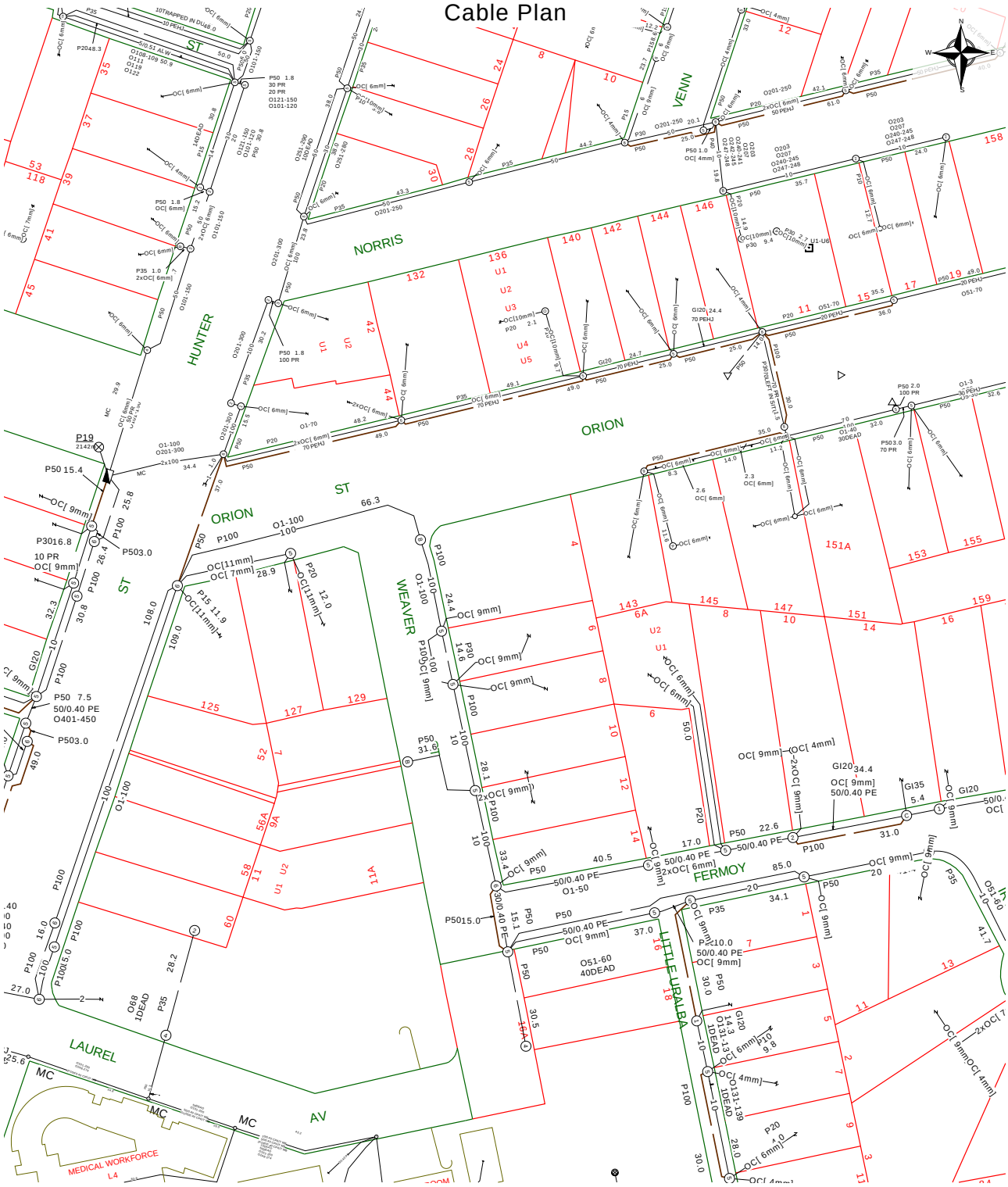
Disclaimer: While all reasonable care has been taken Lismore Council does not guarantee the accuracy of the information contained on this map and any reliance placed on such information shall be at the sole risk of the user.

n an emergency contact contact Lismore City Council on (02) 6625 0415
)8/08/25 (valid for 30 days)

0 10 20 40 Scale 1:1,000


LOOK UP & LIVE!
LEGEND
LV Underground Cabl
HV Underground Cab
Underground Pipe
Underground Earth or Wires
Ground Substation
Pole
Cubicle
Pit
Area of Interest
Critical Assets
Contact Essential Energy on 13 23 91
Zone Substation
Underground Cable
Underground Fibre
Proposed Works
Area of proposed works
Proposed assets are shown as orange symbols
THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.
If details are incorrect, please notify Essential Energy on 13 23 91
(or fax 1800 354 636)
ISSUE DATE: 08/08/2025
You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above
A4 SCALE: 1:1507
Essential Energy
WEAVER ST
IRVINE PL
Map

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/08/2025 09:00:31

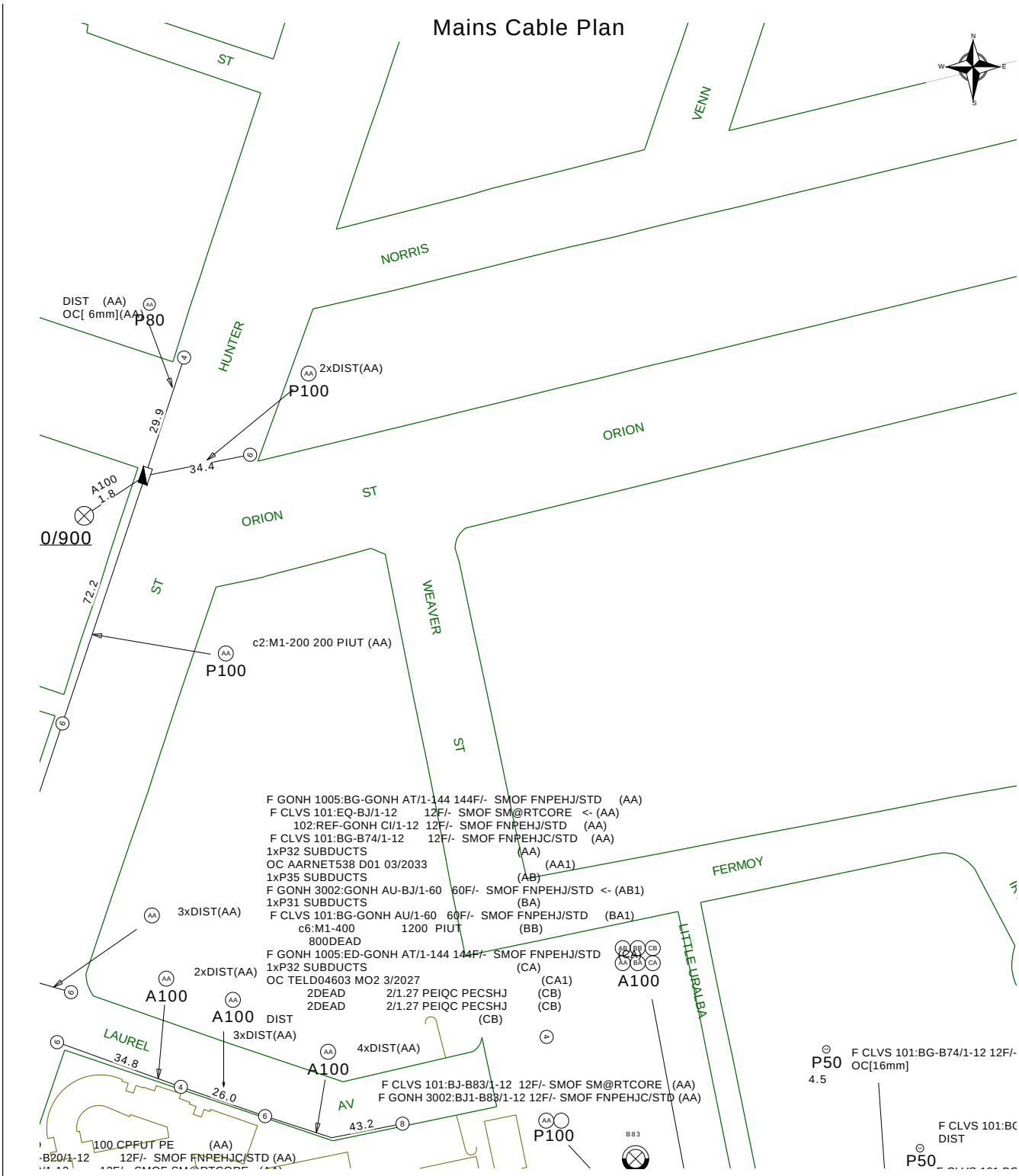
Sequence Number: 259229526

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/08/2025 09:00:37

Sequence Number: 259229526

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

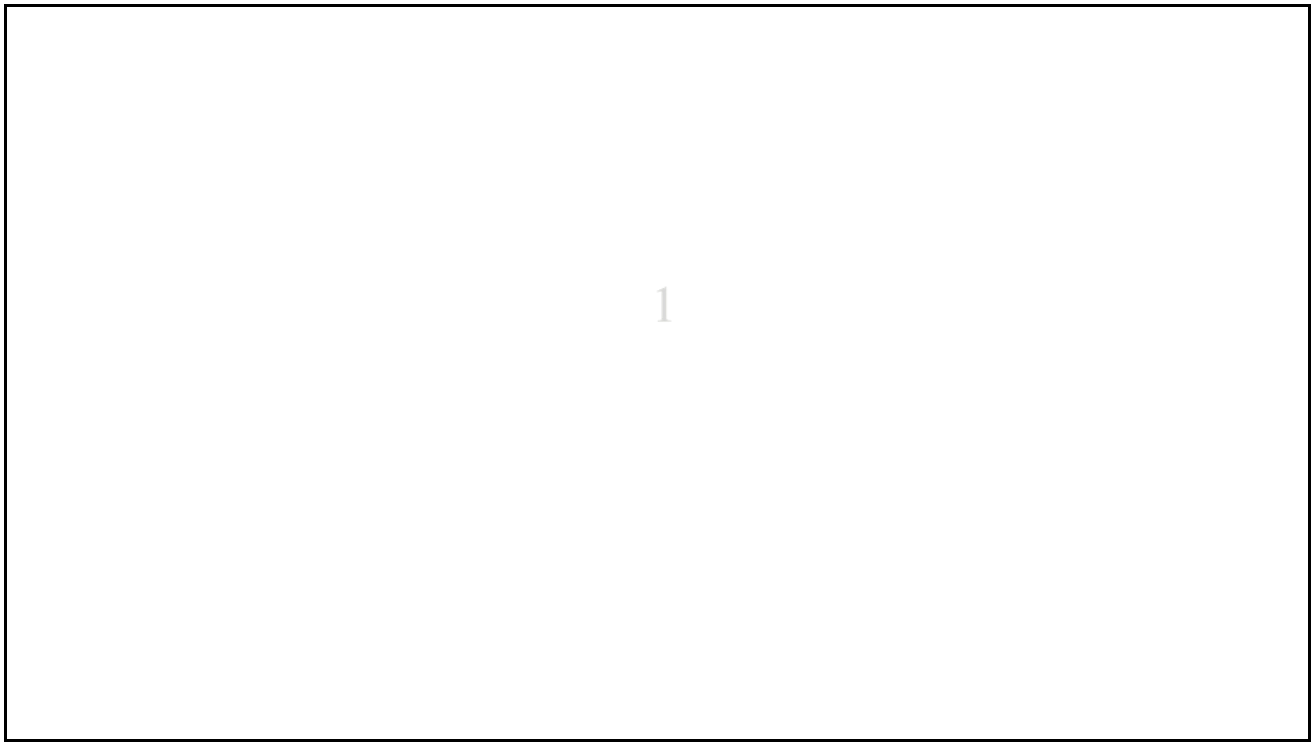
See the Steps- Telstra Duty of Care that was provided in the email response.

To: Michael O'Regan
Phone: Not Supplied
Fax: Not Supplied
Email: admin@mora.com.au

Dial before you dig Job #:	50863964
Sequence #	259229523
Issue Date:	07/08/2025
Location:	4-8 Weaver Street , Lismore , NSW , 2480

BEFORE YOU DIG www.byda.com.au
Zero Damage - Zero Harm

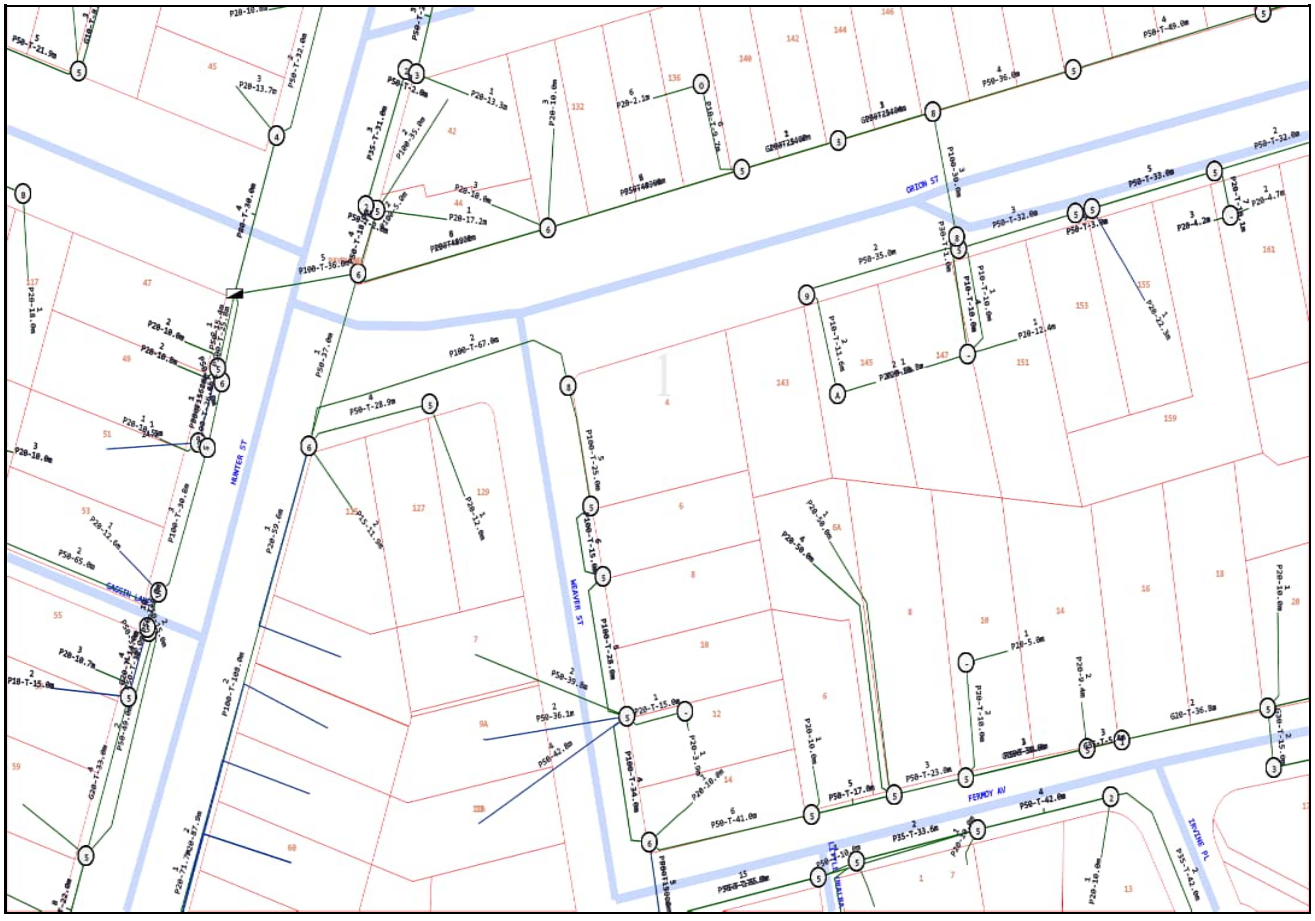
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



LEGEND

nbn™

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILLED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT.
ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

- Summary Drainage
- es — ex.Sewer
- ex.Sanitary
- Water Main
- ex.Water main
- Fire Service
- ex.Fire Service
- Hot Water
- ex.Hot Water
- Warm Water
- ex.Warm Water
- Cold Water
- ex.Cold Water
- Recycled Water
- ex.Recycled Water
- Stormwater
- ex.Stormwater
- Vent
- ex.Vent
- Gas
- Trade Waste
- Rising Main
- Non-Potable Water
- ex.Non-Potable Water
- Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

DIAL BEFORE YOU DIG www.1100.com.au

STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPT ENGINEERING SERVICES

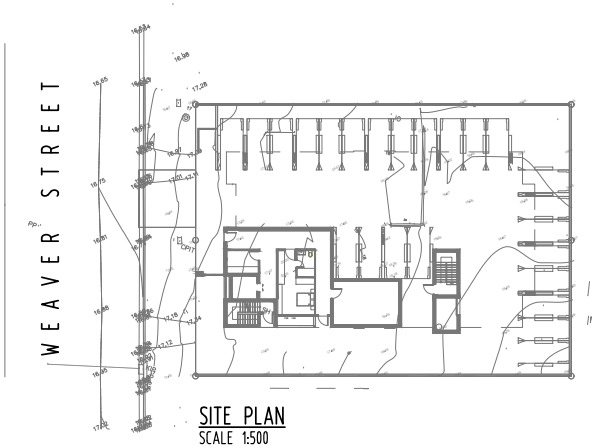
CES1	NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN
CES2	SITE PLAN - CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
CES3	SITE PLAN - CONCEPTUAL SEWER LAYOUT
CES4	SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
CES5	SITE PLAN - CONCEPTUAL WATER LAYOUT



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN

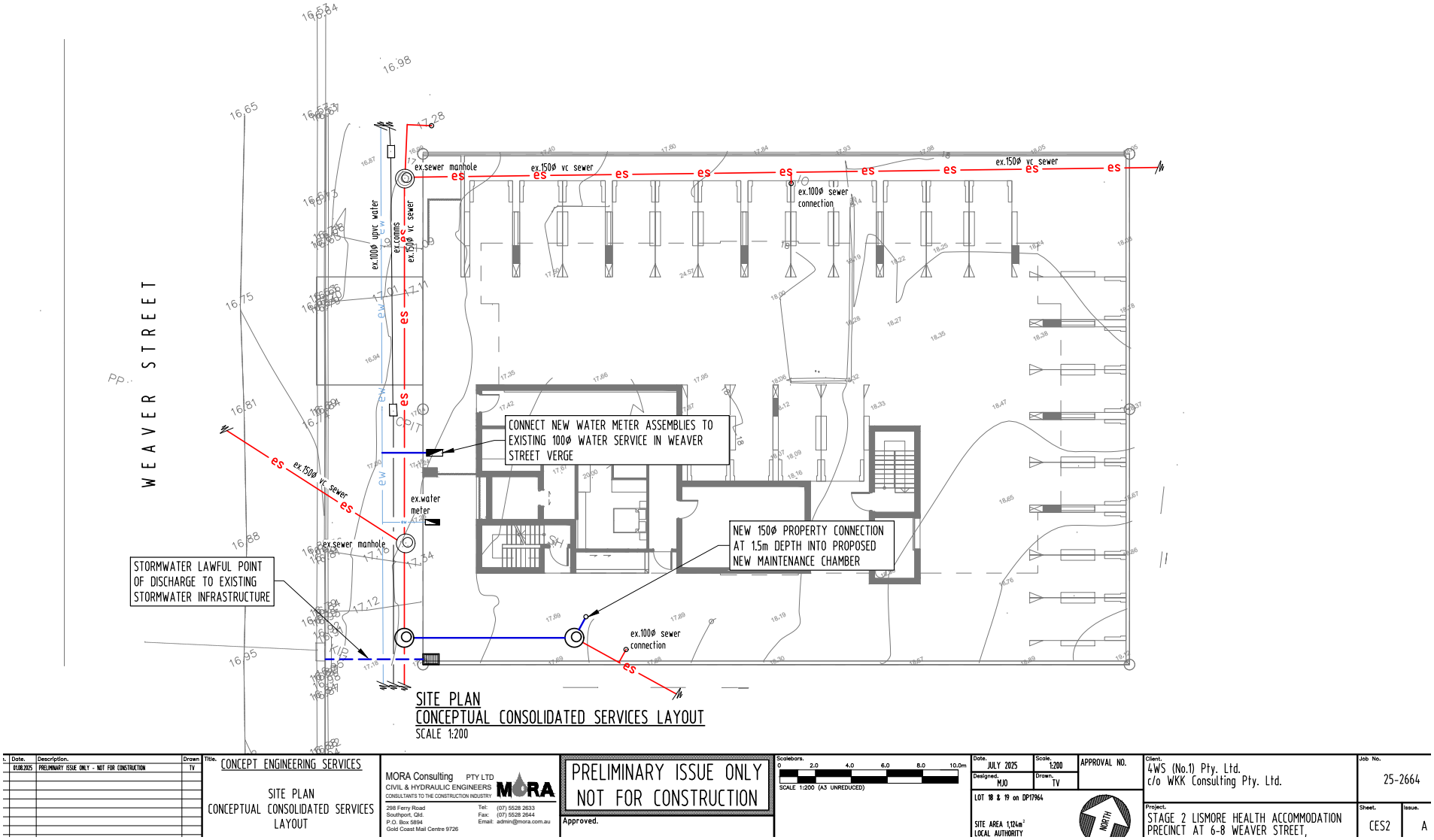
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld. P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633 Fax: (07) 5528 2644 Email: admin@mora.com.au

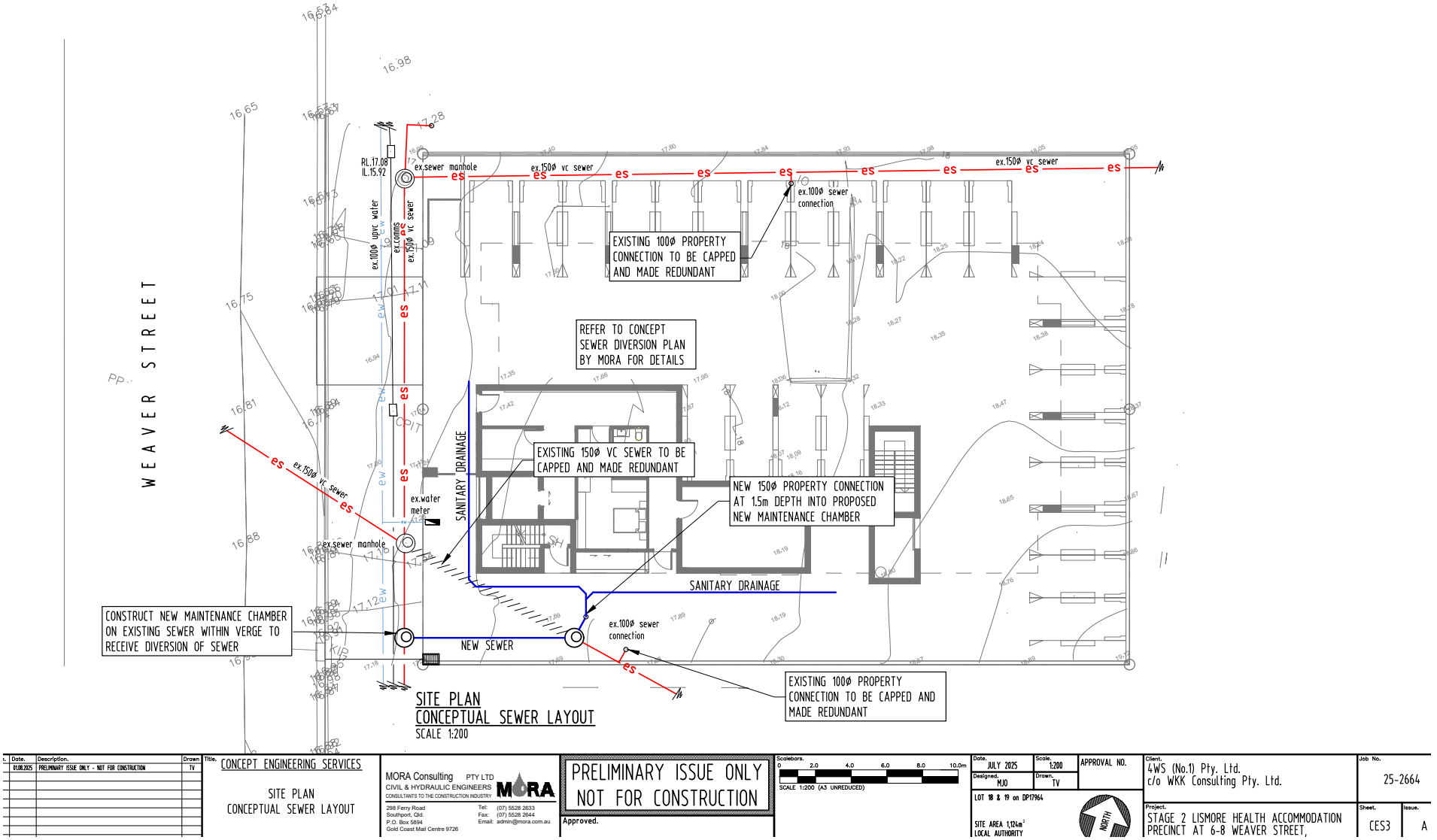
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

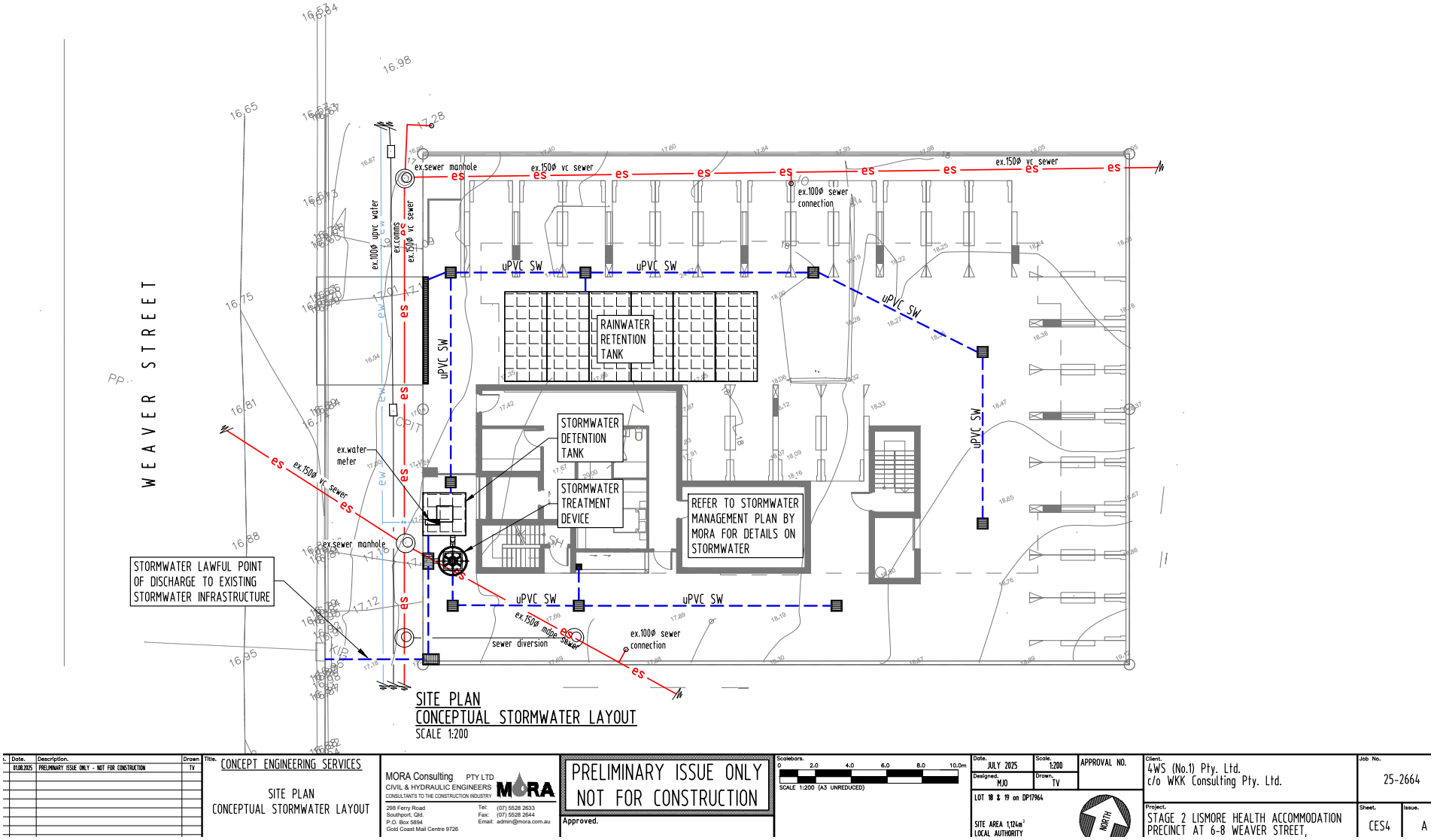
Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

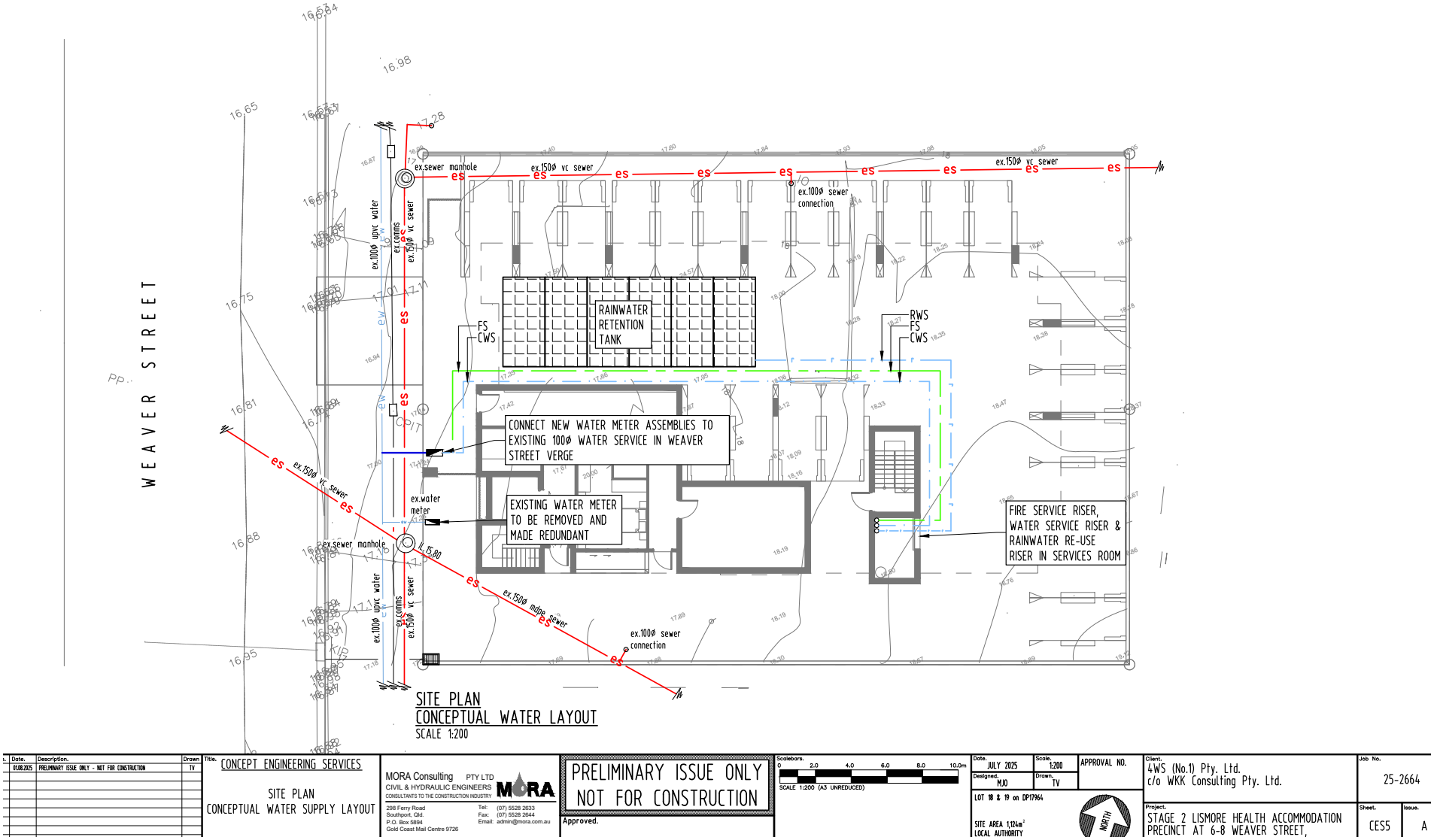
Date. JULY 2025 | Scale. 1:500
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
Sheet. CES1 Issue. A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100ø WATER SERVICE IN WEAVER STREET VERGE
ex.water meter
NEW 150ø PROPERTY CONNECTION AT 1.5m DEPTH INTO PROPOSED NEW MAINTENANCE CHAMBER
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
LOT 18 & 19 on DP17964
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES2
A


WEAVER STREET
RL.17.08
IL.15.92
ex.sewer manhole
ex.150ø vc sewer
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
ex.100ø sewer connection
EXISTING 100ø PROPERTY CONNECTION TO BE CAPPED AND MADE REDUNDANT
REFER TO CONCEPT SEWER DIVERSION PLAN BY MORA FOR DETAILS
EXISTING 150ø VC SEWER TO BE CAPPED AND MADE REDUNDANT
NEW 150ø PROPERTY CONNECTION AT 1.5m DEPTH INTO PROPOSED NEW MAINTENANCE CHAMBER
SANITARY DRAINAGE
ex.water meter
ex.sewer manhole
CONSTRUCT NEW MAINTENANCE CHAMBER ON EXISTING SEWER WITHIN VERGE TO RECEIVE DIVERSION OF SEWER
NEW SEWER
ex.100ø sewer connection
EXISTING 100ø PROPERTY CONNECTION TO BE CAPPED AND MADE REDUNDANT
SITE PLAN
CONCEPTUAL SEWER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL SEWER LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES3
A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
uPVC SW
RAINWATER RETENTION TANK
STORMWATER DETENTION TANK
STORMWATER TREATMENT DEVICE
REFER TO STORMWATER MANAGEMENT PLAN BY MORA FOR DETAILS ON STORMWATER
ex.water meter
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
ex.150ø mdpe sewer
sewer diversion
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
JULY 2025
1:200
MJO
TV
LOT 18 & 19 on DP17964
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES4
A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
RAINWATER RETENTION TANK
FS
CWS
RWS
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100ø WATER SERVICE IN WEAVER STREET VERGE
ex.water meter
EXISTING WATER METER TO BE REMOVED AND MADE REDUNDANT
FIRE SERVICE RISER, WATER SERVICE RISER & RAINWATER RE-USE RISER IN SERVICES ROOM
IL 15.80
ex.150ø mdpe sewer
SITE PLAN
CONCEPTUAL WATER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL WATER SUPPLY LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road Southport, Qld.
P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)
Date. JULY 2025
Scale. 1:200
Designed. MJO
Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH
Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
Sheet. CES5
Issue. A

MORA Consulting PTY LTD
Project Managers, Civil and Hydraulic Engineers
Consultants to the Construction Industry

ABN 64 093 037 079

STORMWATER MANAGEMENT PLAN

For

Stage 1

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

AT

4 Weaver Street, Lismore NSW

Issue No. 1

8th August 2025

Prepared For
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Prepared By
MORA Consulting Pty.Ltd.
ACN 093 037 079

Job Reference No: 25-2664

HEADOFFICE
298 Ferry Road,
Southport QLD 4215
Tel: (07) 5528 2633

WEB ADDRESS:
www.mora.com.au

CORRESPONDENCE:
PO Box 5894 GCMC 9726
admin@mora.com.au

DOCUMENT CONTROL SHEET

Report Details:

Report: **Author(s):** **File Reference:**	Stormwater Management Plan Travis Vine 2664-SMP-Stage 1
Project Leader: **Phone:** **Email:**	Michael O'Regan 07 5528 2633 admin@mora.com.au
Client: **Client Contact:** **Email:**	4WS(No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd. Wayne Kennedy (WKK Consulting Pty. Ltd.) wayne.k92@outlook.com
Synopsis:	This report presents the Stormwater Management Plan for the proposed health accommodation precinct at 4 Weaver Street, Lismore. It has been developed in accordance with the Local Authorities and State Government's Guidelines and relevant Industry Standards. These works establish site conditions and stormwater management controls upon which the development is planned.

Revision History:

Issue	Date	Author	Reviewer	Approved
1	08.08.2025	Travis Vine	Renee Anderson	Michael O'Regan

Recipients are responsible for eliminating any previous issues in their possession.

The information contained in this report is provided in good faith in belief that no information opinions or recommendations made are misleading. All comments and opinions given in this report are based on survey information or (where applicable) the Local Authority's as built documentation or documentation supplied by the Client, third parties or Client's representative. MORA Consulting Pty Ltd, it's Agents and Employees, explicitly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from this report or any of the written or oral communications transmitted to the Client or any third party. Acceptance of this document denotes acceptance of these terms.

Copyright © MORA Consulting Pty. Ltd.

TABLE OF CONTENTS

1.0 INTRODUCTION 3

2.0 SITE DESCRIPTION 3
2.1 TOPOGRAPHY 3
2.2 VEGETATION 3
2.3 SOILS 3

3.0 PROPOSED DEVELOPMENT 4

4.0 HYDROLOGICAL DETAILS 4
4.1 EXISTING HYDROLOGY 4
4.2 MODIFIED HYDROLOGY 4
4.3 LAWFUL POINT OF DISCHARGE 4

5.0 ON-SITE STORMWATER DETENTION (OSD) 5
5.1 DISCHARGE LIMITS 5
5.2 DETENTION CALCULATIONS 5
5.3 OSD SITING 5

6.0 STORMWATER (QUALITY) MANAGEMENT PLAN 6
6.1 OBJECTIVES 6
6.2 PERFORMANCE CRITERIA 6
6.3 POLLUTANT SOURCES & QUANTITY 6
6.4 CONSTRUCTION STORMWATER MANAGEMENT 6
6.5. OPERATIONAL STORMWATER MANAGEMENT 7
6.6 IMPLEMENTATION STRATEGY 8
6.7 MONITORING 9
6.8 MAINTENANCE 9
6.9 AUDITING & REPORTING 9

7.0 CONCLUSIONS 10

REFERENCES 11

APPENDICES 11
APPENDIX A LOCALITY PLAN, SITE SURVEY & BUILDING DESIGN PLANS 11
APPENDIX B CONCEPTUAL STORMWATER MANAGEMENT LAYOUT PLANS 11
APPENDIX C BOM IFD TABLE, & MUSIC MODELLING RESULTS 11
APPENDIX D MAINTENANCE PLANS & CHECKLISTS 11

Copyright © MORA Consulting Pty. Ltd.

1.0 INTRODUCTION

MORA Consulting Pty. Ltd. have been engaged by WKK Consulting Pty. Ltd. to prepare a Stormwater Management Plan (SMP) for the proposed Health Accommodation Precinct at 4 Weaver Street, Lismore NSW.

The objectives of this report are to;

1) Review pre- and post-development catchments and hydrology;
2) Identify the legal point of discharge;
3) Identify management strategies to ensure that stormwater discharge from the development is maintained at pre-developed flows for all storm events up to and including the Q100 storm event;
4) Prepare a stormwater quality management plan that ensures the proposed development complies with the local authority's stormwater quality criteria.
5) Provide a **CONCEPTUAL** stormwater management layout plan indicating how objectives 2, 3 and 4 can be incorporated into the proposed development.

All enquiries in relation to this report should be directed to MORA Consulting Pty Ltd on (07) 5528 2633.

2.0 SITE DESCRIPTION

Street Address - 4 Weaver Street, Lismore NSW

RP Description - Lots 17 on DP17964

Total Site Area - 1,109m^2

Existing Use - Two-Storey Residence

Proposed Use - Five-Storey Building for a Health Accommodation Precinct

Local Authority - Lismore City Council

2.1 TOPOGRAPHY

The site is sloping from the south boundary at approximately RL18.06 to the north boundary fronting Orion Street at approximately RL16.89, this represents a slope of approximately 3%.
Refer to Appendix A, which presents a locality and contour survey of the subject site.

2.2 VEGETATION

Approximately 11% of the site impervious, comprising of the existing two storey residence, the rest of the site is well grassed.

2.3 SOILS

Observations and historical data from the Lismore area indicates that anticipated soil conditions likely to be encountered on site are silty clay.

Copyright © MORA Consulting Pty. Ltd.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a five-storey building for short-term health accommodation. The building includes ground floor carparking, one-bedroom units, shared living & laundry spaces and small private balconies.
The building has two stair wells and one lift.
Appendix A presents a site plan and architectural plans, prepared by Raunik Design Group Architects, of the subject site.

4.0 HYDROLOGICAL DETAILS

4.1 EXISTING HYDROLOGY

The site currently discharges via piped drainage to Weaver Street kerb & Channel, and overland flow to the inlet pit in Orion Street verge via a large, grassed swale and overland flow path.
The subject site has a stormwater overland flow path through the north-eastern part of the site, the site will be set down and shaped to not disturb this overland flow path.

Deemed to comply solution as per Lismore City Council's – Development Control Plan Section 5.3.1.

Pre-Development Peak Stormwater Discharges

Roof Area (C=1)	– 127m^2
Impervious Area (C=0.9)	– 0m^2
Pervious Area (C=0.6)	– 982m^2
1yr ARI 5-minute design storm	– 103mm/hr
10yr ARI 5-minute design storm	– 182mm/hr
1yr pre-development peak discharge	– 20.49L/s
10yr pre-development peak discharge	– 36.20L/s

4.2 MODIFIED HYDROLOGY

Post-Development Peak Stormwater Discharges

Roof Area (C=1)	– 472m^2
Impervious Area (C=0.9)	– 400m^2
Pervious Area (C=0.6)	– 237m^2
1yr ARI 5-minute design storm	– 103mm/hr
10yr ARI 5-minute design storm	– 182mm/hr
1yr post-development peak discharge	– 27.87L/s
10yr post-development peak discharge	– 49.25L/s

4.3 LAWFUL POINT OF DISCHARGE

The lawful point of discharge is via piped stormwater drainage to a stormwater gully within Weaver Street.

This location is easily accessed and under the lawful control of the Local Authority and discharge at these locations will not cause an actionable nuisance. WSUD and on-site stormwater detention will be incorporated into the stormwater drainage design of the development.

Copyright © MORA Consulting Pty. Ltd.

5.0 ON-SITE STORMWATER DETENTION (OSD)

5.1 DISCHARGE LIMITS

The 'deemed to comply' solution to meet the 'stormwater quantity' performance criteria is a stormwater detention system designed to attenuate the 1-year ARI and 10-year ARI peak discharges to pre-development levels.

5.2 DETENTION CALCULATIONS

Detention calculations for the proposed development have been based on the deemed to comply solution as per Lismore City Council's – Development Control Plan Section 5.3.1. and the following assumptions:

Peak Stormwater Discharges

1yr pre-development peak discharge – 20.49L/s
1yr post-development peak discharge – 27.87L/s
10yr pre-development peak discharge – 36.20L/s
10yr post-development peak discharge – 49.25L/s

Post-Development storage volume to attenuate 1yr & 10yr ARI storm peak discharges to pre-development levels.

1yr storage volume [(27.87-20.49) x 300] - 2,214L
10yr storage volume [(49.25-36.20) x 300] - 3,915L

Table 5.2 – OSD & Discharge Limit Calculation Summary

ARI (years)	Q Limit (l/s)	OSD Volume (L)
1	20.49	2,214
10	36.20	3,915

Refer to Appendix C for detailed assumptions & calculations.

5.3 OSD SITING

The volumes described in section 5.2 can be accommodated within the proposed detention tank in accordance with the below.

OSD: Stormwater

Detention provided (900h Atlan FlowVault Cube) = 4,085L

Total OSD Required = 3,915L
Total OSD Provided = 4,085L

Copyright © MORA Consulting Pty. Ltd.

6.0 STORMWATER (QUALITY) MANAGEMENT PLAN

6.1 OBJECTIVES

The objective of this SMP is to:

1) Ensure that the proposed development complies with "Lismore City Council's – Development Control Plan" (1)

6.2 PERFORMANCE CRITERIA

Lismore City Councils' Development Control Plan(1) lists pollutant treatment objectives as setout below.

75% reduction in Total Suspended Solids (TSS)
65% reduction in Total Phosphorous (TP)
40% reduction in Total Nitrogen (TN)
90% reduction in Gross Pollutants

6.3 POLLUTANT SOURCES & QUANTITY

The following pollutants affect objectives outlined in Section 6.1 have been identified as those that may be produced as a result of construction and operational activities.

Construction Phase

- *Sediments* – sediment exposed during the disturbance of the site, unprotected stockpiles during earthworks.
- *Hydrocarbons* – greases and oils from plant and equipment operation, accidental spills, leaks.
- *Gross pollutants*– litter and debris from workers and activities involved in construction.
- *Acid or Alkaline substances* – cement slurries, wash waters etc.
- *Toxic Materials* – cleaning agents, wash waters etc.

Operational Phase

- *Sediments* – from organic matter, landscaped areas, weathering of buildings, pavements and structures, car washing, etc.
- *Gross pollutants* – litter and debris from spills and accidents, inappropriate rubbish storage and management, pedestrians etc.
- *Nutrients* – from organic matter, fertiliser, detergents (washing of vehicles), etc.
- *Hydrocarbons* – greases and oils from vehicle parking areas, oil leaks on driveways etc.
- *Surfactants* – detergent runoff from vehicle washing.
- *Heavy Metals* – are often associated with fine sediment.
- *Oxygen Demanding Substances* – organic and chemical matter.

6.4 CONSTRUCTION STORMWATER MANAGEMENT

A large risk of stormwater pollution will occur from the site during the construction phase due to erosion on and sediment transportation off site to the receiving environment. The majority of this risk results from construction activities disturbing the site and exposing areas of soil to the direct erosive influences of the environment.

Copyright © MORA Consulting Pty. Ltd.

6.5. OPERATIONAL STORMWATER MANAGEMENT

6.5.1 Atlan Vault - Detention

To achieve detention requirements and no worsening of peak flows, One Atlan Vault Cube is required at 2,407mm Long, 2,360mm Wide and 900mm Internal height totalling 4,085L total detention storage.



A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance. The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

6.5.2 Atlan Vault - Retention

The deemed to comply solutions as per Lismore Development Control Plan, requires 1.5kL of rainwater retention per toilet and 0.05kL of rainwater retention per m^2 of landscape. The development comprises of 39 toilets and 237m^2 of landscaping. This results in 70,350L of required rainwater retention.



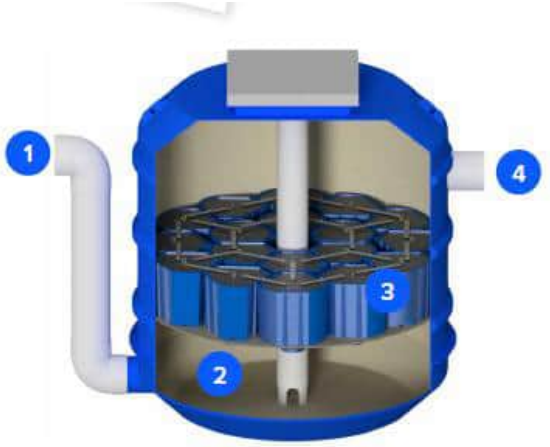
To achieve required rainwater harvesting requirements, Five Atlan Vaults are required at 5,030mm Long, 2,360mm Wide and 1464mm Internal height totalling 74,460L total rainwater retention storage.

A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance. The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

Copyright © MORA Consulting Pty. Ltd.

6.5.3 Atlan FlowFilter

To achieve the required average annual pollutant load reduction targets, one Atlan Flowfilter is required with a total of 5 filter cartridges flowing 20L/s (FLF.1500/5.A.225.PVC)



This innovative approach to stormwater treatment uses an up-flow filtration process. With minimal head drop required between inlet and outlet.
The stormwater is treated within the unit by the following processes: sedimentation, filtration, adsorption, and precipitation.

6.6 Implementation Strategy

MUSIC modelling was performed to analyse water quality from various water sensitive urban designs (WSUD) to achieve the performance criteria stated in Section 6.2. The modelling compares the developed site without and with WSUD incorporated to analyse pollutant load reductions.

MUSIC is a software-modelling package that simulates runoff, sediment, nutrient and gross pollutant generation and movement through typical components of an urban stormwater drainage system. MUSIC modelling was performed to accordance with Water by Design, MUSIC Modelling Guidelines, SEQ Healthy Waterways Partnership Brisbane, 2010 to analyse improved water quality from various WSUDs to achieve the performance criteria stated in Section 6.2. Appendix C presents the modelling layouts and results.
The modelled results compare the developed with WSUD source and residual pollutant loads and the corresponding percentage reductions. Table 6.6, on the below presents the annual pollutant loads remaining on the site after WSUD is incorporated into the development with MUSIC.

Table 6.6 Proposed Development Modelled Annual Pollutant Loads

Pollutant	Local Authority Reduction Percentage Targets	Reduction Percentage Achieved
Total Suspended Solids (TSS)	75%	83.1%
Total Phosphorous (TP)	65%	82.6%
Total Nitrogen (TN)	40%	55.2%
Gross Pollutants (GP)	90%	100%

Refer to Appendix C for MUSIC modelling layout and results.

The results in Table 6.6 indicate that the proposed WSUD will achieve the local authority's target.

A Stormwater Management Layout drawing is presented in Appendix B and provides a proposed conceptual layout of the controls described in the following sections.

Copyright © MORA Consulting Pty. Ltd.

6.7 MONITORING

Specific stormwater quality monitoring during the construction or operational phase of the development is not anticipated.

Maintenance monitoring of the stormwater drainage system internal to the site is to be carried out on a regular basis to ensure stormwater drainage is functioning as required. This is to occur at least once per month and can easily be incorporated into the developments landscape gardeners' responsibilities. A summary of maintenance required from these monitoring reviews are presented below.

6.8 MAINTENANCE

The owners of the site should incorporate a regular maintenance program of the stormwater drainage system. This is to include, but not be limited to:

Gutters & Downpipes

- Gutters and downpipes should be checked for leaves and debris and cleaned and flushed as necessary.

Gully Pits & Trench Grates

- Gully pits & trench grates should be checked for debris and cleaned and flushed as necessary.

Swale & Spoon Drains

- Swale drains should be regularly mowed and checked for and debris and cleaned as necessary.

Atlan Vault

- Detention/Retention tanks should be checked for leaves and debris and cleaned and flushed as necessary.

Atlan FlowFilter

- Visually inspect the FlowFilter cartridges and measure the depth of sediment and gross pollutants.
- Use a vacuum truck to remove sump contents as required.
- Cartridge replacement required at 5-7 year intervals.

Detailed maintenance will be covered in the Stormwater Maintenance & Management Plan at a future date.

6.9 AUDITING & REPORTING

Due to water quality testing not being required there will be no auditing and reporting required during the operational phase.

Copyright © MORA Consulting Pty. Ltd.

7.0 CONCLUSIONS

This Stormwater Management Plan has:

1) Reviewed the pre- and post-development catchments and hydrology of the site;

2) Provided detailed calculation and design of mitigation measures to ensure no net increase in peak flows from the site (Refer to section 5.2 and 5.3 of this report); The required onsite detention is **3,915L**, the proposed onsite detention provided is **4,085L**, to meet the 'deemed to comply' solution to attenuate the 1-year ARI and 10-year ARI peak discharges to pre-development levels.

3) Identified the lawful point of discharge, via piped stormwater drainage to a stormwater gully within Weaver Street.

4) Prepared a stormwater quality management plan that complies with Lismore City Council's – Development Control Plan

Controls that are required to be implemented -

a) 74,460L rainwater retention (Five 1464h Atlan FlowVault Rectangle)
b) 4,085L inground detention tank (One 900h Atlan FlowVault Cube)
c) One (1) ATLAN flow filter (1500/5)

5) Provided a Conceptual Stormwater Management Layout Plan (refer to Appendix B) outlining how the various stormwater controls can be incorporated within the development.

MORA Consulting Pty. Ltd.
RPEQ Qld 5793.

REFERENCES

1) "Lismore City Council's – Development Control Plan"

2) *"AS/NZS:3500 Plumbing and Drainage"* Standards Australia/Standards New Zealand 2021".

3) "Australian Rainfall and Runoff", 2016 Edition.

4) "Bureau of Meteorology (BOM)"- "2016 Intensity-Frequency-Duration (IFD) Design Rainfalls", 2016.

APPENDICES

Appendix A **Locality Plan, Site Survey & Building Design Plans**

Appendix B **Conceptual Stormwater Management Layout Plans**

Appendix C **BOM IFD Table, & MUSIC Modelling Results**

Appendix D **Maintenance Plans & Checklists**

Copyright © MORA Consulting Pty. Ltd.

APPENDIX A

Locality Plan, Site Survey & Building Plans

Locality Plan
4 Weaver Street, Lismore NSW

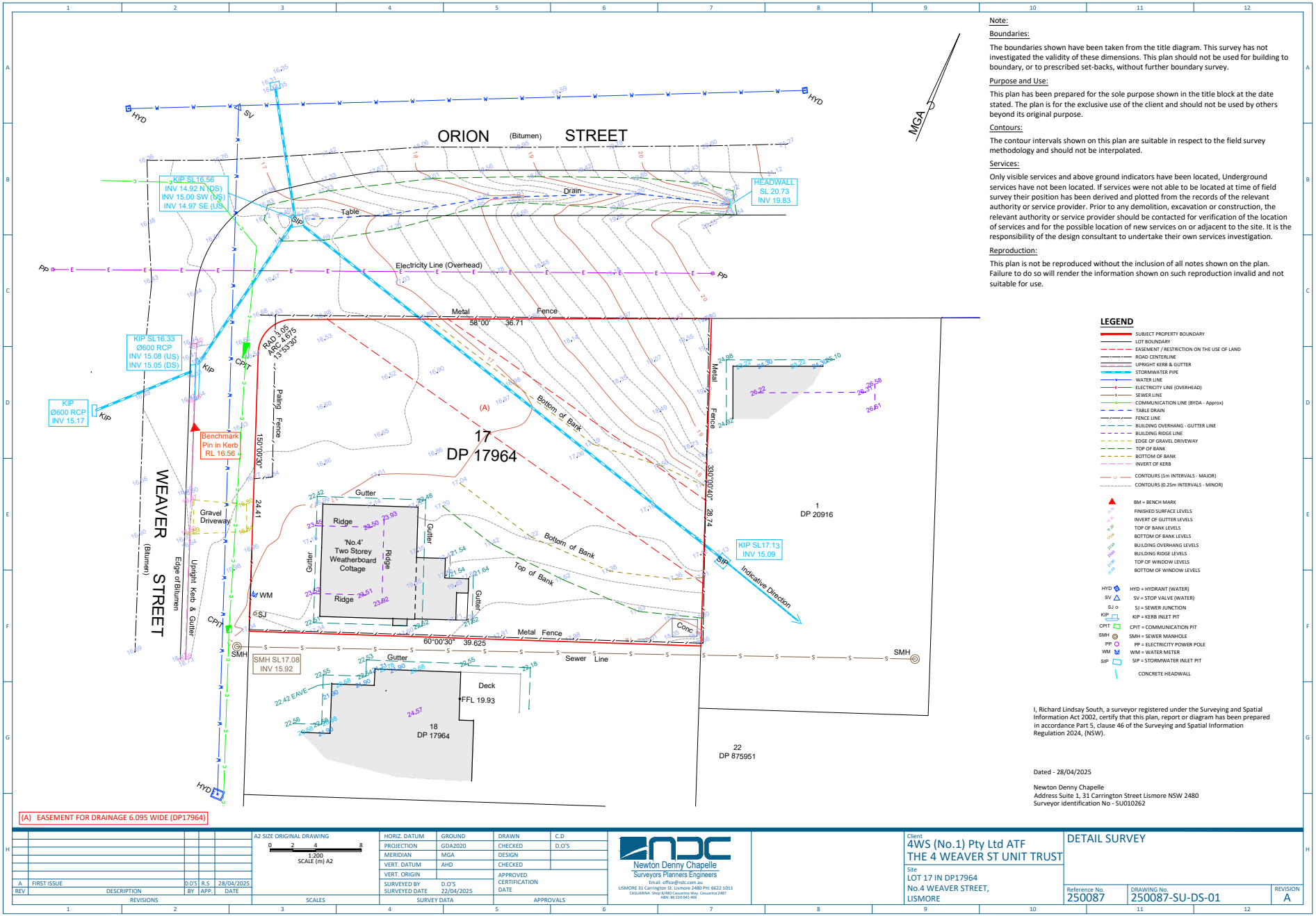


Image 1 – 4 Weaver Street



Image 2 – 4 Weaver Street

Reference: Google Maps



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	D.O'S		
SURVEYED DATE	22/04/2025		

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way. Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	A

PROJECT #25127 - *CONCEPT - 1/05/2025*

4 WEAVER STREET

Lismore, NSW, 2480

FOR

CLIENT COMPANY



RAUNIK design group ARCHITECTS

architects | master planners | interior designers

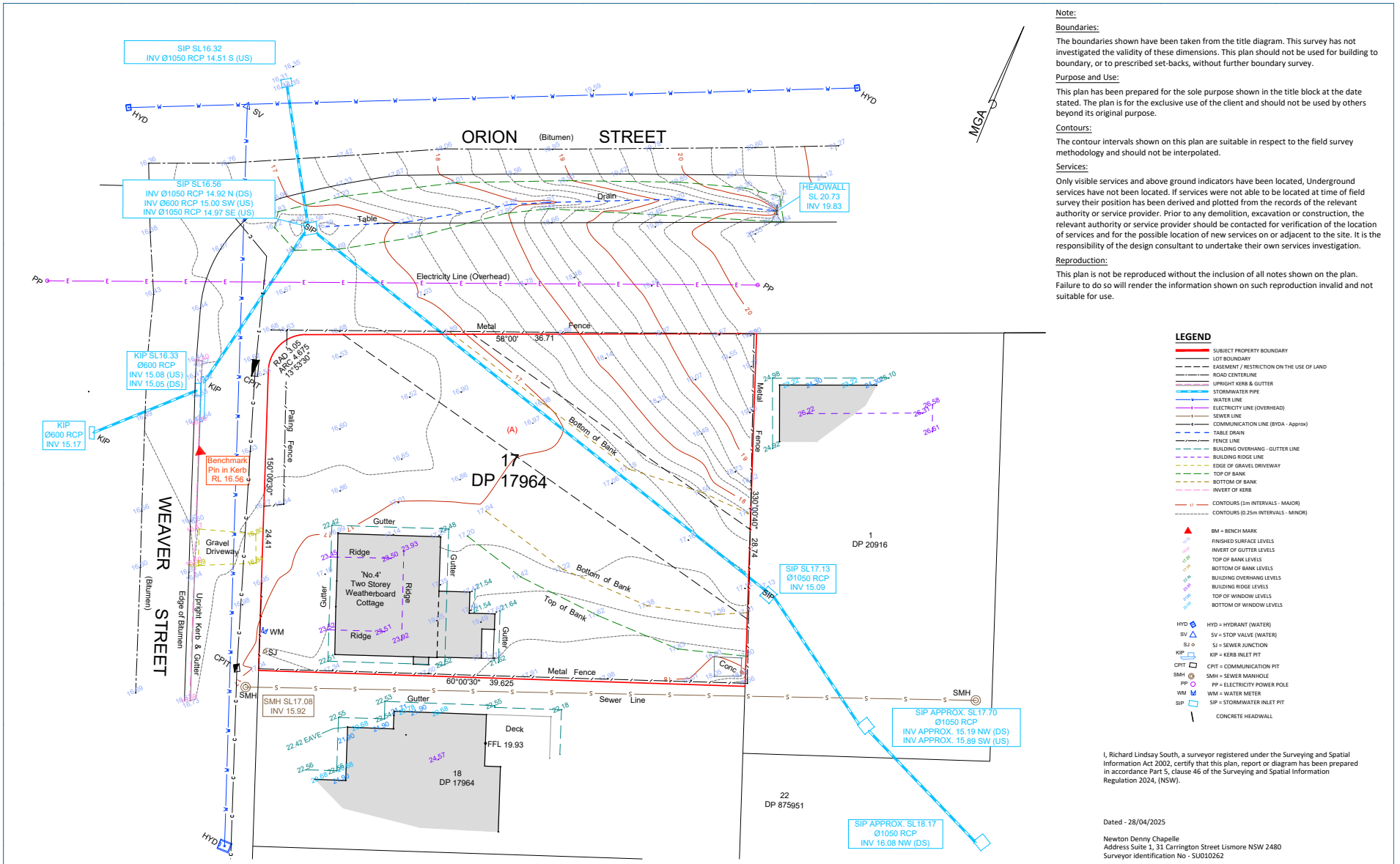
61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	D.O'S	CERTIFICATION	
SURVEYED DATE	22/04/2025	DATE	

SURVEY DATA

APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

LEVEL 1 - GROUNI



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

LEVELS 2-

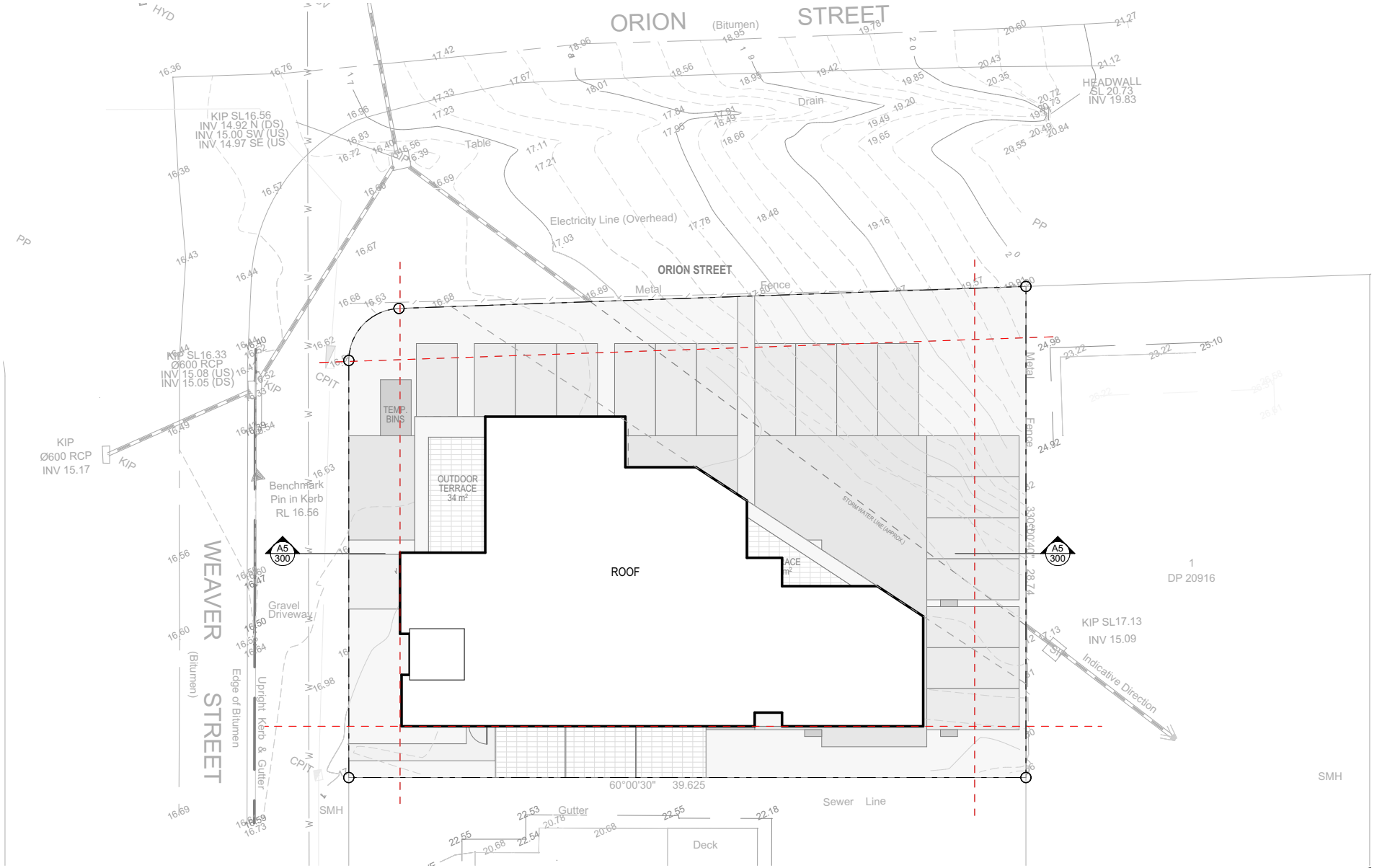
25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1301 RE



Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

LEVEL

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1303 RE

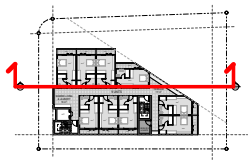


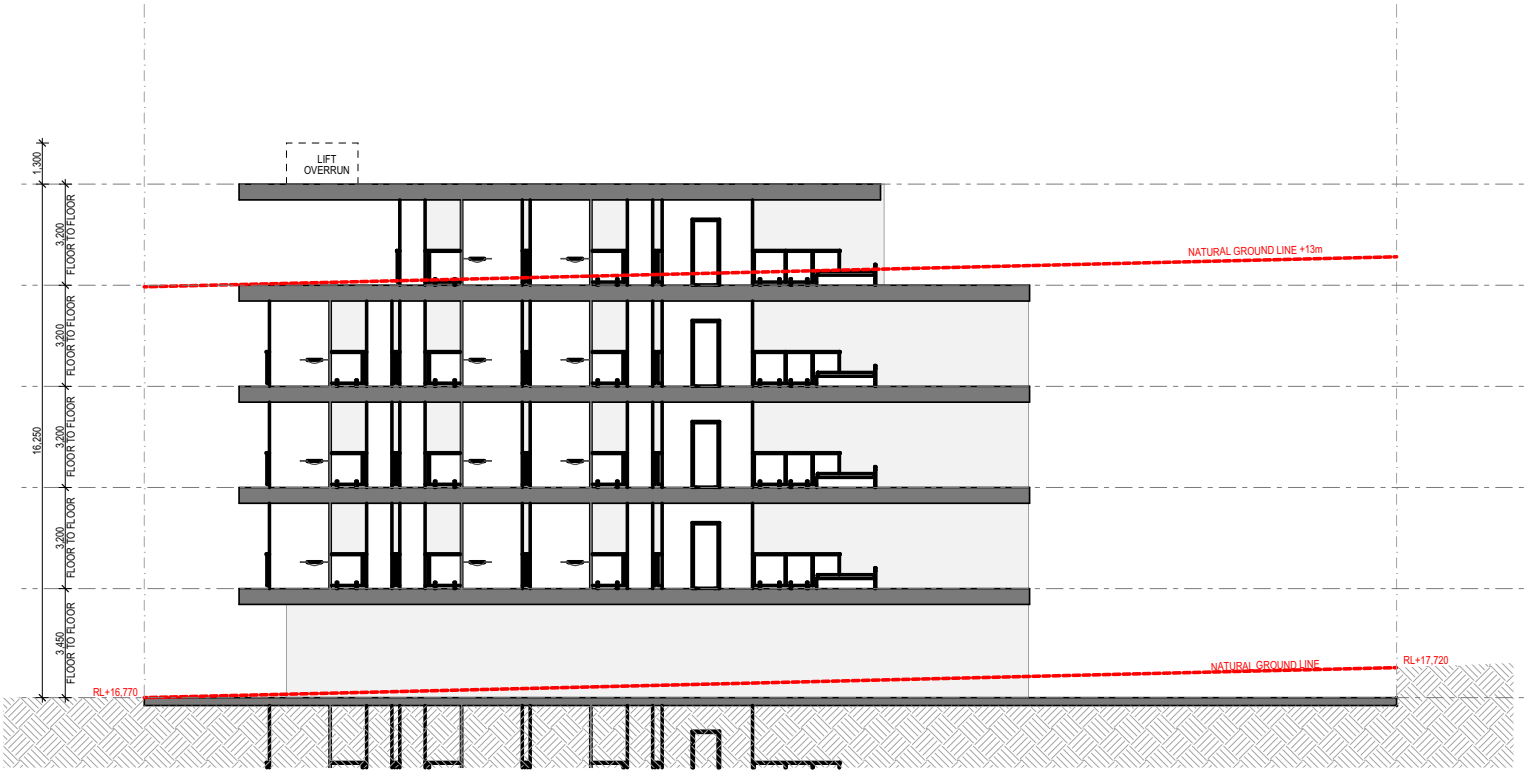
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

@A
ROO

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1303 RE





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

1:150@A

SECTIONS

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 3000 RE

APPENDIX B

Conceptual Stormwater Management Layout Plan

GENERAL NOTES A:

. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.

. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.

. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).

. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.

. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.

. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.

. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.

. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES (UNLESS NOMINATED TO BE PRESERVED), EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.

0. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.

1. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

2. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

3. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT. ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.

4. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.

5. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

6. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.

7. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

	Sanitary Drainage
es	ex.Sewer
esd	ex.Sanitary
	Water Main
ew	ex.Water main
	Fire Service
	ex.Fire Service
	Hot Water
	ex.Hot Water
	Warm Water
	ex.Warm Water
	Cold Water
	ex.Cold Water
r	Recycled Water
r	ex.Recycled Water
	Stormwater
esw	ex.Stormwater
	Vent
	ex.Vent
g	Gas
T	Trade Waste
	Rising Main
np	Non-Potable Water
	ex.Non-Potable Water
ag	Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEERS IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT "DIAL BEFORE YOU DIG" FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPTUAL STORMWATER MANAGEMENT PLAN

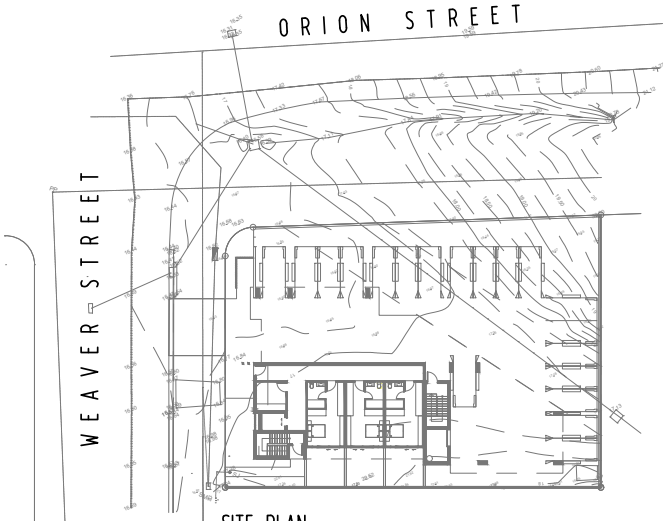
SMP1 NOTES, DRAWING INDEX, LOCALITY PLAN 1, LOCALITY PLAN 2 & SITE PLAN
SMP2 SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
SMP3 DETAILS



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPTUAL STORMWATER PLAN

NOTES, DRAWING INDEX, LOCALITY PLAN & SITE PLAN

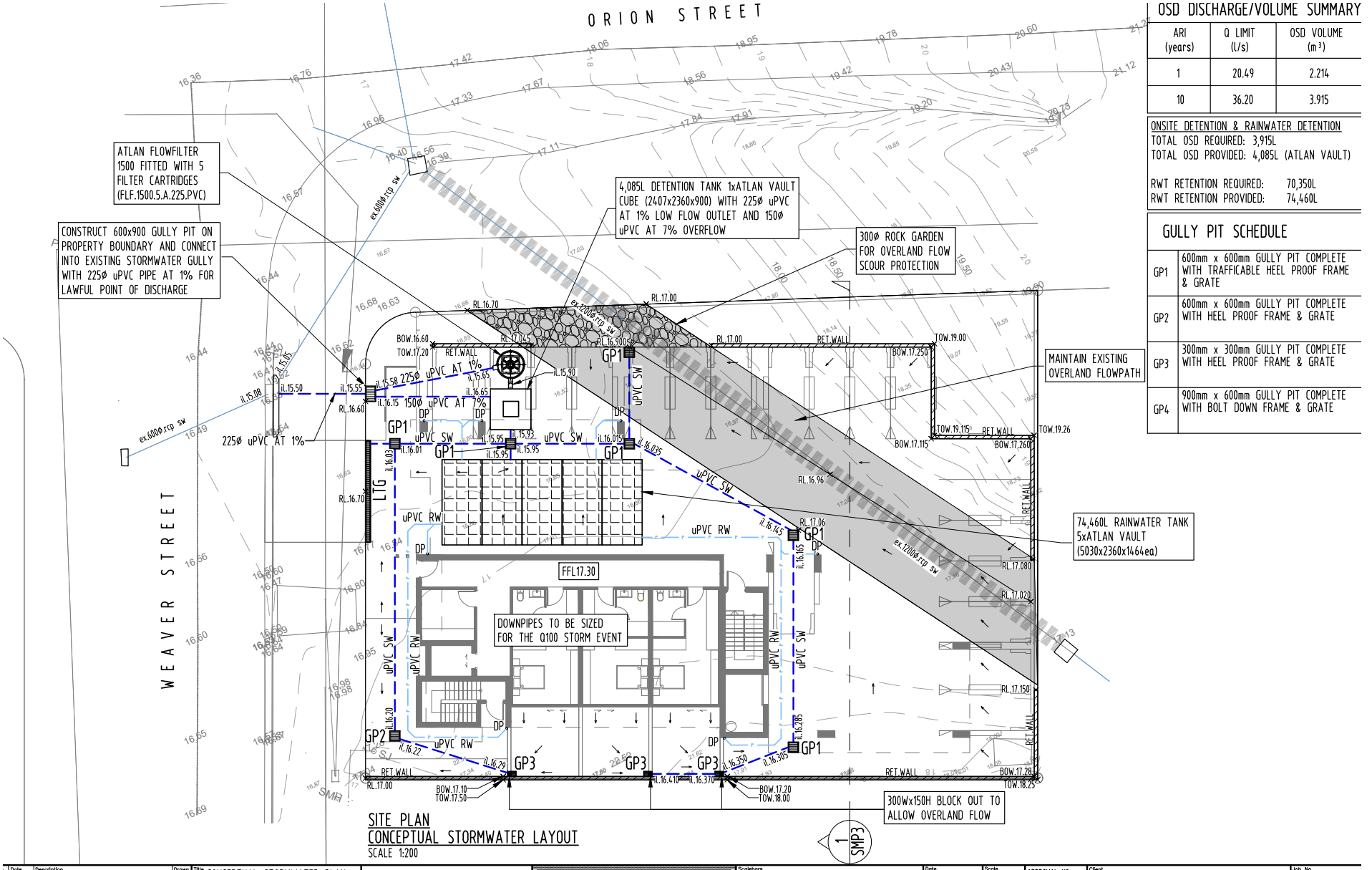
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:500 | APPROVAL NO.
Designed. MJO | Drawn. TV
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. SMP1 | Issue. A



OSD DISCHARGE/VOLUME SUMMARY

ARI (years)	Q LIMIT (l/s)	OSD VOLUME (m^3)
1	20.49	2.214
10	36.20	3.915

ONSITE DETENTION & RAINWATER DETENTION
TOTAL OSD REQUIRED: 3,915L
TOTAL OSD PROVIDED: 4,085L (ATLAN VAULT)

RWT RETENTION REQUIRED: 70,350L
RWT RETENTION PROVIDED: 74,460L

GULLY PIT SCHEDULE

GP1	600mm x 600mm GULLY PIT COMPLETE WITH TRAFFICABLE HEEL PROOF FRAME & GRATE
GP2	600mm x 600mm GULLY PIT COMPLETE WITH HEEL PROOF FRAME & GRATE
GP3	300mm x 300mm GULLY PIT COMPLETE WITH HEEL PROOF FRAME & GRATE
GP4	900mm x 600mm GULLY PIT COMPLETE WITH BOLT DOWN FRAME & GRATE

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPTUAL STORMWATER PLAN
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT

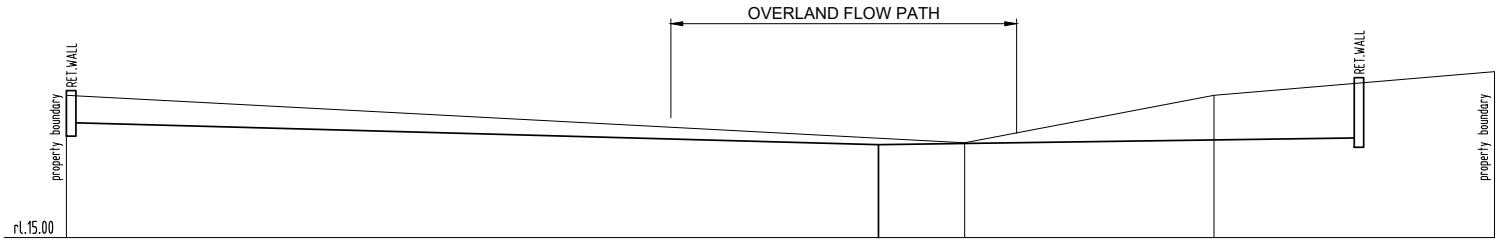
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld. P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633 Fax: (07) 5528 2644 Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

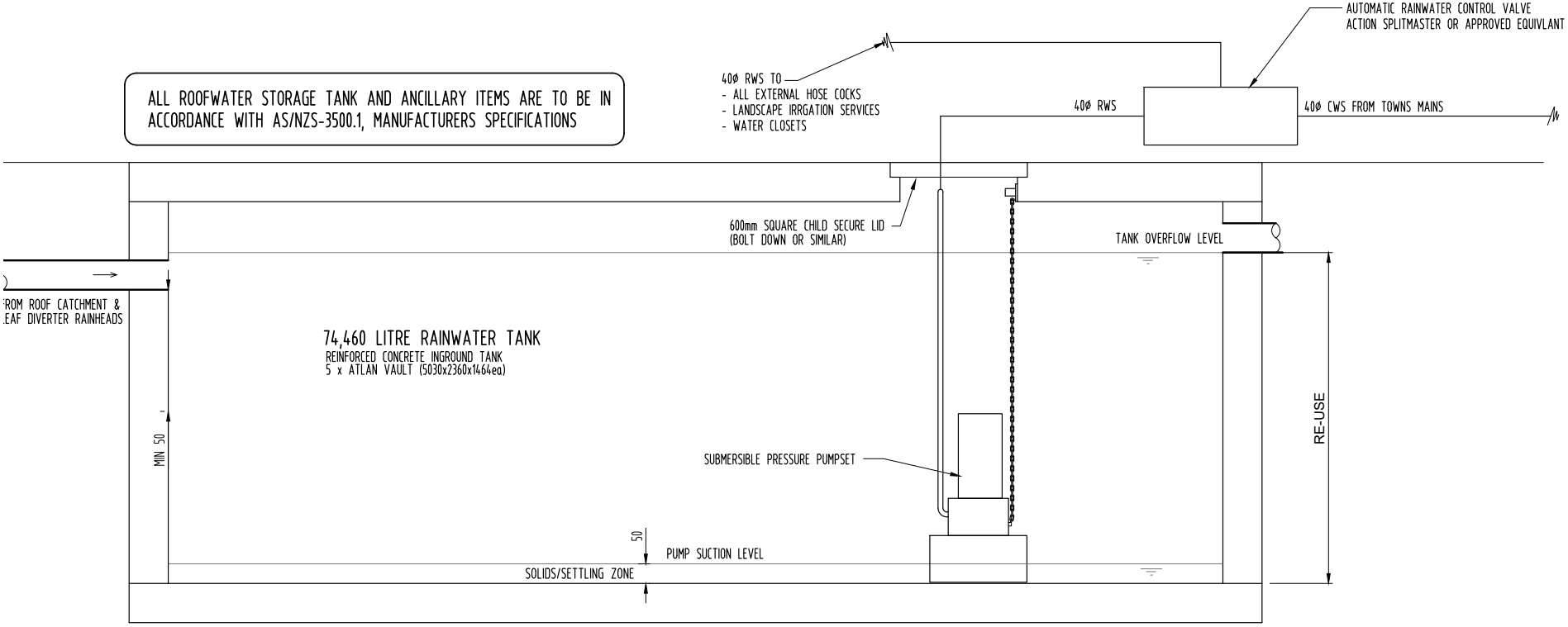
Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. SMP2 | Issue. A



TYPICAL SECTION 1 / SMP2
SCALE: 1:100

ALL ROOFWATER STORAGE TANK AND ANCILLARY ITEMS ARE TO BE IN ACCORDANCE WITH AS/NZS-3500.1, MANUFACTURERS SPECIFICATIONS



DETAIL 1 - RAINWATER STORAGE TANK
DIAGRAMMATIC ONLY, NOT TO SCALE

No.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPTUAL STORMWATER PLAN

DETAILS

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

Sheet. SMP3 | Issue. A

APPENDIX C

BOM IFD Table, & MUSIC Modelling Results

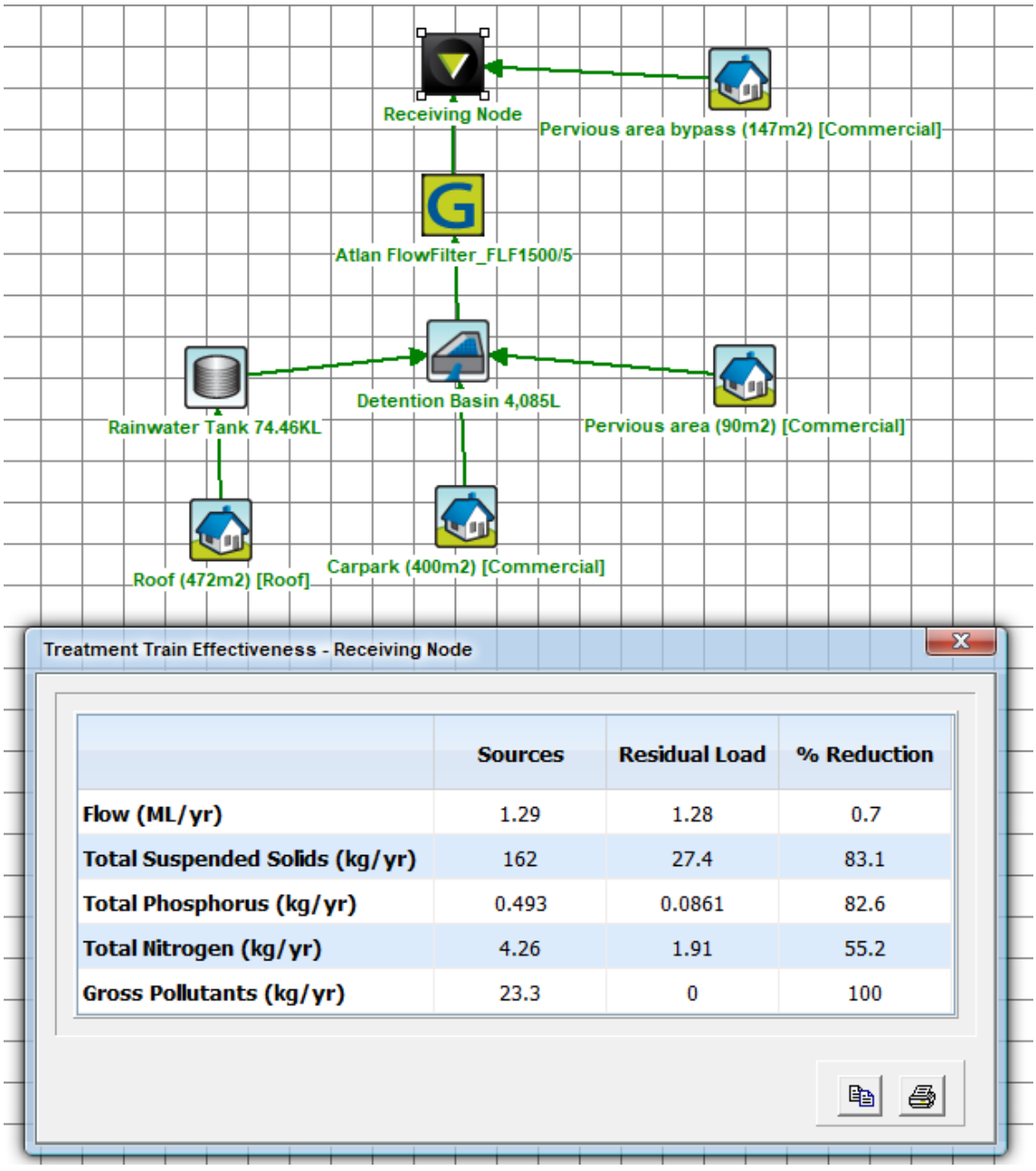
IFD DESIGN RAINFALL INTENSITY (mm/h)

Reference: Bureau of Meteorology – Design Rainfall Data System (2016)

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
5 min	103	115	155	182	208	244	271
6 min	98.4	110	148	173	198	231	257
7 min	94.2	106	142	166	189	220	244
8 min	90.3	101	136	159	181	211	233
9 min	86.8	97.3	130	152	174	202	223
10 min	83.5	93.7	125	147	167	194	214
11 min	80.5	90.3	121	141	161	186	205
12 min	77.7	87.1	116	136	155	179	198
13 min	75.1	84.2	112	131	150	173	191
14 min	72.6	81.5	109	127	145	167	184
15 min	70.4	78.9	105	123	140	162	179
16 min	68.3	76.6	102	119	136	157	173
17 min	66.3	74.3	99.2	116	132	153	168
18 min	64.4	72.3	96.5	113	128	148	163
19 min	62.7	70.3	93.8	110	125	144	159
20 min	61.1	68.5	91.4	107	122	141	155
30 min	48.8	54.7	73.0	85.4	97.4	113	125
40 min	41.0	46.0	61.5	72.1	82.4	96.1	107
50 min	35.6	39.9	53.6	62.9	72.0	84.4	93.9
1 hour	31.7	35.5	47.8	56.2	64.5	75.8	84.6

Music Model

4 Weaver Street, Lismore NSW



Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.29	1.28	0.7
Total Suspended Solids (kg/yr)	162	27.4	83.1
Total Phosphorus (kg/yr)	0.493	0.0861	82.6
Total Nitrogen (kg/yr)	4.26	1.91	55.2
Gross Pollutants (kg/yr)	23.3	0	100

APPENDIX D

Maintenance Plans & Checklists

AtlanVault

Modular precast on-site stormwater detention system



atlan.com.au

Atlan STORMWATER



APPLICATIONS

- Residential
- Commercial
- Industrial
- Retail sites
- Subdivisions
- Urban infrastructure

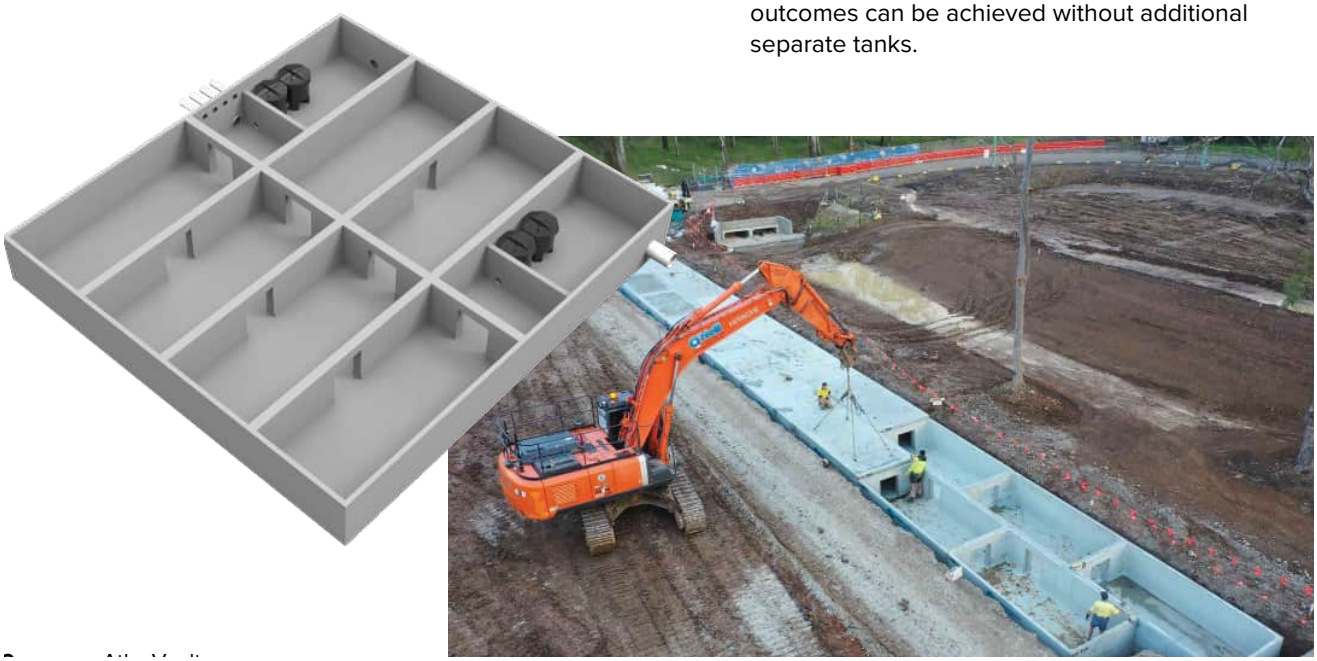
FEATURES

A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance.

The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

It is a robust solution for stormwater detention typically installed under carparks in commercial premises, or the common driveways in multi-unit developments.
The AtlanVault is selected for its easy access for maintenance, strong traffic rating, simple installation protocol, and ability for large volumes to be installed in a single day and truck trafficable immediately.

- Flexibility in footprint design for optimum layouts
- Flexible heights to suit site levels
- Truck trafficable. Delivered to site cured to 50MPa. The tanks can be installed, backfilled and trafficable immediately, maintaining site accessibility.
- Modules do not rely on stone backfill for stormwater storage or support, so there are smaller excavations and less spoil to dispose of compared to other systems.
- Units are delivered to site to meet clients cranes and are generally installed immediately. This is no on-site storage of modules required so on-site space is optimised.
- AtlanFilter cartridges can be designed to be contained in these systems so water quality outcomes can be achieved without additional separate tanks.







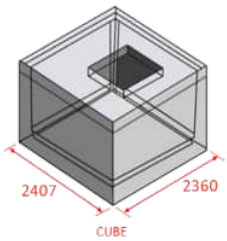
COMPARISON

OSD SYSTEMS	ATLANVAULT/MEGAVAULT	CONVENTIONAL CAST INSITUE OR BLOCK & SLAB
STRUCTURAL ENGINEERING	All required structural certification provided by Atlan Stormwater and Engineering Partners minimising onsite inspections and increasing construction efficiency.	Structural engineering requires 'Hold Points' and visual inspection to ensure correct construction methods are achieved. Potential delays and risk of trade error is higher.
CONSTRUCTION PROGRAM EFFICIENCIES	Construction timeline savings of up to 90% can be achieved, with a guaranteed reduction of labour required on site.	Multiple trades required to complete the scope providing a slower construction timeline and increased risk of poor weather and delays.
SAFETY	Reduces the amount of labour required to complete the works. Significantly decreased open excavation time. Minimises the requirement of Confined Space Entry during tank construction.	Increased time with an open excavation due to increased sub-contractor involvement. Co-ordination on safety plans and inductions with increased involvement and supervision required. Exposed reinforcement contributing to trip hazards. Confined Space Entry is required.
ENVIRONMENTAL IMPACT	• Minimal construction waste. • Decreased excavation time. • Decreases risk of silt release. • No concrete truck washouts required.	• Increased construction waste from palletised construction materials to complete the scope. • Concrete truck washouts required.
QUALITY	Tanks constructed to ISO9001 Quality Standards. Atlan Stormwater engineering partners provide product 'sign-off'.	Hold points and visual sign off by the project Certified Engineers.
ORGANISATIONS REQUIRED	Atlan Stormwater offer a 'Turnkey' Solution from design and manufacture through to construction.	Multiple trades.



SIZES & CAPACITIES

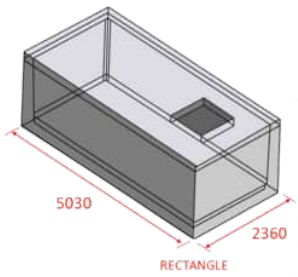
NOTE: Internal heights only provided as tank lid thickness is dependant on traffic rating & soil/slab cover. Visit our website to download plans and drawings.



CUBE

2407mm long x 2360mm wide

INTERNAL HEIGHT	CAPACITY kL
900	4.085
950	4.371
1000	4.550
1100	5.018
1150	5.252
1200	5.488
1250	5.723
1300	5.959
1350	6.196
1464	6.737



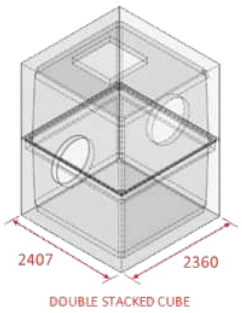
RECTANGLE

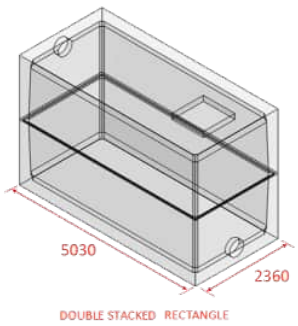
5030mm long x 2360mm wide

INTERNAL HEIGHT	CAPACITY kL
900	9.064
950	9.577
1000	10.090
1100	11.119
1150	11.635
1200	12.152
1250	12.669
1300	13.187
1350	13.706
1464	14.892









DOUBLE STACKED CUBE

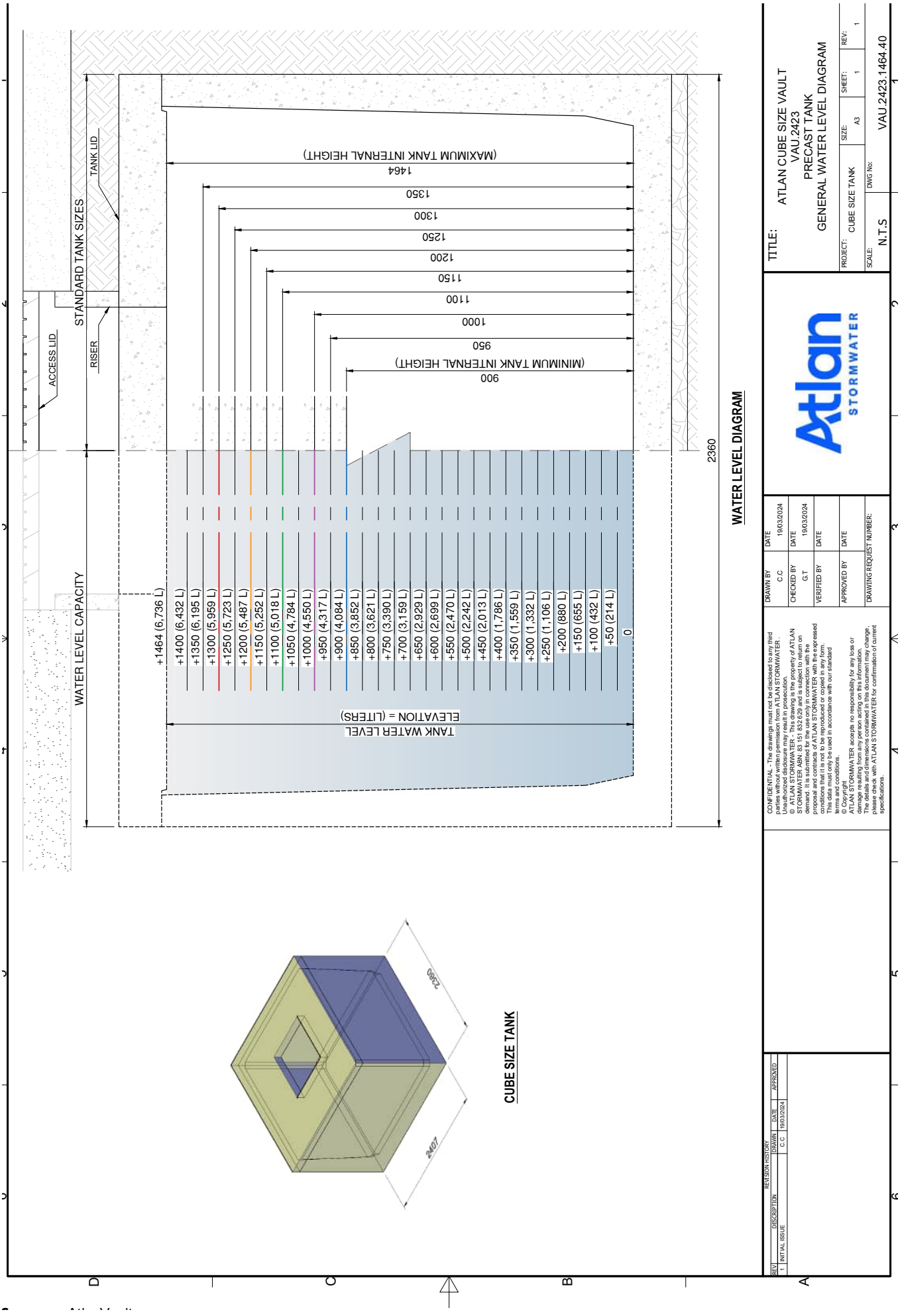
2407mm long x 2360mm wide

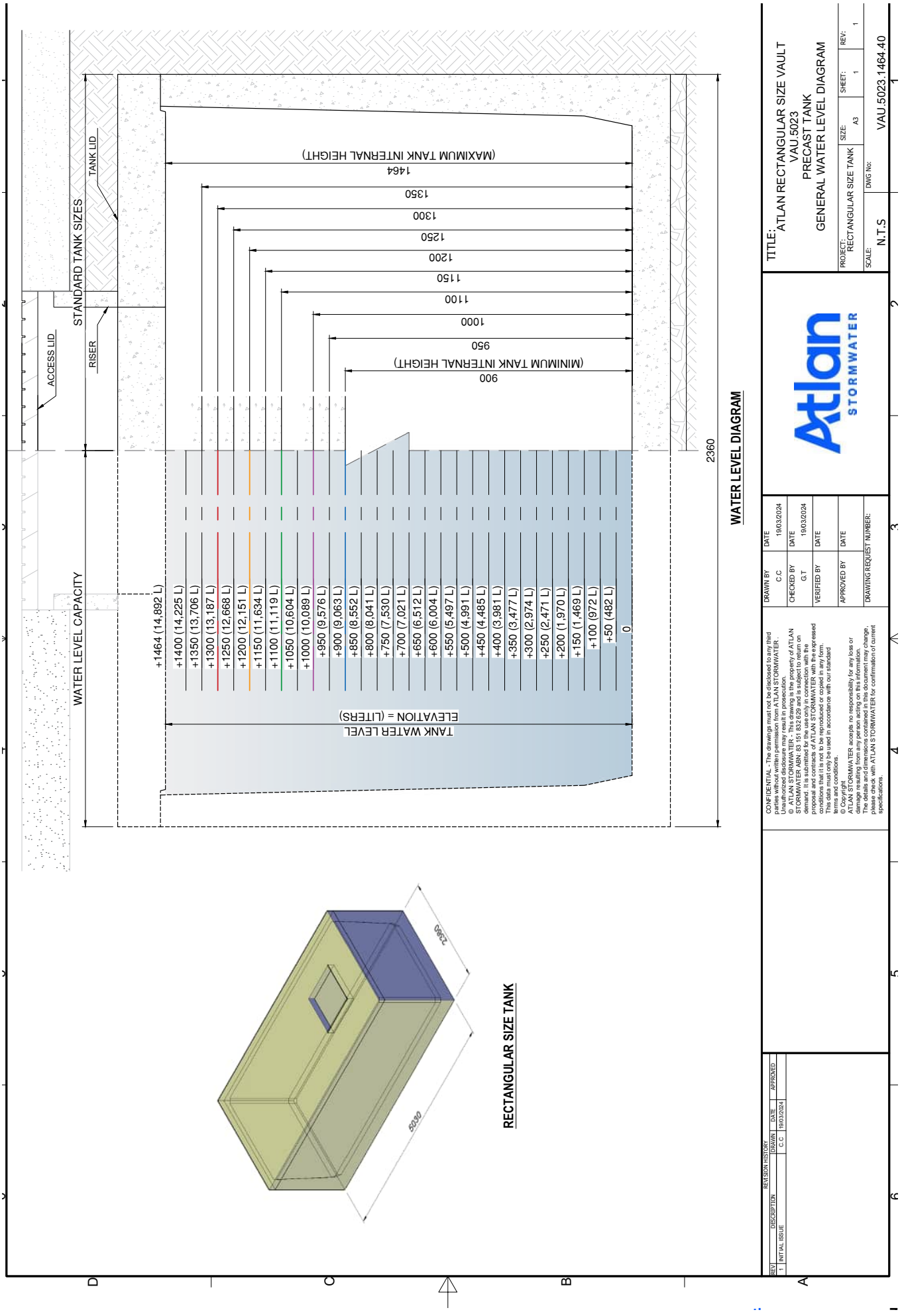
BASE SECTION INTERNAL HEIGHT	TOP SECTION INTERNAL HEIGHT	INTERNAL HEIGH	CAPACITY kL
884	916	1800	8.170
934	916	1850	8.456
984	916	1900	8.635
984	966	1950	8.921
984	1016	2000	9.100
1134	916	2050	9.337
1184	916	2100	9.573
1184	966	2150	9.859
1184	1016	2200	10.038
1334	916	2250	10.281
1334	966	2300	10.567
1439	916	2355	10.703
1439	966	2405	10.989
1438	1016	2455	11.168
1334	1166	2500	11.448
1439	1116	2555	11.636
1439	1166	2605	11.870
1439	1216	2655	12.106
1439	1266	2705	12.341
1439	1316	2755	12.577
1439	1366	2805	12.814
1439	1471	2910	13.388

DOUBLE STACKED RECTANGLE

5030mm long x 2360mm wide

BASE SECTION INTERNAL HEIGHT	TOP SECTION INTERNAL HEIGHT	INTERNAL HEIGH	CAPACITY kL
884	916	1800	18.128
934	916	1850	18.640
984	916	1900	19.154
984	966	1950	19.666
984	1016	2000	20.180
1134	916	2050	20.699
1184	916	2100	21.215
1184	966	2150	21.728
1184	1016	2200	22.241
1334	916	2250	22.770
1334	966	2300	23.283
1439	916	2355	23.858
1439	966	2405	24.372
1438	1016	2455	24.885
1334	1166	2500	25.341
1439	1116	2555	25.915
1439	1166	2605	26.431
1439	1216	2655	26.915
1439	1266	2705	27.466
1439	1316	2755	27.984
1439	1366	2805	28.493
1439	1471	2910	29.596


STANDARD TANK SIZES
TANK LID
ACCESS LID
RISER
WATER LEVEL CAPACITY
(MAXIMUM TANK INTERNAL HEIGHT)
1464
1350
1300
1250
1200
1150
1100
1000
950
(MINIMUM TANK INTERNAL HEIGHT)
900
2360
+1464 (6,736 L)
+1400 (6,432 L)
+1350 (6,195 L)
+1300 (5,959 L)
+1250 (5,723 L)
+1200 (5,487 L)
+1150 (5,252 L)
+1100 (5,018 L)
+1050 (4,784 L)
+1000 (4,550 L)
+950 (4,317 L)
+900 (4,084 L)
+850 (3,852 L)
+800 (3,621 L)
+750 (3,390 L)
+700 (3,159 L)
+650 (2,929 L)
+600 (2,699 L)
+550 (2,470 L)
+500 (2,242 L)
+450 (2,013 L)
+400 (1,786 L)
+350 (1,559 L)
+300 (1,332 L)
+250 (1,106 L)
+200 (880 L)
+150 (655 L)
+100 (432 L)
+50 (214 L)
0
TANK WATER LEVEL
ELEVATION = (LITERS)
WATER LEVEL DIAGRAM
2360
2407
CUBE SIZE TANK
REVISION HISTORY
REV
DESCRIPTION
DRAWN
DATE
APPROVED
1
INITIAL ISSUE
C.C
19/03/2024
CONFIDENTIAL - The drawings must not be disclosed to any third party without written permission from ATLAS STORMWATER. Unauthorized disclosure may result in prosecution.
© ATLAN STORMWATER - This drawing is the property of ATLAN STORMWATER ABN: 83 151 832 629 and is subject to return on demand. It is submitted for the use only in connection with the project and contract as noted and shall not be used for any purpose conditions that it is not to be reproduced or copied in any form. This data must only be used in accordance with our standard terms and conditions.
© Copyright
ATLAN STORMWATER accepts no responsibility for any loss or damage resulting from any person acting on this information.
The details and dimensions contained in this document may change, please check with ATLAN STORMWATER for confirmation of current specifications.
DRAWN BY
C.C
DATE
19/03/2024
CHECKED BY
G.T
DATE
19/03/2024
VERIFIED BY
DATE
APPROVED BY
DATE
DRAWING REQUEST NUMBER:
TITLE:
ATLAN CUBE SIZE VAULT
VAU.2423
PRECAST TANK
GENERAL WATER LEVEL DIAGRAM
PROJECT:
CUBE SIZE TANK
SIZE:
A3
SHEET:
1
REV:
1
SCALE:
N.T.S
DWG No:
VAU.2423.1464.40
Atlan
STORMWATER


STANDARD TANK SIZES
TANK LID
RISER
ACCESS LID
WATER LEVEL CAPACITY
(MAXIMUM TANK INTERNAL HEIGHT)
1464
1350
1300
1250
1200
1150
1100
1000
950
(MINIMUM TANK INTERNAL HEIGHT)
900
2360
WATER LEVEL DIAGRAM
+1464 (14,892 L)
+1400 (14,225 L)
+1350 (13,706 L)
+1300 (13,187 L)
+1250 (12,668 L)
+1200 (12,151 L)
+1150 (11,634 L)
+1100 (11,119 L)
+1050 (10,604 L)
+1000 (10,089 L)
+950 (9,576 L)
+900 (9,063 L)
+850 (8,552 L)
+800 (8,041 L)
+750 (7,530 L)
+700 (7,021 L)
+650 (6,512 L)
+600 (6,004 L)
+550 (5,497 L)
+500 (4,991 L)
+450 (4,485 L)
+400 (3,981 L)
+350 (3,477 L)
+300 (2,974 L)
+250 (2,471 L)
+200 (1,970 L)
+150 (1,469 L)
+100 (972 L)
+50 (482 L)
0
TANK WATER LEVEL
ELEVATION = (LITERS)
2360
5030
RECTANGULAR SIZE TANK
TITLE:
ATLAN RECTANGULAR SIZE VAULT
VAU.5023
PRECAST TANK
GENERAL WATER LEVEL DIAGRAM
PROJECT: RECTANGULAR SIZE TANK
SIZE: A3
SHEET: 1
REV: 1
SCALE: N.T.S
DWG No: VAU.5023.1464.40
Atlan STORMWATER
DRAWN BY C.C DATE 19/03/2024
CHECKED BY G.T DATE 19/03/2024
VERIFIED BY DATE
APPROVED BY DATE
DRAWING REQUEST NUMBER:
REVISION HISTORY
REV DESCRIPTION DRAWN DATE APPROVED
1 INITIAL ISSUE C.C 19/03/2024

AtlanVault

Modular precast on-site stormwater detention system



Atlan STORMWATER

P 1300 773 500 | +61 2 8705 0255 | sales@atlan.com.au
ACT | NSW | NT | QLD | SA | TAS | VIC | WA | NZ
To contact your local branch visit **www.atlan.com.au**

0724

FlowFilter

Cartridge filter for tertiary stormwater treatment



atlan.com.au

Atlan® STORMWATER



FlowFilter is a specialist stormwater filtration system that is purpose-built to reduce the footprint of WSUD on constrained projects. Manufactured, designed, and engineered in Australia using fibre-reinforced polymer (FRP) this generational asset is supplied with a 25-year warranty & 100-year design life.

This innovative approach to stormwater treatment uses an up-flow filtration process. With minimal head drop required between inlet and outlet, these devices are suitable for installation on flat sites or low gradient developments. The stormwater is treated within the unit by the following processes: sedimentation, filtration, adsorption, and precipitation.

The FlowFilter has been extensively laboratory and field tested for the removal of pollutants – including heavy metals, total suspended solids (TSS), and nutrients (Phosphorous and Nitrogen).



APPLICATIONS

- Car parks & shopping centres
- Council depots
- Industrial estates
- Heavy vehicle maintenance
- Transport depots & loading bays
- Tunnels
- Highways & transport corridors
- Recycling yards
- Airport aprons & tarmacs



FEATURES

- Manufactured, designed, and engineered in Australia at our FRP production facility.
- Lightweight, easy to install and minimal on-site lifting requirements (no crane required).
- Reduced on-site footprint.
- Up-flow filtration process suitable for flat sites requiring only 250 mm of hydraulic head.
- Scalable sizes with variable cartridge configurations from 1 to 39 filter cartridges.
- SQIDEP testing has verified the capabilities of the filter system for flow rates of 4 LPS (litres per second) per filter cartridge.
- Treatment flow rates from 2.5 litres per second (LPS) to 156 litres per second installed in offline configuration.
- Custom-designed inline systems available.
- Installed in trafficable and non trafficable applications.

SPECIFICATIONS

MODEL	NO. CARTRIDGE	TFR	ID (m)	HEIGHT (m)	INLET/ OUTLET (mm)
400 SERIES					
HS.400/1	1	2.5 LPS	1.13	1.5	100
HS.400/2	2	5 LPS			
HS.400/3	3	7.5 LPS			
1200 SERIES					
HS.1200/4	4	12 LPS	1.20	2.60	225
1500 SERIES					
HS.1500/4	4	16 LPS	1.50	2.00	225
HS.1500/5	5	20 LPS			
HS.1500/6	6	24 LPS			
1850 SERIES					
SHS.1850/7	7	28 LPS	1.85	2.00	225
2200 SERIES					
HS.2200/7	7	28 LPS	2.20	2.50	225
HS.2200/8	8	32 LPS			
HS.2200/9	9	36 LPS			
2500 SERIES					
HS.2500/10	10	40 LPS	2.50	2.70	300
HS.2500/11	11	44 LPS			
HS.2500/12	12	48 LPS			
HS.2500/13	13	52 LPS			
HS.2500/14	14	56 LPS			
HS.2500/15	15	60 LPS			
HS.2500/16	16	64 LPS			
3000 SERIES					
HS.3000/17	17	68 LPS	3.00	2.85	300
HS.3000/18	18	76 LPS			
HS.3000/19	19	76 LPS			
HS.3000/20	20	80 LPS			
HS.3000/21	20	84 LPS			
3500 SERIES					
HS.3500/22	22	88 LPS	3.50	2.95	375
HS.3500/23	23	92 LPS			
HS.3500/24	24	96 LPS			
HS.3500/25	25	100 LPS			
HS.3500/26	26	104 LPS			
HS.3500/27	27	108 LPS			
HS.3500/28	28	112 LPS			
HS.3500/29	29	116 LPS			
HS.3500/30	30	120 LPS			
HS.3500/31	31	124 LPS			
4000 SERIES					
HS.4000/32	32	128 LPS	4.00	3.25	375
HS.4000/33	33	132 LPS			
HS.4000/34	34	136 LPS			
HS.4000/35	35	140 LPS			
HS.4000/36	36	144 LPS			
HS.4000/37	37	148 LPS			
HS.4000/38	38	152 LPS			
HS.4000/39	39	156 LPS			

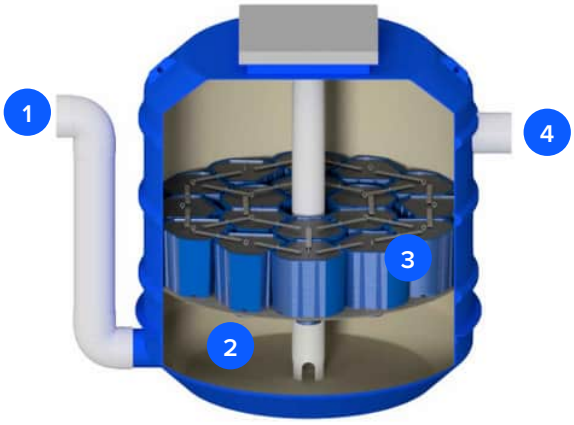
Tested Treatment Efficiencies*

POLLUTANT	EFFICIENCY
Gross Pollutants (GP)	100%
Total Suspended Solids (TSS)	95%
Total Phosphorus (TP)	93%
Total Nitrogen (TN)	45%
Lead (Pb)	90%
Zinc	53%

*Contact Atlan to confirm approved performance for the project LGA



FlowFilter is SQIDEP approved after passing Stormwater Australia's rigorous testing and performance assessment process.

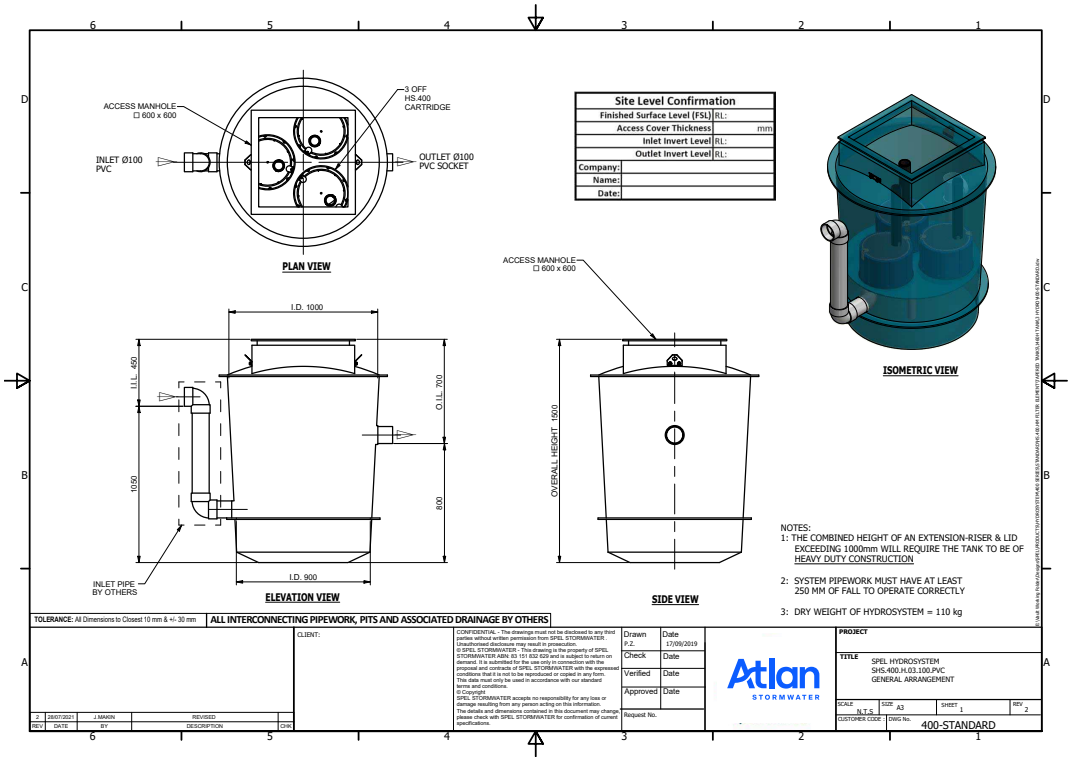


Operating System

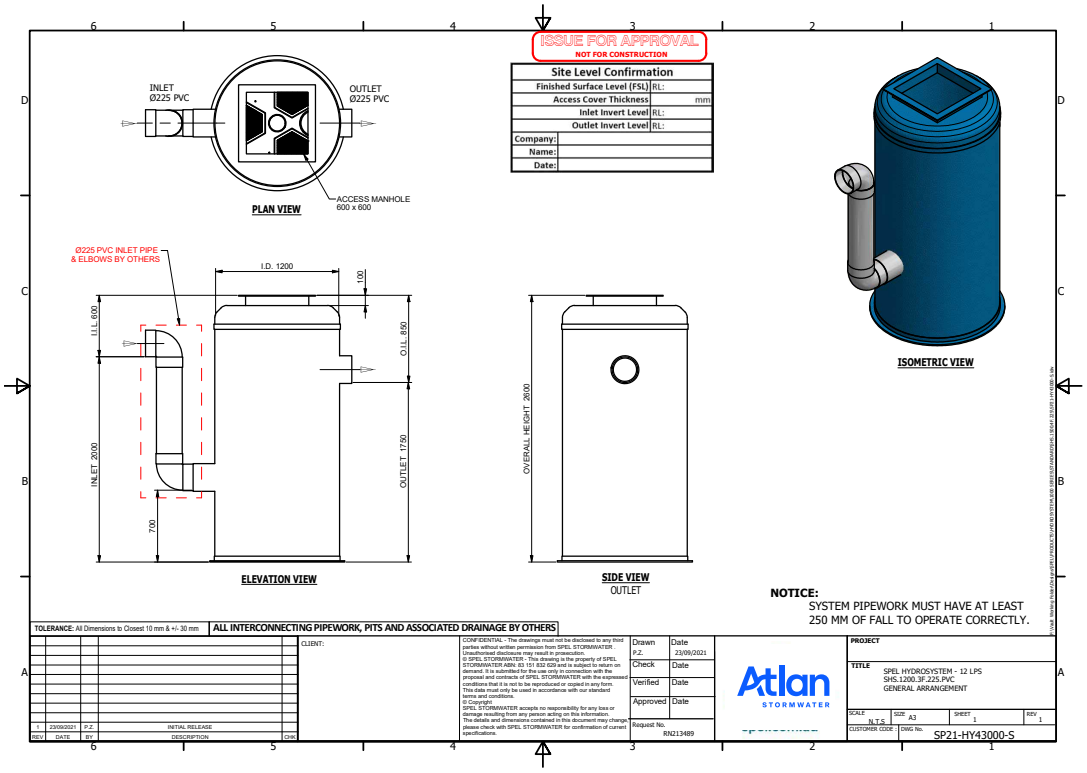
1. Stormwater from catchment enters the offline FlowFilter inlet.
2. Sediment is retained within the sump area.
3. Filter cartridges operate in an up-flow process. The fine sediment is physically removed, and dissolved pollutants are precipitated and adsorptively bound to the filtration media.
4. Treated water flows from cartridges to outlet and into downstream water network.

DRAWINGS

Model HS.400

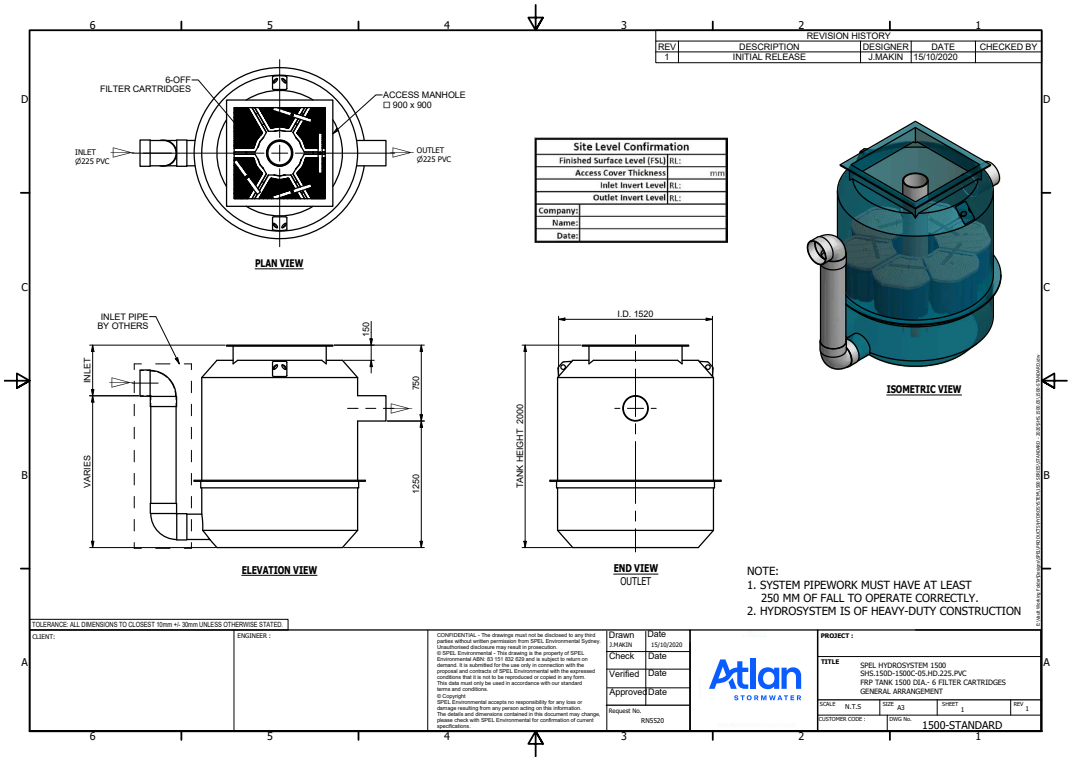


Model HS.1200

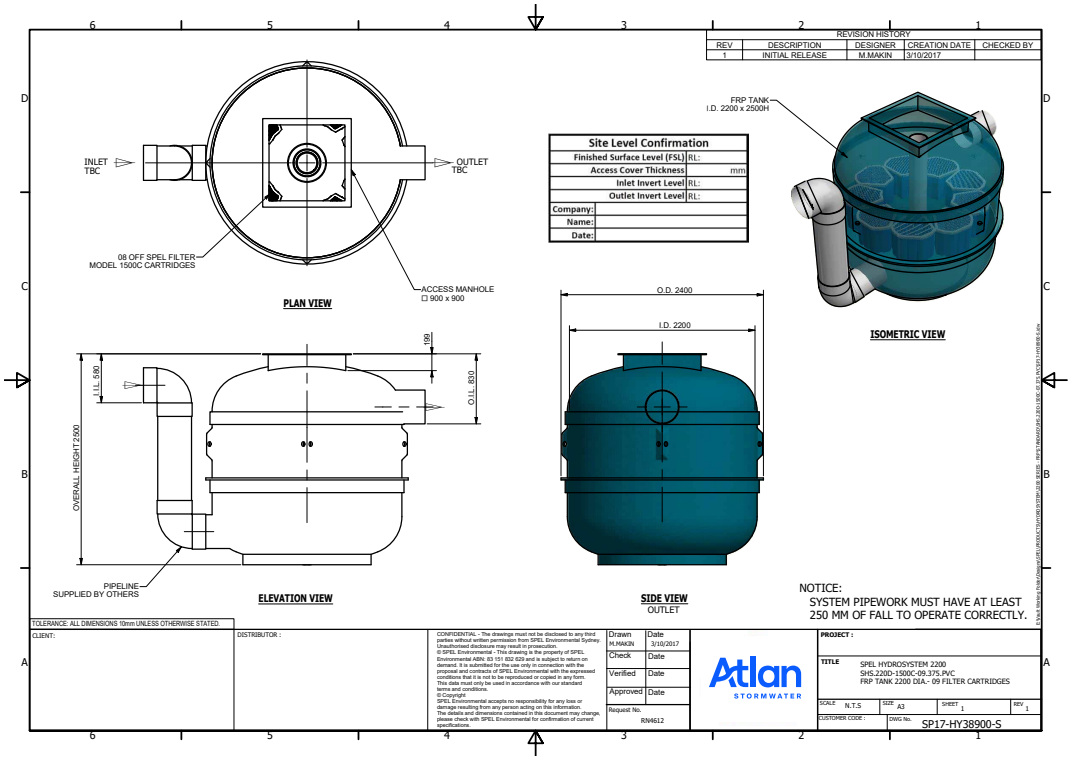


DRAWINGS

Model HS.1500

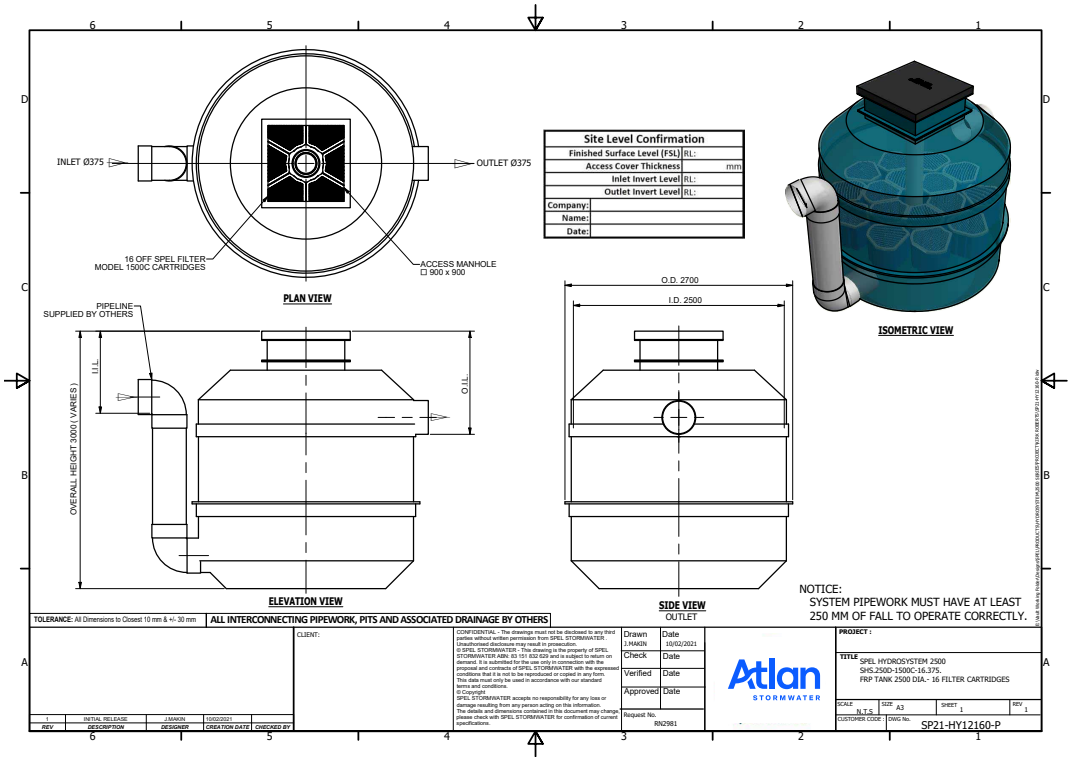


Model HS.2200

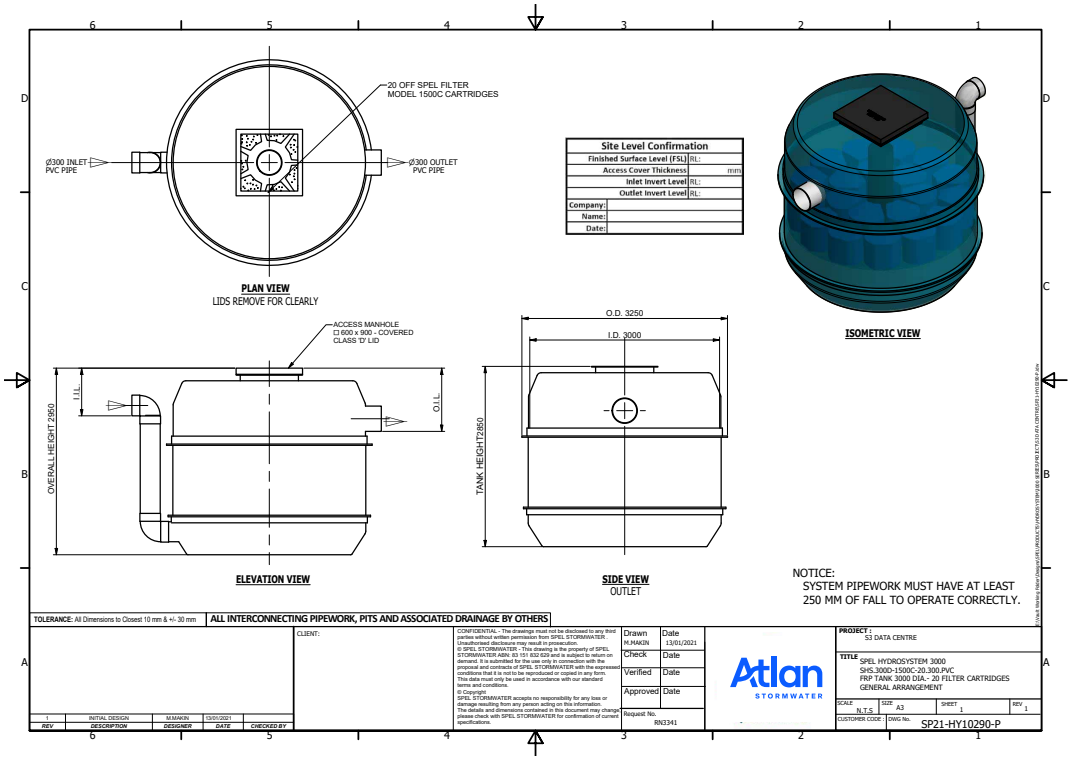


DRAWINGS

Model HS.2500

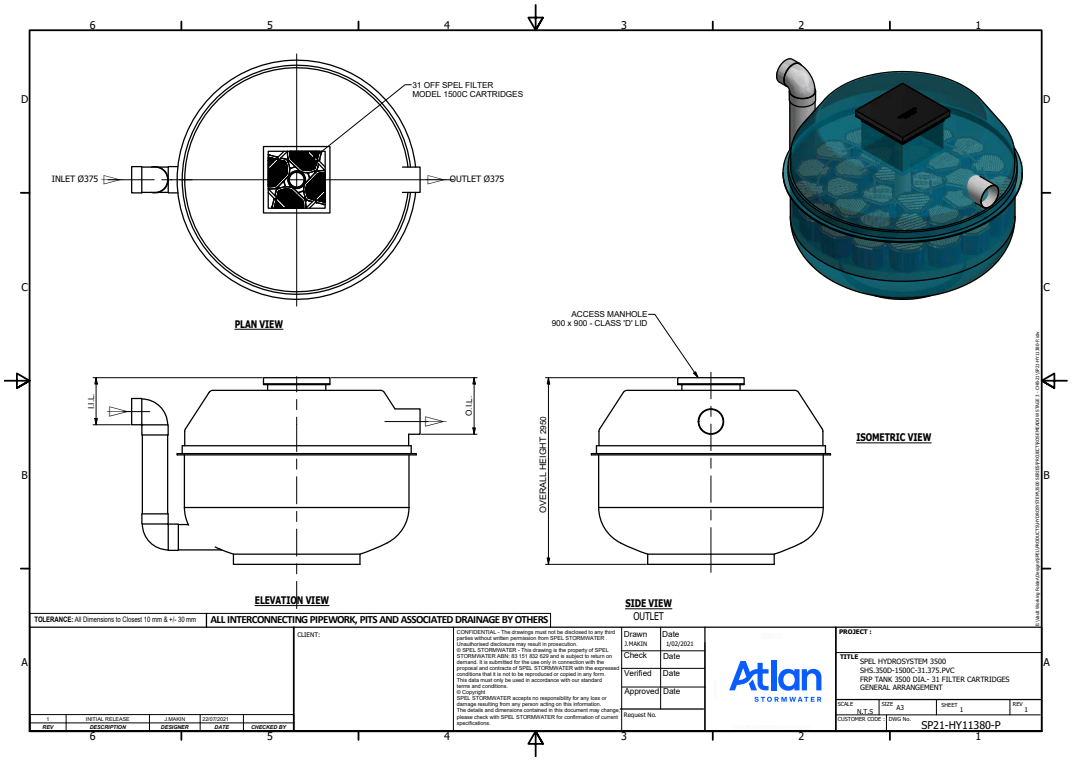


Model HS.3000

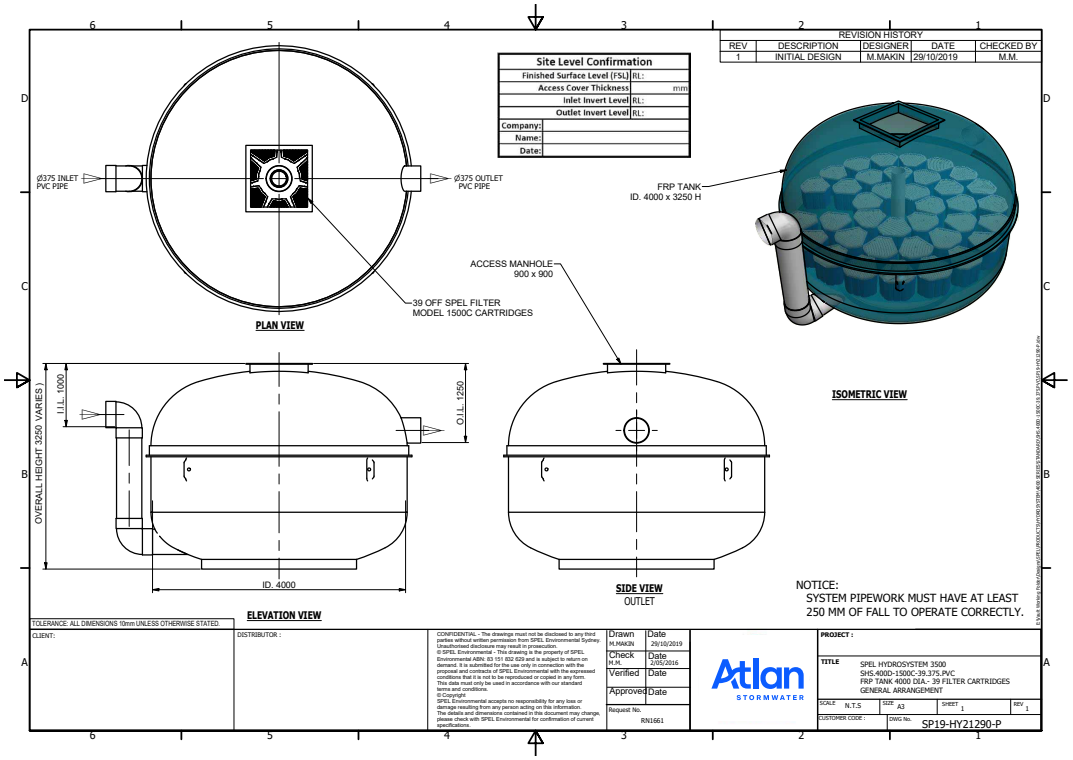


DRAWINGS

Model HS.3500



Model HS.4000



FlowFilter

Cartridge filter for tertiary stormwater treatment



Atlan® STORMWATER

P 1300 773 500 | +61 2 8705 0255 | sales@atlan.com.au
ACT | NSW | NT | QLD | SA | TAS | VIC | WA | NZ
To contact your local branch visit **www.atlan.com.au**

0924

MORA Consulting PTY LTD
Project Managers, Civil and Hydraulic Engineers
Consultants to the Construction Industry

ABN 64 093 037 079

STORMWATER MANAGEMENT PLAN

For

Stage 2

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

AT

6-8 Weaver Street, Lismore NSW

Issue No. 1

8th August 2025

Prepared For
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Prepared By
MORA Consulting Pty.Ltd.
ACN 093 037 079

Job Reference No: 25-2664

HEADOFFICE
298 Ferry Road,
Southport QLD 4215
Tel: (07) 5528 2633

WEB ADDRESS:
www.mora.com.au

CORRESPONDENCE:
PO Box 5894 GCMC 9726
admin@mora.com.au

DOCUMENT CONTROL SHEET

Report Details:

Report: **Author(s):** **File Reference:**	Stormwater Management Plan Travis Vine 2664-SMP-Stage 2
Project Leader: **Phone:** **Email:**	Michael O'Regan 07 5528 2633 admin@mora.com.au
Client: **Client Contact:** **Email:**	4WS(No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd. Wayne Kennedy (WKK Consulting Pty. Ltd.) wayne.k92@outlook.com
Synopsis:	This report presents the Stormwater Management Plan for the proposed health accommodation precinct at 6-8 Weaver Street, Lismore. It has been developed in accordance with the Local Authorities and State Government's Guidelines and relevant Industry Standards. These works establish site conditions and stormwater management controls upon which the development is planned.

Revision History:

Issue	Date	Author	Reviewer	Approved
1	08.08.2025	Travis Vine	Renee Anderson	Michael O'Regan

Recipients are responsible for eliminating any previous issues in their possession.

The information contained in this report is provided in good faith in belief that no information opinions or recommendations made are misleading. All comments and opinions given in this report are based on survey information or (where applicable) the Local Authority's as built documentation or documentation supplied by the Client, third parties or Client's representative. MORA Consulting Pty Ltd, it's Agents and Employees, explicitly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from this report or any of the written or oral communications transmitted to the Client or any third party. Acceptance of this document denotes acceptance of these terms.

Copyright © MORA Consulting Pty. Ltd.

TABLE OF CONTENTS

1.0 INTRODUCTION 3

2.0 SITE DESCRIPTION 3
2.1 TOPOGRAPHY 3
2.2 VEGETATION 3
2.3 SOILS 3

3.0 PROPOSED DEVELOPMENT 4

4.0 HYDROLOGICAL DETAILS 4
4.1 EXISTING HYDROLOGY 4
4.2 MODIFIED HYDROLOGY 4
4.3 LAWFUL POINT OF DISCHARGE 4

5.0 ON-SITE STORMWATER DETENTION (OSD) 5
5.1 DISCHARGE LIMITS 5
5.2 DETENTION CALCULATIONS 5
5.3 OSD SITING 5

6.0 STORMWATER (QUALITY) MANAGEMENT PLAN 6
6.1 OBJECTIVES 6
6.2 PERFORMANCE CRITERIA 6
6.3 POLLUTANT SOURCES & QUANTITY 6
6.4 CONSTRUCTION STORMWATER MANAGEMENT 6
6.5. OPERATIONAL STORMWATER MANAGEMENT 7
6.6 IMPLEMENTATION STRATEGY 8
6.7 MONITORING 9
6.8 MAINTENANCE 9
6.9 AUDITING & REPORTING 9

7.0 CONCLUSIONS 10

REFERENCES 11

APPENDICES 11
APPENDIX A LOCALITY PLAN, SITE SURVEY & BUILDING DESIGN PLANS 11
APPENDIX B CONCEPTUAL STORMWATER MANAGEMENT LAYOUT PLANS 11
APPENDIX C BOM IFD TABLE, & MUSIC MODELLING RESULTS 11
APPENDIX D MAINTENANCE PLANS & CHECKLISTS 11

Copyright © MORA Consulting Pty. Ltd.

1.0 INTRODUCTION

MORA Consulting Pty. Ltd. have been engaged by WKK Consulting Pty. Ltd. to prepare a Stormwater Management Plan (SMP) for the proposed Health Accommodation Precinct at 6-8 Weaver Street, Lismore NSW.

The objectives of this report are to;

1) Review pre- and post-development catchments and hydrology;
2) Identify the legal point of discharge;
3) Identify management strategies to ensure that stormwater discharge from the development is maintained at pre-developed flows for all storm events up to and including the Q100 storm event;
4) Prepare a stormwater quality management plan that ensures the proposed development complies with the local authority's stormwater quality criteria.
5) Provide a **CONCEPTUAL** stormwater management layout plan indicating how objectives 2, 3 and 4 can be incorporated into the proposed development.

All enquiries in relation to this report should be directed to MORA Consulting Pty Ltd on (07) 5528 2633.

2.0 SITE DESCRIPTION

Street Address - 6-8 Weaver Street, Lismore NSW

RP Description - Lots 18 & 19 on DP17964

Total Site Area - 1,124m^2

Existing Use - Two-Storey Residence (each lot)

Proposed Use - Five-Storey Building for a Health Accommodation Precinct

Local Authority - Lismore City Council

2.1 TOPOGRAPHY

The site is sloping from the south-east boundary at approximately RL19.12 to the north-west boundary fronting Weaver Street at approximately RL17.04, this represents a slope of approximately 4%. Refer to Appendix A, which presents a locality and contour survey of the subject site.

2.2 VEGETATION

Approximately 37% of the site impervious, comprising of the two existing two storey residences and corresponding driveways, the rest of the site is well grassed.

2.3 SOILS

Observations and historical data from the Lismore area indicates that anticipated soil conditions likely to be encountered on site are silty clay.

Copyright © MORA Consulting Pty. Ltd.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a five-storey building for short-term health accommodation. The building includes ground floor carparking, one-bedroom units, shared living & laundry spaces and small private balconies.
The building has two stair wells and one lift.
Appendix A presents a site plan and architectural plans, prepared by Raunik Design Group Architects, of the subject site.

4.0 HYDROLOGICAL DETAILS

4.1 EXISTING HYDROLOGY

The sites currently discharge to Weaver Street kerb & Channel.

Deemed to comply solution as per Lismore City Council's – Development Control Plan Section 5.3.1.

Pre-Development Peak Stormwater Discharges

Roof Area (C=1)	– 336m^2
Impervious Area (C=0.9)	– 84m^2
Pervious Area (C=0.6)	– 704m^2
1yr ARI 5-minute design storm	– 103mm/hr
10yr ARI 5-minute design storm	– 182mm/hr
1yr pre-development peak discharge	– 23.86L/s
10yr pre-development peak discharge	– 42.16L/s

4.2 MODIFIED HYDROLOGY

Post-Development Peak Stormwater Discharges

Roof Area (C=1)	– 594m^2
Impervious Area (C=0.9)	– 282m^2
Pervious Area (C=0.6)	– 248m^2
1yr ARI 5-minute design storm	– 103mm/hr
10yr ARI 5-minute design storm	– 182mm/hr
1yr post-development peak discharge	– 28.51L/s
10yr post-development peak discharge	– 50.38L/s

4.3 LAWFUL POINT OF DISCHARGE

The lawful point of discharge for the sites is via piped stormwater drainage to the existing stormwater gully pit within Weaver Street

This location is easily accessed and under the lawful control of the Local Authority and discharge at these locations will not cause an actionable nuisance. WSUD and on-site stormwater detention will be incorporated into the stormwater drainage design of the development.

Copyright © MORA Consulting Pty. Ltd.

5.0 ON-SITE STORMWATER DETENTION (OSD)

5.1 DISCHARGE LIMITS

The 'deemed to comply' solution to meet the 'stormwater quantity' performance criteria is a stormwater detention system designed to attenuate the 1-year ARI and 10-year ARI peak discharges to pre-development levels.

5.2 DETENTION CALCULATIONS

Detention calculations for the proposed development have been based on the deemed to comply solution as per Lismore City Council's – Development Control Plan Section 5.3.1. and the following assumptions:

Peak Stormwater Discharges

1yr pre-development peak discharge – 23.86L/s
1yr post-development peak discharge – 28.51L/s
10yr pre-development peak discharge – 42.16L/s
10yr post-development peak discharge – 50.38L/s

Post-Development storage volume to attenuate 1yr & 10yr ARI storm peak discharges to pre-development levels.

1yr storage volume [(28.51-23.86) x 300] - 1,395L
10yr storage volume [(50.38-42.16) x 300] - 2,466L

Table 5.2 – OSD & Discharge Limit Calculation Summary

ARI (years)	Q Limit (l/s)	OSD Volume (L)
1	23.86	1,395
10	42.16	2,466

Refer to Appendix C for detailed assumptions & calculations.

5.3 OSD SITING

The volumes described in section 5.2 can be accommodated within the proposed detention tank in accordance with the below.

OSD: Stormwater

Detention provided (900h Atlan FlowVault Cube) = 4,085L

Total OSD Required = 2,466L
Total OSD Provided = 4,085L

Copyright © MORA Consulting Pty. Ltd.

6.0 STORMWATER (QUALITY) MANAGEMENT PLAN

6.1 OBJECTIVES

The objective of this SMP is to:

1) Ensure that the proposed development complies with "Lismore City Council's – Development Control Plan" (1)

6.2 PERFORMANCE CRITERIA

Lismore City Councils' Development Control Plan(1) lists pollutant treatment objectives as setout below.

75% reduction in Total Suspended Solids (TSS)
65% reduction in Total Phosphorous (TP)
40% reduction in Total Nitrogen (TN)
90% reduction in Gross Pollutants

6.3 POLLUTANT SOURCES & QUANTITY

The following pollutants affect objectives outlined in Section 6.1 have been identified as those that may be produced as a result of construction and operational activities.

Construction Phase

- *Sediments* – sediment exposed during the disturbance of the site, unprotected stockpiles during earthworks.
- *Hydrocarbons* – greases and oils from plant and equipment operation, accidental spills, leaks.
- *Gross pollutants*– litter and debris from workers and activities involved in construction.
- *Acid or Alkaline substances* – cement slurries, wash waters etc.
- *Toxic Materials* – cleaning agents, wash waters etc.

Operational Phase

- *Sediments* – from organic matter, landscaped areas, weathering of buildings, pavements and structures, car washing, etc.
- *Gross pollutants* – litter and debris from spills and accidents, inappropriate rubbish storage and management, pedestrians etc.
- *Nutrients* – from organic matter, fertiliser, detergents (washing of vehicles), etc.
- *Hydrocarbons* – greases and oils from vehicle parking areas, oil leaks on driveways etc.
- *Surfactants* – detergent runoff from vehicle washing.
- *Heavy Metals* – are often associated with fine sediment.
- *Oxygen Demanding Substances* – organic and chemical matter.

6.4 CONSTRUCTION STORMWATER MANAGEMENT

A large risk of stormwater pollution will occur from the site during the construction phase due to erosion on and sediment transportation off site to the receiving environment. The majority of this risk results from construction activities disturbing the site and exposing areas of soil to the direct erosive influences of the environment.

Copyright © MORA Consulting Pty. Ltd.

6.5. OPERATIONAL STORMWATER MANAGEMENT

6.5.1 Atlan Vault - Detention

To achieve detention requirements and no worsening of peak flows, One Atlan Vault Cube is required at 2,407mm Long, 2,360mm Wide and 900mm Internal height totalling 4,085L total detention storage.



A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance. The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

6.5.2 Atlan Vault - Retention

The deemed to comply solutions as per Lismore Development Control Plan, requires 1.5kL of rainwater retention per toilet and 0.05kL of rainwater retention per m^2 of landscape. The development comprises of 48 toilets and 248m^2 of landscaping. This results in 84,400L of required rainwater retention.



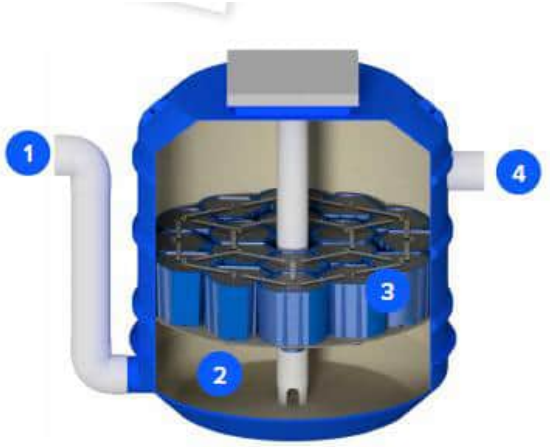
To achieve required rainwater harvesting requirements, Six Atlan Vaults are required at 5,030mm Long, 2,360mm Wide and 1464mm Internal height totalling 89,352L total rainwater retention storage.

A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance. The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

Copyright © MORA Consulting Pty. Ltd.

6.5.3 Atlan FlowFilter

To achieve the required average annual pollutant load reduction targets, one Atlan Flowfilter is required with a total of 5 filter cartridges flowing 20L/s (FLF.1500/5.A.225.PVC)



This innovative approach to stormwater treatment uses an up-flow filtration process. With minimal head drop required between inlet and outlet.
The stormwater is treated within the unit by the following processes: sedimentation, filtration, adsorption, and precipitation.

6.6 Implementation Strategy

MUSIC modelling was performed to analyse water quality from various water sensitive urban designs (WSUD) to achieve the performance criteria stated in Section 6.2. The modelling compares the developed site without and with WSUD incorporated to analyse pollutant load reductions.

MUSIC is a software-modelling package that simulates runoff, sediment, nutrient and gross pollutant generation and movement through typical components of an urban stormwater drainage system. MUSIC modelling was performed to accordance with Water by Design, MUSIC Modelling Guidelines, SEQ Healthy Waterways Partnership Brisbane, 2010 to analyse improved water quality from various WSUDs to achieve the performance criteria stated in Section 6.2. Appendix C presents the modelling layouts and results.
The modelled results compare the developed with WSUD source and residual pollutant loads and the corresponding percentage reductions. Table 6.6, on the below presents the annual pollutant loads remaining on the site after WSUD is incorporated into the development with MUSIC.

Table 6.6 Proposed Development Modelled Annual Pollutant Loads

Pollutant	Local Authority Reduction Percentage Targets	Reduction Percentage Achieved
Total Suspended Solids (TSS)	75%	86.6%
Total Phosphorous (TP)	65%	85.9%
Total Nitrogen (TN)	40%	58.5%
Gross Pollutants (GP)	90%	100%

Refer to Appendix C for MUSIC modelling layout and results.

The results in Table 6.6 indicate that the proposed WSUD will achieve the local authority's target.

A Stormwater Management Layout drawing is presented in Appendix B and provides a proposed conceptual layout of the controls described in the following sections.

Copyright © MORA Consulting Pty. Ltd.

6.7 MONITORING

Specific stormwater quality monitoring during the construction or operational phase of the development is not anticipated.

Maintenance monitoring of the stormwater drainage system internal to the site is to be carried out on a regular basis to ensure stormwater drainage is functioning as required. This is to occur at least once per month and can easily be incorporated into the developments landscape gardeners' responsibilities. A summary of maintenance required from these monitoring reviews are presented below.

6.8 MAINTENANCE

The owners of the site should incorporate a regular maintenance program of the stormwater drainage system. This is to include, but not be limited to:

Gutters & Downpipes

- Gutters and downpipes should be checked for leaves and debris and cleaned and flushed as necessary.

Gully Pits & Trench Grates

- Gully pits & trench grates should be checked for debris and cleaned and flushed as necessary.

Swale & Spoon Drains

- Swale drains should be regularly mowed and checked for and debris and cleaned as necessary.

Atlan Vault

- Detention/Retention tanks should be checked for leaves and debris and cleaned and flushed as necessary.

Atlan FlowFilter

- Visually inspect the FlowFilter cartridges and measure the depth of sediment and gross pollutants.
- Use a vacuum truck to remove sump contents as required.
- Cartridge replacement required at 5-7 year intervals.

Detailed maintenance will be covered in the Stormwater Maintenance & Management Plan at a future date.

6.9 AUDITING & REPORTING

Due to water quality testing not being required there will be no auditing and reporting required during the operational phase.

Copyright © MORA Consulting Pty. Ltd.

7.0 CONCLUSIONS

This Stormwater Management Plan has:

1) Reviewed the pre- and post-development catchments and hydrology of the site;

2) Provided detailed calculation and design of mitigation measures to ensure no net increase in peak flows from the site (Refer to section 5.2 and 5.3 of this report); The required onsite detention is **2,466L**, the proposed onsite detention provided is **4,085L**, to meet the 'deemed to comply' solution to attenuate the 1-year ARI and 10-year ARI peak discharges to pre-development levels.

3) Identified the lawful point of discharge, via piped stormwater drainage to an existing stormwater manhole in Weaver Street.

4) Prepared a stormwater quality management plan that complies with Lismore City Council's – Development Control Plan

Controls that are required to be implemented -

a) 89,352L rainwater retention (Six 1464h Atlan FlowVault Rectangle)
b) 4,085L inground detention tank (One 900h Atlan FlowVault Cube)
c) One (1) ATLAN flow filter (1500/5)

5) Provided a Conceptual Stormwater Management Layout Plan (refer to Appendix B) outlining how the various stormwater controls can be incorporated within the development.

MORA Consulting Pty. Ltd.
RPEQ Qld 5793.

Copyright © MORA Consulting Pty. Ltd.

REFERENCES

1) "Lismore City Council's – Development Control Plan"

2) *"AS/NZS:3500 Plumbing and Drainage"* Standards Australia/Standards New Zealand 2021".

3) "Australian Rainfall and Runoff", 2016 Edition.

4) "Bureau of Meteorology (BOM)"- "2016 Intensity-Frequency-Duration (IFD) Design Rainfalls", 2016.

APPENDICES

Appendix A	**Locality Plan, Site Survey & Building Design Plans**
Appendix B	**Conceptual Stormwater Management Layout Plans**
Appendix C	**BOM IFD Table, & MUSIC Modelling Results**
Appendix D	**Maintenance Plans & Checklists**

Copyright © MORA Consulting Pty. Ltd.

APPENDIX A

Locality Plan, Site Survey & Building Plans

Locality Plan
6-8 Weaver Street, Lismore NSW

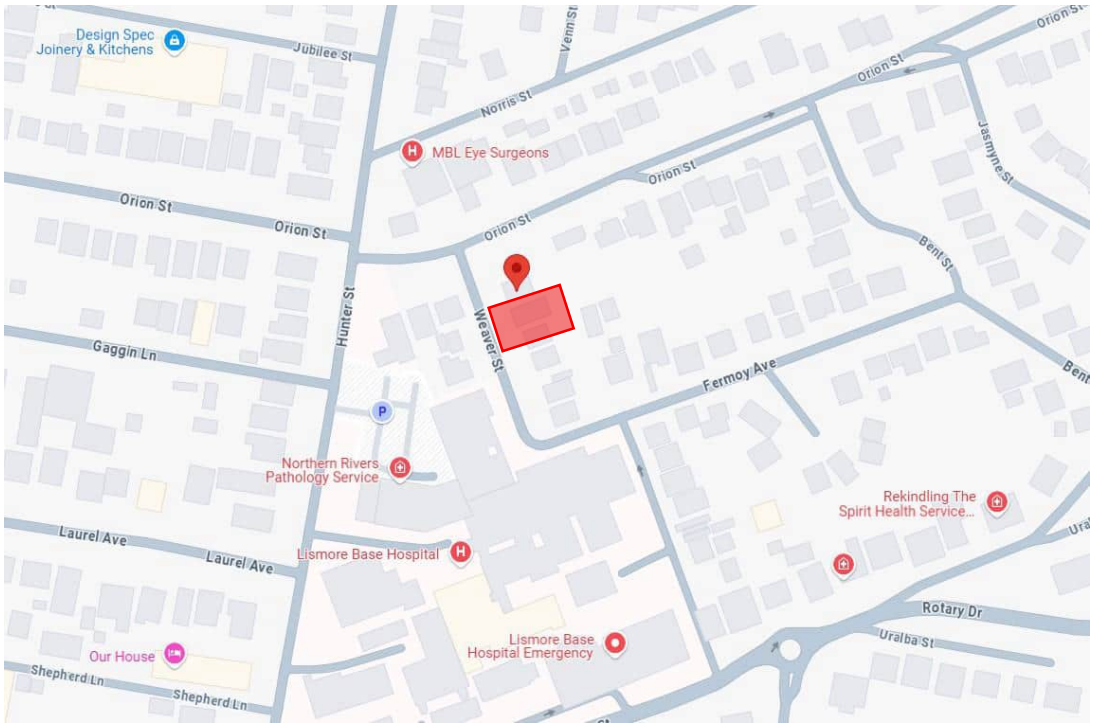
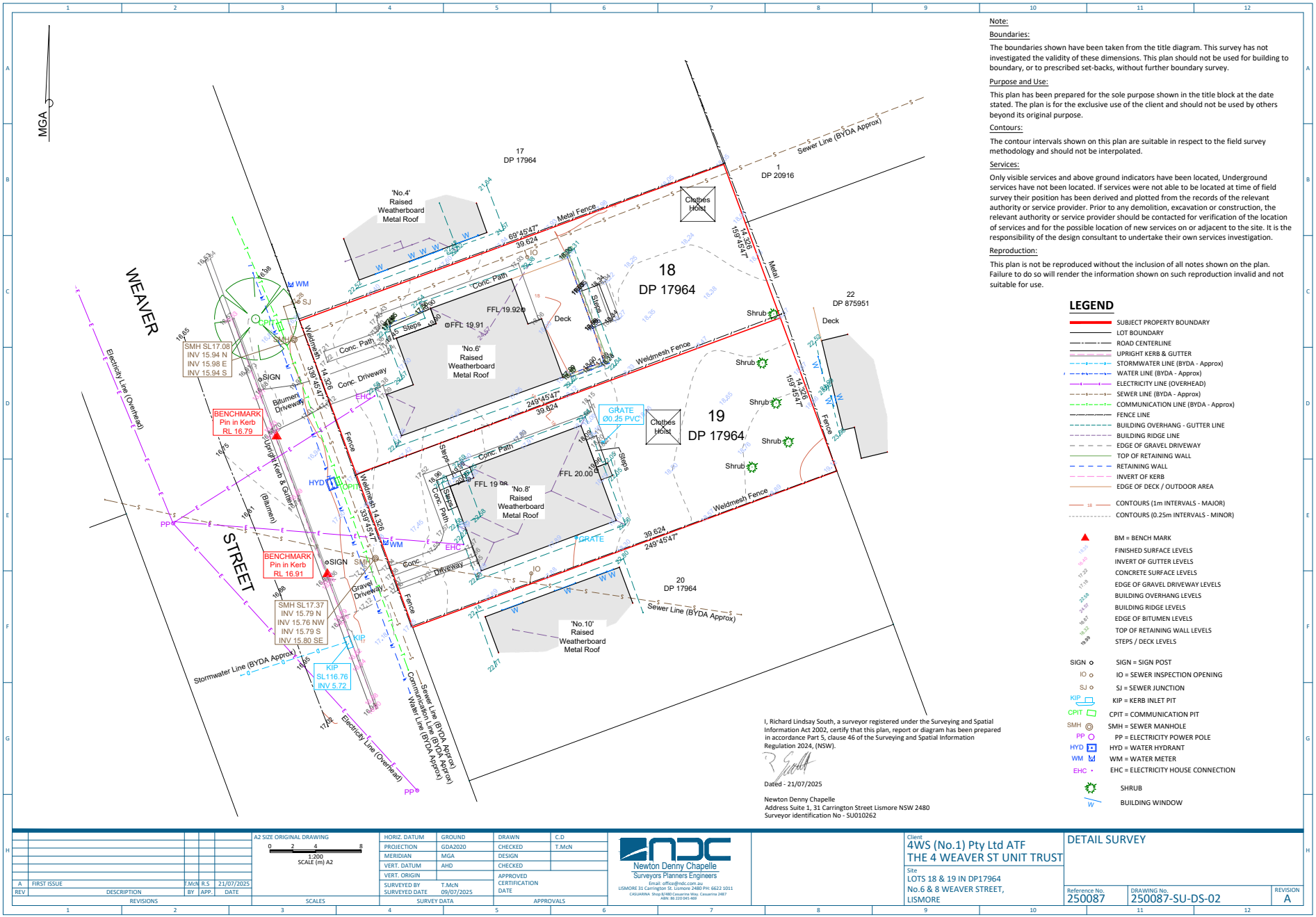


Image 1 – 6-8 Weaver Street



Image 2 – 6-8 Weaver Street

Reference: Google Maps



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	T.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200 SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	T.McN		
SURVEYED DATE	09/07/2025		

SURVEY DATA
APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way. Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOTS 18 & 19 IN DP17964
No.6 & 8 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A

PROJECT #25168 - *CONCEPT - 21/05/2025*

LISMORE HEALTH ACCOMMODATION PRECINCT

6-8 Weaver Street, Lismore, NSW, 2480

FOR

4WS (No1) Pty Ltd



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer



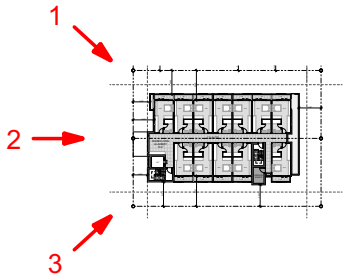
1



2



3



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

@A
SITE CONTEX
25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 0302 RE

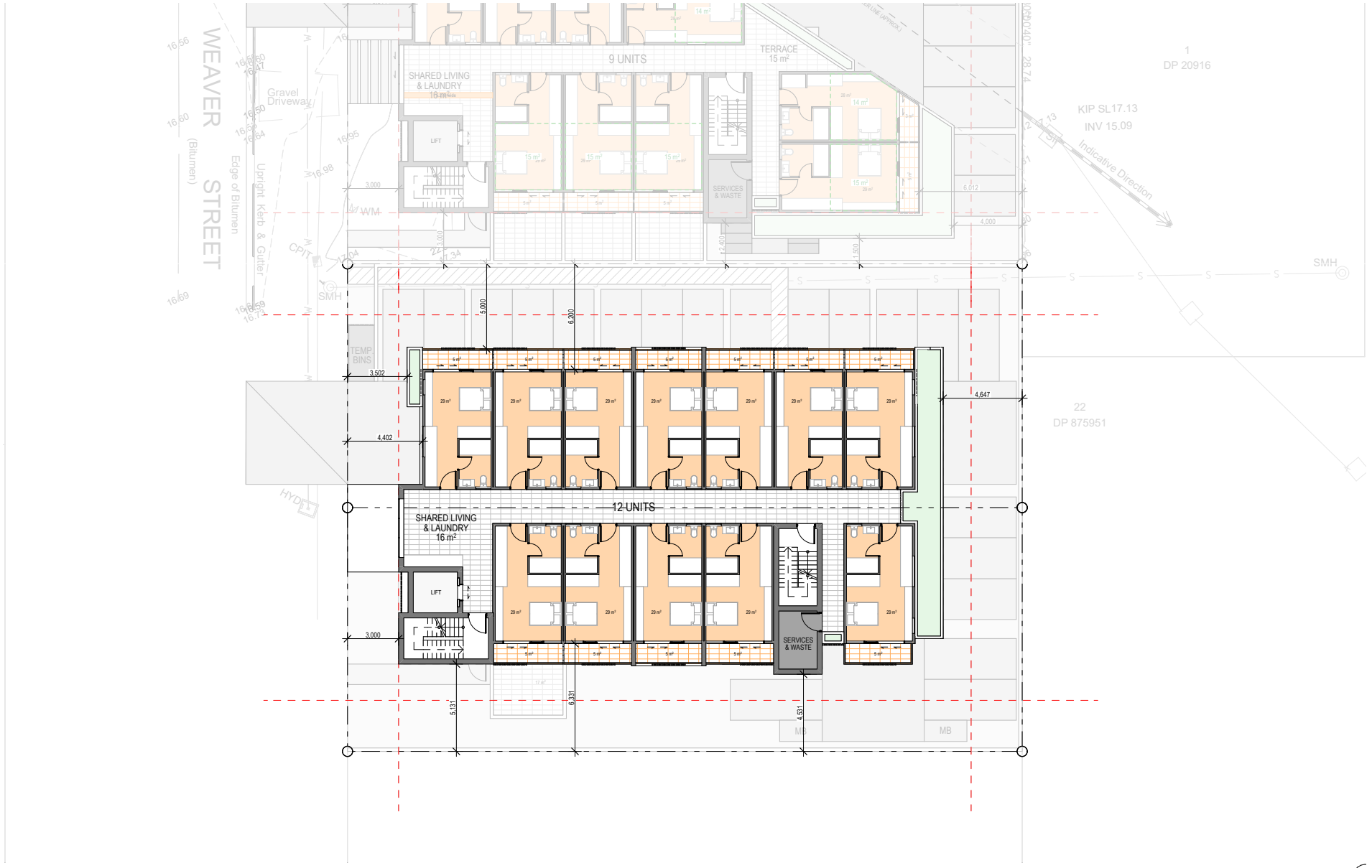


Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A

LEVEL 1 - GROUNI

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 REV E



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVELS 2-
25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1301 REV E

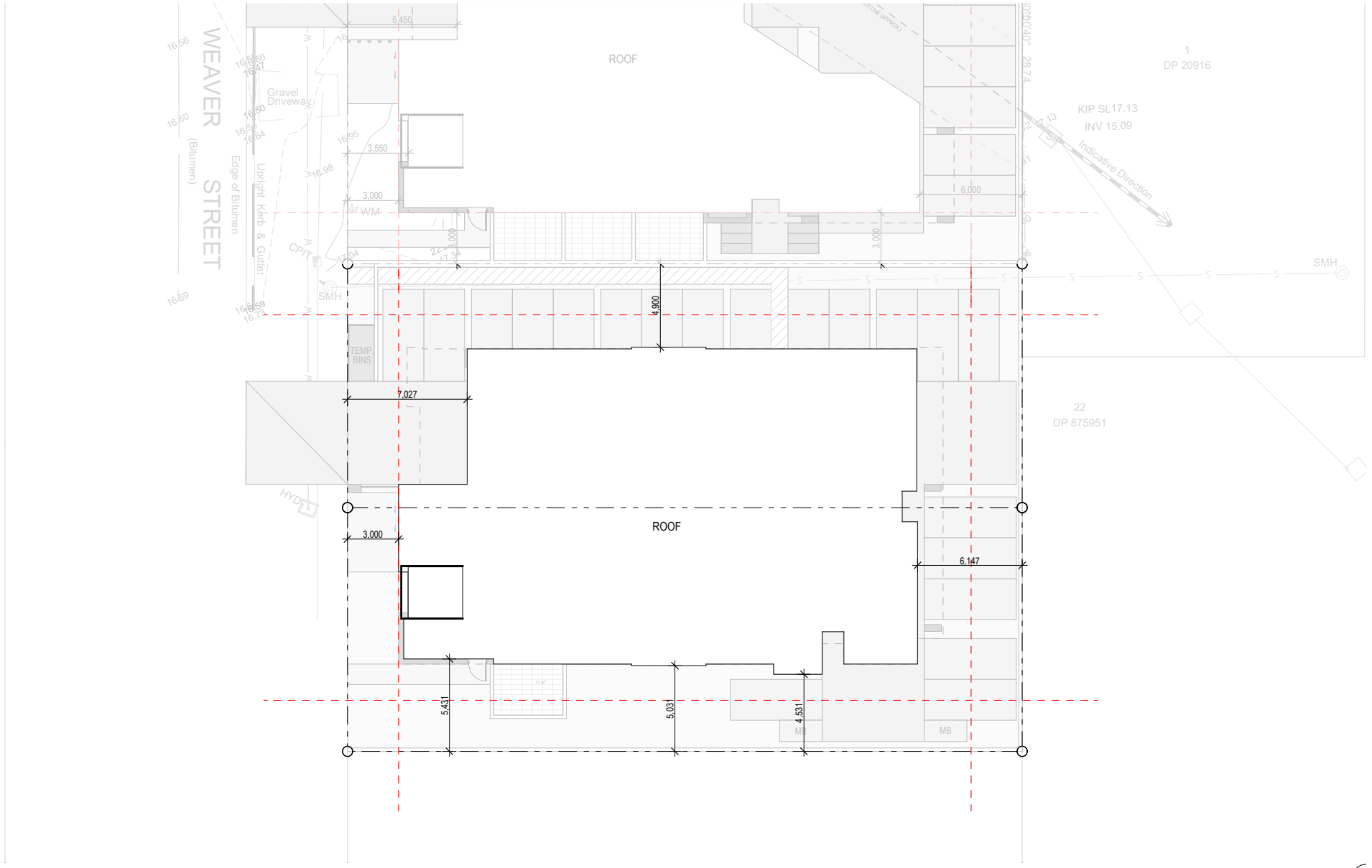


RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVEL

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1302 REV E



RAUNIK design group ARCHITECTS

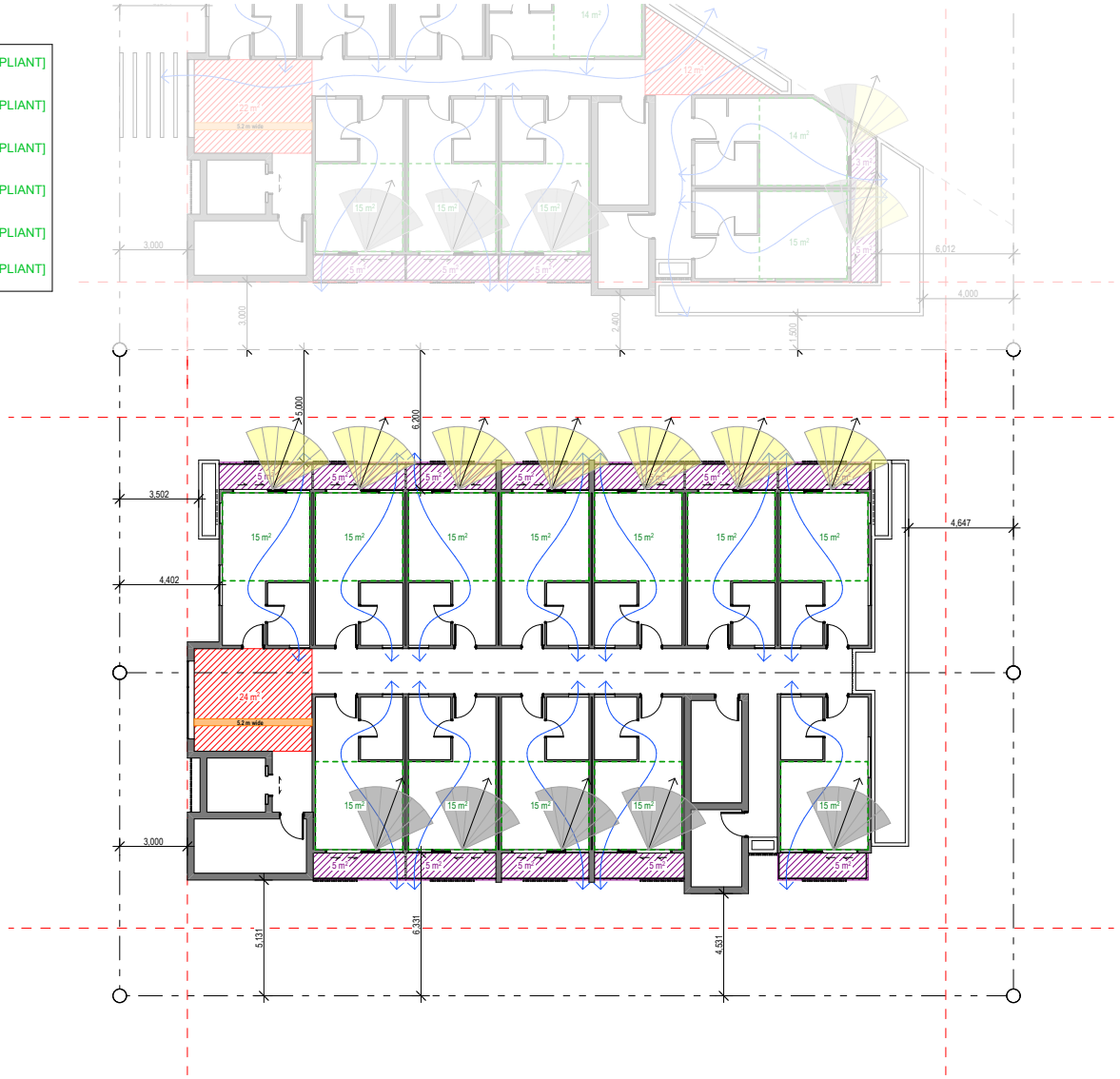
Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
ROO

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1303 RE

SEPP LEGEND

SOLAR ACCESS	[COMPLIANT]
CROSS VENTILATION	[COMPLIANT]
COS (AREA & DEPTH)	[COMPLIANT]
SHARED LIVING DEPTH	[COMPLIANT]
POS (AREA)	[COMPLIANT]
APARTMENT SIZE	[COMPLIANT]



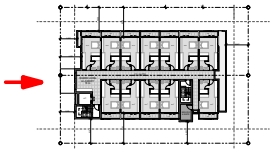
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

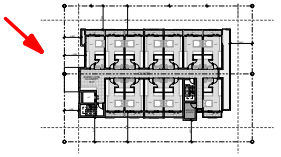
LEVELS 2-4 SEP

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1304 RE





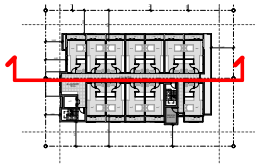




RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

@A
STREET ELEVATIOI
25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 2000 RE





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:150@A

SECTIONS

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX B

Conceptual Stormwater Management Layout Plan

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES (UNLESS NOMINATED TO BE PRESERVED), EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT. ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

Sanitary Drainage	
es	ex.Sewer
esd	ex.Sanitary
Water Main	
ew	ex.Water main
Fire Service	
ex.Fire Service	
Hot Water	
ex.Hot Water	
Warm Water	
ex.Warm Water	
Cold Water	
ex.Cold Water	
Recycled Water	
ex.Recycled Water	
Stormwater	
esw	ex.Stormwater
Vent	
ex.Vent	
g	Gas
T	Trade Waste
Rising Main	
np	Non-Potable Water
ex.Non-Potable Water	
ag	Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEERS IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPTUAL STORMWATER MANAGEMENT PLAN

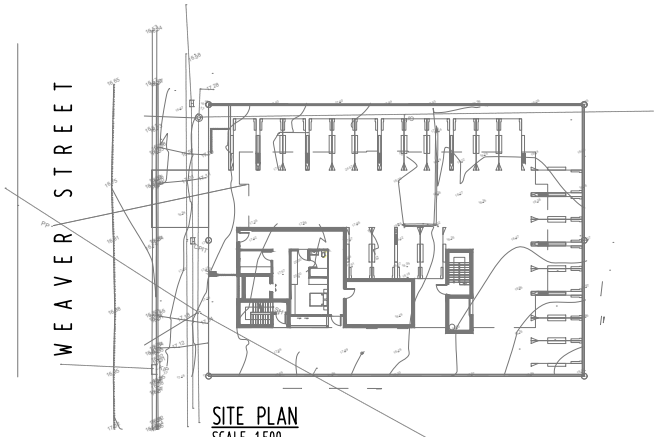
SMP1 NOTES, DRAWING INDEX, LOCALITY PLAN 1, LOCALITY PLAN 2 & SITE PLAN
SMP2 SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
SMP3 DETAILS



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPTUAL STORMWATER PLAN

NOTES, DRAWING INDEX, LOCALITY PLAN & SITE PLAN

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

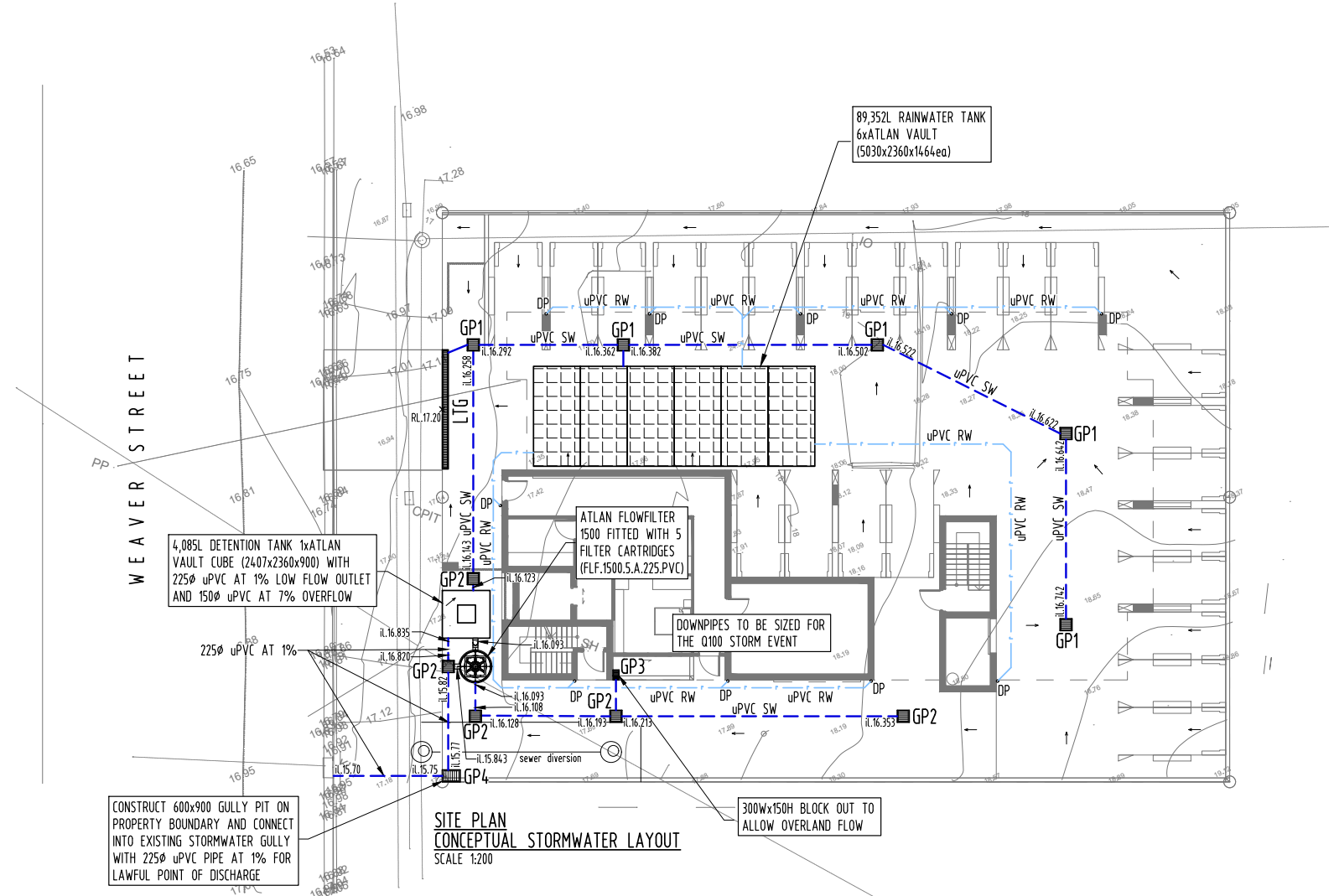
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION

Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:500 | APPROVAL NO.
Designed. MJO | Drawn. TV
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
Sheet. SMP1 | Issue. A



SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200

OSD DISCHARGE/VOLUME SUMMARY

ARI (years)	Q LIMIT (l/s)	OSD VOLUME (m^3)
1	23.86	1.395
10	42.16	2.466

ONSITE DETENTION & RAINWATER DETENTION
TOTAL OSD REQUIRED: 2,466L
TOTAL OSD PROVIDED: 4,085L (ATLAN VAULT)

RWT RETENTION REQUIRED: 84,400L
RWT RETENTION PROVIDED: 89,352L

GULLY PIT SCHEDULE

GP1	600mm x 600mm GULLY PIT COMPLETE WITH TRAFFICABLE HEEL PROOF FRAME & GRATE
GP2	600mm x 600mm GULLY PIT COMPLETE WITH HEEL PROOF FRAME & GRATE
GP3	300mm x 300mm GULLY PIT COMPLETE WITH HEEL PROOF FRAME & GRATE
GP4	900mm x 600mm GULLY PIT COMPLETE WITH BOLT DOWN FRAME & GRATE

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPTUAL STORMWATER PLAN

SITE PLAN
CONCEPTUAL STORMWATER LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

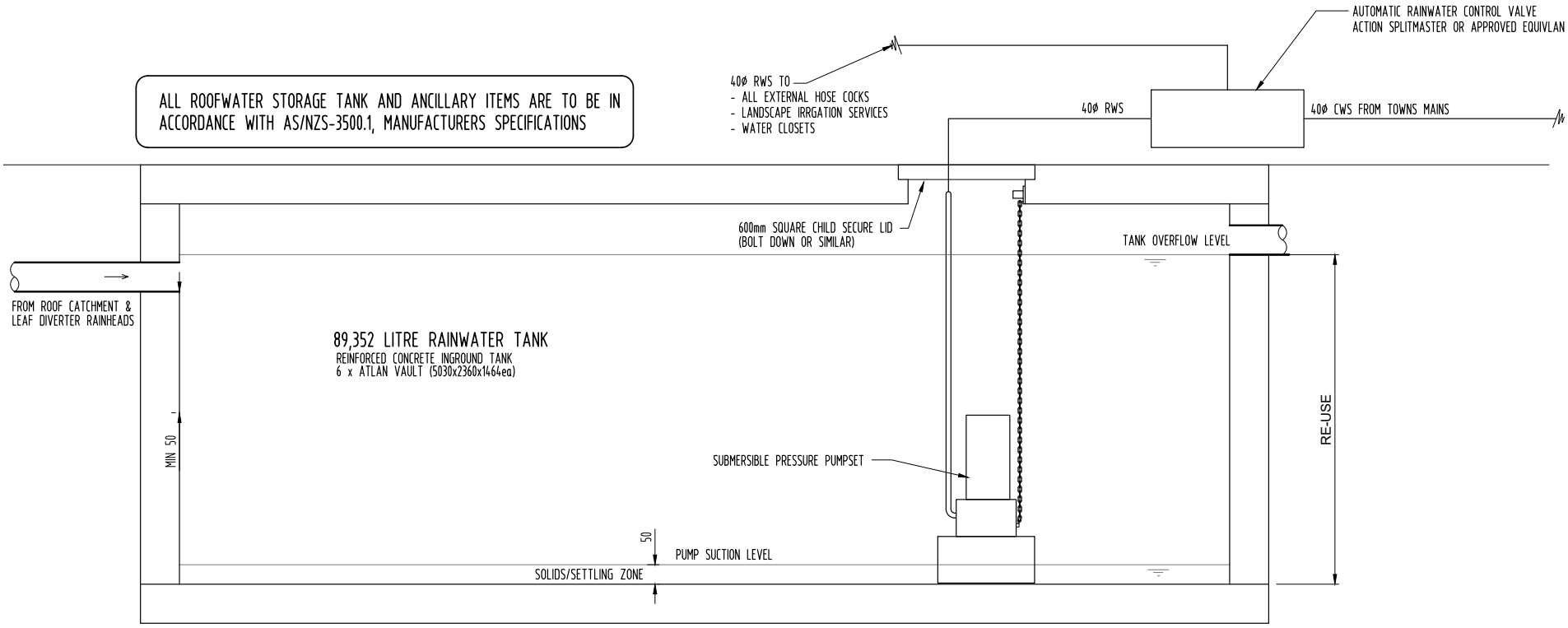
Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,

Sheet. SMP2 | Issue. A



DETAIL 1 - RAINWATER STORAGE TANK
DIAGRAMMATIC ONLY, NOT TO SCALE

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPTUAL STORMWATER PLAN

DETAILS

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,

Sheet. SMP3 | Issue. A

APPENDIX C

BOM IFD Table, & MUSIC Modelling Results

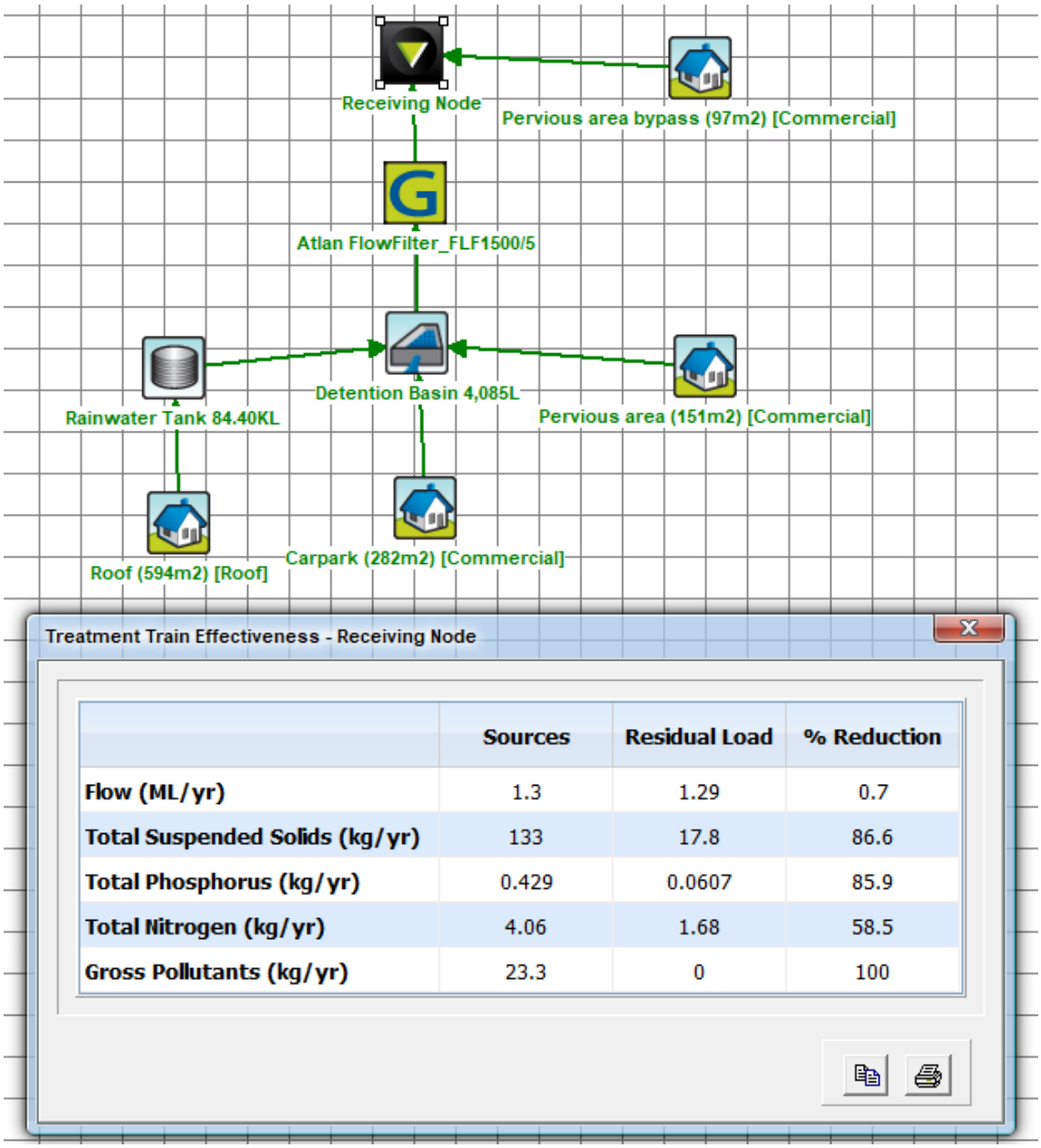
IFD DESIGN RAINFALL INTENSITY (mm/h)

Reference: Bureau of Meteorology – Design Rainfall Data System (2016)

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
5 min	103	115	155	182	208	244	271
6 min	98.4	110	148	173	198	231	257
7 min	94.2	106	142	166	189	220	244
8 min	90.3	101	136	159	181	211	233
9 min	86.8	97.3	130	152	174	202	223
10 min	83.5	93.7	125	147	167	194	214
11 min	80.5	90.3	121	141	161	186	205
12 min	77.7	87.1	116	136	155	179	198
13 min	75.1	84.2	112	131	150	173	191
14 min	72.6	81.5	109	127	145	167	184
15 min	70.4	78.9	105	123	140	162	179
16 min	68.3	76.6	102	119	136	157	173
17 min	66.3	74.3	99.2	116	132	153	168
18 min	64.4	72.3	96.5	113	128	148	163
19 min	62.7	70.3	93.8	110	125	144	159
20 min	61.1	68.5	91.4	107	122	141	155
30 min	48.8	54.7	73.0	85.4	97.4	113	125
40 min	41.0	46.0	61.5	72.1	82.4	96.1	107
50 min	35.6	39.9	53.6	62.9	72.0	84.4	93.9
1 hour	31.7	35.5	47.8	56.2	64.5	75.8	84.6

Music Model

6-8 Weaver Street, Lismore NSW



	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.3	1.29	0.7
Total Suspended Solids (kg/yr)	133	17.8	86.6
Total Phosphorus (kg/yr)	0.429	0.0607	85.9
Total Nitrogen (kg/yr)	4.06	1.68	58.5
Gross Pollutants (kg/yr)	23.3	0	100

APPENDIX D

Maintenance Plans & Checklists

AtlanVault

Modular precast on-site stormwater detention system



atlan.com.au

Atlan STORMWATER



APPLICATIONS

- Residential
- Commercial
- Industrial
- Retail sites
- Subdivisions
- Urban infrastructure

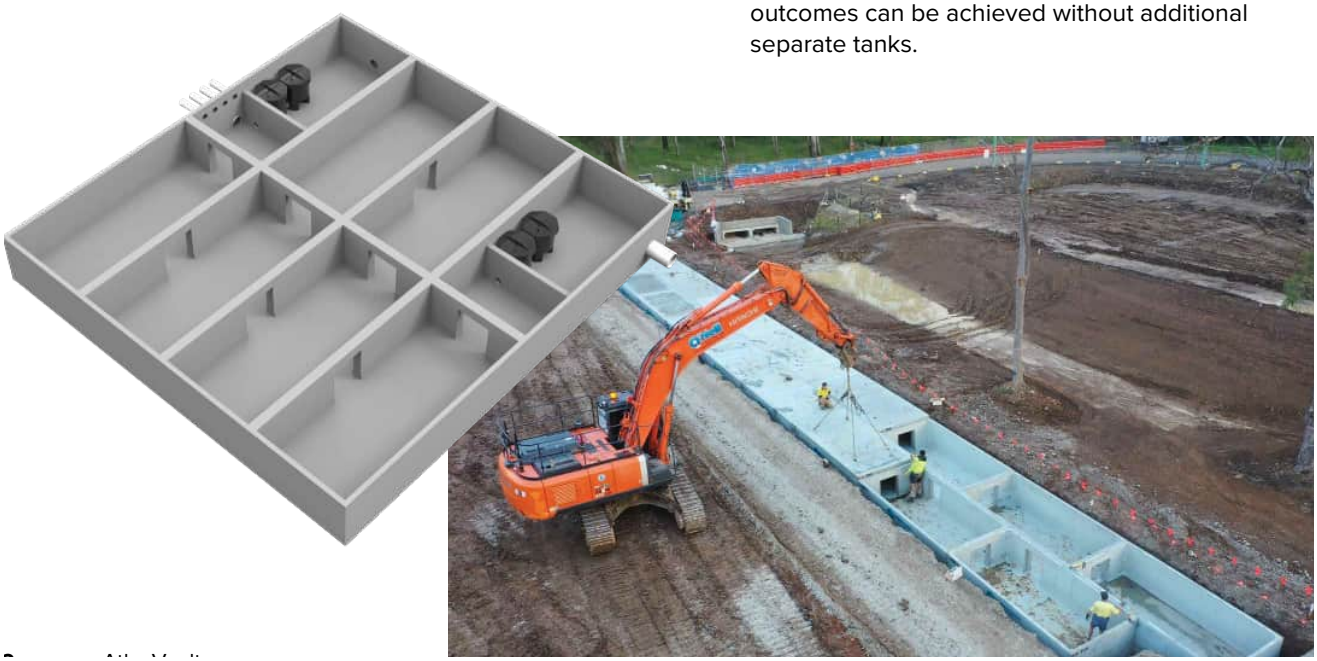
FEATURES

A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance.

The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

It is a robust solution for stormwater detention typically installed under carparks in commercial premises, or the common driveways in multi-unit developments.
The AtlanVault is selected for its easy access for maintenance, strong traffic rating, simple installation protocol, and ability for large volumes to be installed in a single day and truck trafficable immediately.

- Flexibility in footprint design for optimum layouts
- Flexible heights to suit site levels
- Truck trafficable. Delivered to site cured to 50MPa. The tanks can be installed, backfilled and trafficable immediately, maintaining site accessibility.
- Modules do not rely on stone backfill for stormwater storage or support, so there are smaller excavations and less spoil to dispose of compared to other systems.
- Units are delivered to site to meet clients cranes and are generally installed immediately. This is no on-site storage of modules required so on-site space is optimised.
- AtlanFilter cartridges can be designed to be contained in these systems so water quality outcomes can be achieved without additional separate tanks.







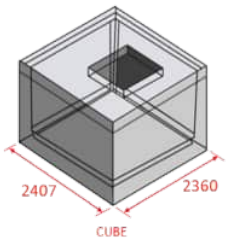
COMPARISON

OSD SYSTEMS	ATLANVAULT/MEGAVAULT	CONVENTIONAL CAST INSITUE OR BLOCK & SLAB
STRUCTURAL ENGINEERING	All required structural certification provided by Atlan Stormwater and Engineering Partners minimising onsite inspections and increasing construction efficiency.	Structural engineering requires 'Hold Points' and visual inspection to ensure correct construction methods are achieved. Potential delays and risk of trade error is higher.
CONSTRUCTION PROGRAM EFFICIENCIES	Construction timeline savings of up to 90% can be achieved, with a guaranteed reduction of labour required on site.	Multiple trades required to complete the scope providing a slower construction timeline and increased risk of poor weather and delays.
SAFETY	Reduces the amount of labour required to complete the works. Significantly decreased open excavation time. Minimises the requirement of Confined Space Entry during tank construction.	Increased time with an open excavation due to increased sub-contractor involvement. Co-ordination on safety plans and inductions with increased involvement and supervision required. Exposed reinforcement contributing to trip hazards. Confined Space Entry is required.
ENVIRONMENTAL IMPACT	• Minimal construction waste. • Decreased excavation time. • Decreases risk of silt release. • No concrete truck washouts required.	• Increased construction waste from palletised construction materials to complete the scope. • Concrete truck washouts required.
QUALITY	Tanks constructed to ISO9001 Quality Standards. Atlan Stormwater engineering partners provide product 'sign-off'.	Hold points and visual sign off by the project Certified Engineers.
ORGANISATIONS REQUIRED	Atlan Stormwater offer a 'Turnkey' Solution from design and manufacture through to construction.	Multiple trades.



SIZES & CAPACITIES

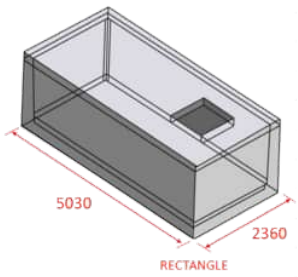
NOTE: Internal heights only provided as tank lid thickness is dependant on traffic rating & soil/slab cover. Visit our website to download plans and drawings.



CUBE

2407mm long x 2360mm wide

INTERNAL HEIGHT	CAPACITY kL
900	4.085
950	4.371
1000	4.550
1100	5.018
1150	5.252
1200	5.488
1250	5.723
1300	5.959
1350	6.196
1464	6.737



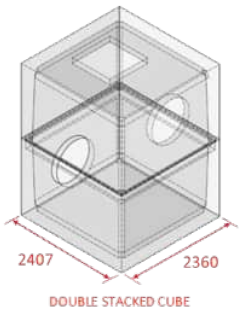
RECTANGLE

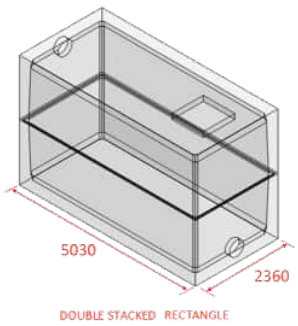
5030mm long x 2360mm wide

INTERNAL HEIGHT	CAPACITY kL
900	9.064
950	9.577
1000	10.090
1100	11.119
1150	11.635
1200	12.152
1250	12.669
1300	13.187
1350	13.706
1464	14.892









DOUBLE STACKED CUBE

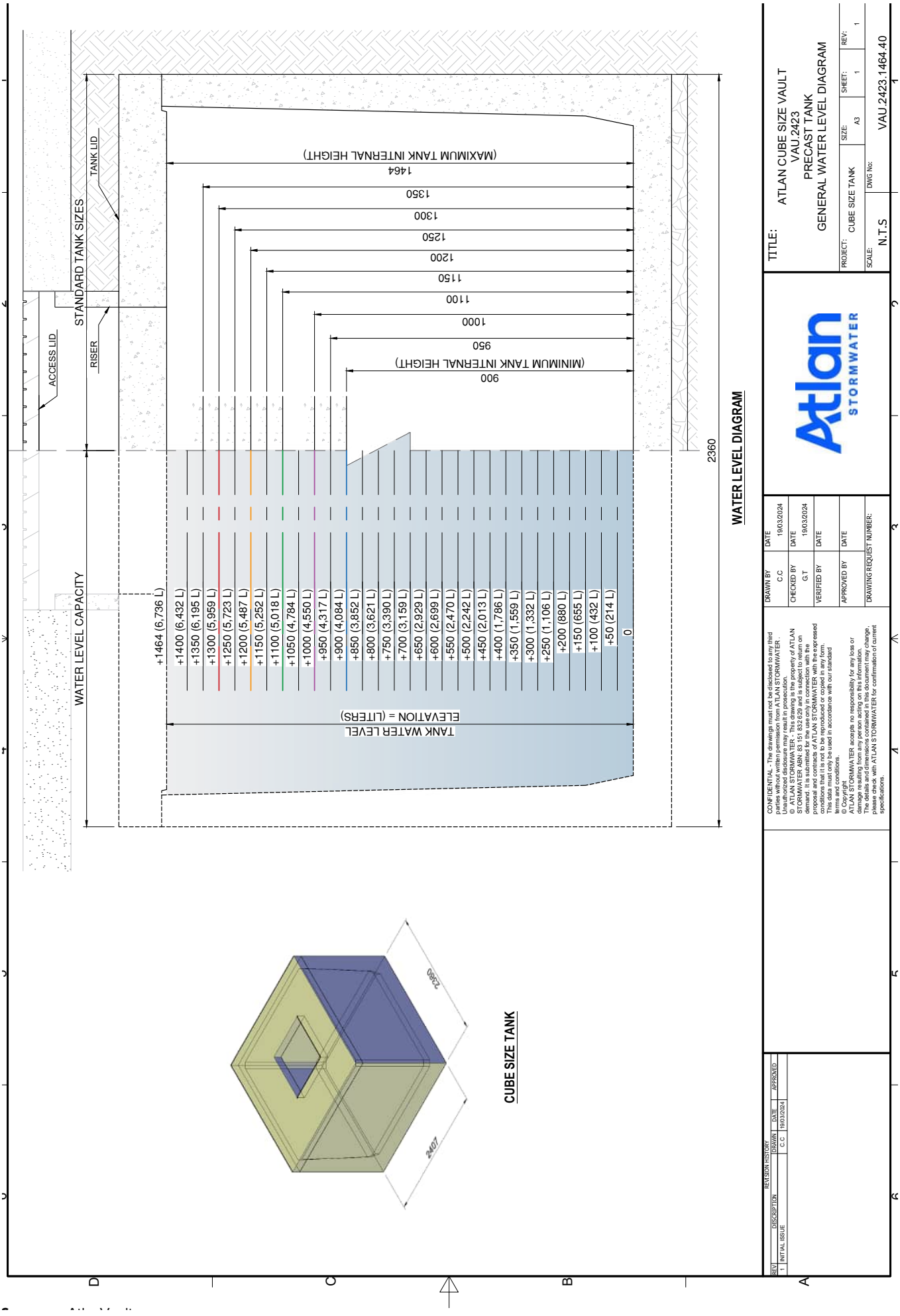
2407mm long x 2360mm wide

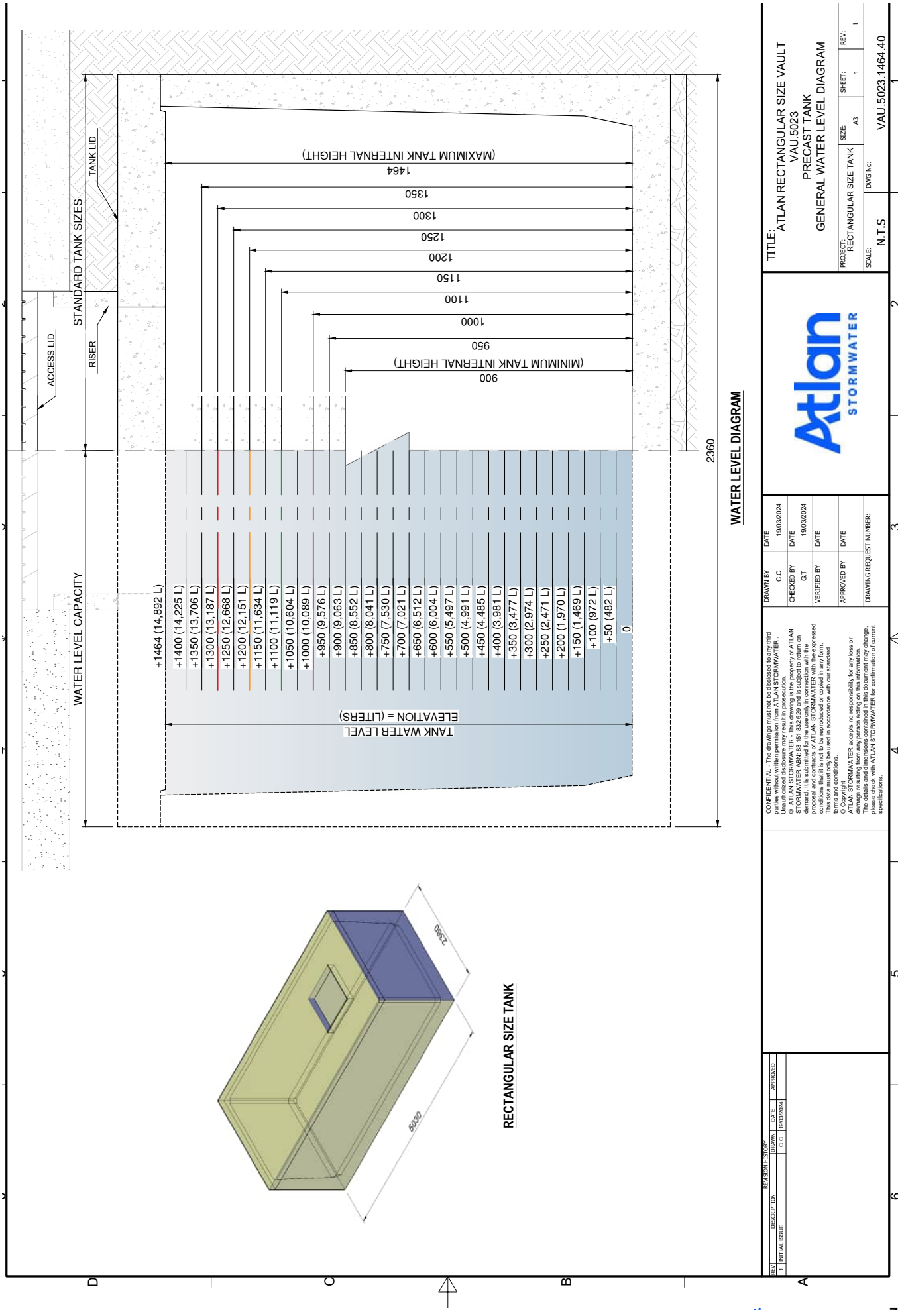
BASE SECTION INTERNAL HEIGHT	TOP SECTION INTERNAL HEIGHT	INTERNAL HEIGH	CAPACITY kL
884	916	1800	8.170
934	916	1850	8.456
984	916	1900	8.635
984	966	1950	8.921
984	1016	2000	9.100
1134	916	2050	9.337
1184	916	2100	9.573
1184	966	2150	9.859
1184	1016	2200	10.038
1334	916	2250	10.281
1334	966	2300	10.567
1439	916	2355	10.703
1439	966	2405	10.989
1438	1016	2455	11.168
1334	1166	2500	11.448
1439	1116	2555	11.636
1439	1166	2605	11.870
1439	1216	2655	12.106
1439	1266	2705	12.341
1439	1316	2755	12.577
1439	1366	2805	12.814
1439	1471	2910	13.388

DOUBLE STACKED RECTANGLE

5030mm long x 2360mm wide

BASE SECTION INTERNAL HEIGHT	TOP SECTION INTERNAL HEIGHT	INTERNAL HEIGH	CAPACITY kL
884	916	1800	18.128
934	916	1850	18.640
984	916	1900	19.154
984	966	1950	19.666
984	1016	2000	20.180
1134	916	2050	20.699
1184	916	2100	21.215
1184	966	2150	21.728
1184	1016	2200	22.241
1334	916	2250	22.770
1334	966	2300	23.283
1439	916	2355	23.858
1439	966	2405	24.372
1438	1016	2455	24.885
1334	1166	2500	25.341
1439	1116	2555	25.915
1439	1166	2605	26.431
1439	1216	2655	26.915
1439	1266	2705	27.466
1439	1316	2755	27.984
1439	1366	2805	28.493
1439	1471	2910	29.596


STANDARD TANK SIZES
TANK LID
ACCESS LID
RISER
WATER LEVEL CAPACITY
(MAXIMUM TANK INTERNAL HEIGHT)
1464
1350
1300
1250
1200
1150
1100
1000
950
(MINIMUM TANK INTERNAL HEIGHT)
900
2360
TANK WATER LEVEL ELEVATION = (LITERS)
+1464 (6,736 L)
+1400 (6,432 L)
+1350 (6,195 L)
+1300 (5,959 L)
+1250 (5,723 L)
+1200 (5,487 L)
+1150 (5,252 L)
+1100 (5,018 L)
+1050 (4,784 L)
+1000 (4,550 L)
+950 (4,317 L)
+900 (4,084 L)
+850 (3,852 L)
+800 (3,621 L)
+750 (3,390 L)
+700 (3,159 L)
+650 (2,929 L)
+600 (2,699 L)
+550 (2,470 L)
+500 (2,242 L)
+450 (2,013 L)
+400 (1,786 L)
+350 (1,559 L)
+300 (1,332 L)
+250 (1,106 L)
+200 (880 L)
+150 (655 L)
+100 (432 L)
+50 (214 L)
0
WATER LEVEL DIAGRAM
2360
2407
CUBE SIZE TANK
REVISION HISTORY
REV DESCRIPTION DRAWN DATE APPROVED
1 INITIAL ISSUE C.C 19/03/2024
CONFIDENTIAL - The drawings must not be disclosed to any third party without written permission from ATLAS STORMWATER. Unauthorized disclosure may result in prosecution.
© ATLAN STORMWATER - This drawing is the property of ATLAN STORMWATER ABN: 83 151 832 629 and is subject to return on demand. It is submitted for the use only in connection with the project and contract as detailed and shall not be used for any purpose that it is not to be reproduced or copied in any form.
This data must only be used in accordance with our standard terms and conditions.
© Copyright
ATLAN STORMWATER accepts no responsibility for any loss or damage resulting from any person acting on this information.
The details and dimensions contained in this document may change, please check with ATLAN STORMWATER for confirmation of current specifications.
DRAWN BY C.C DATE 19/03/2024
CHECKED BY G.T DATE 19/03/2024
VERIFIED BY DATE
APPROVED BY DATE
DRAWING REQUEST NUMBER:
TITLE: ATLAN CUBE SIZE VAULT VAU.2423 PRECAST TANK GENERAL WATER LEVEL DIAGRAM
PROJECT: CUBE SIZE TANK
SIZE: A3
SHEET: 1
REV: 1
SCALE: N.T.S
DWG No: VAU.2423.1464.40
Atlan STORMWATER


STANDARD TANK SIZES
TANK LID
ACCESS LID
RISER
WATER LEVEL CAPACITY
(MAXIMUM TANK INTERNAL HEIGHT)
1464
1350
1300
1250
1200
1150
1100
1000
950
(MINIMUM TANK INTERNAL HEIGHT)
900
2360
+1464 (14,892 L)
+1400 (14,225 L)
+1350 (13,706 L)
+1300 (13,187 L)
+1250 (12,668 L)
+1200 (12,151 L)
+1150 (11,634 L)
+1100 (11,119 L)
+1050 (10,604 L)
+1000 (10,089 L)
+950 (9,576 L)
+900 (9,063 L)
+850 (8,552 L)
+800 (8,041 L)
+750 (7,530 L)
+700 (7,021 L)
+650 (6,512 L)
+600 (6,004 L)
+550 (5,497 L)
+500 (4,991 L)
+450 (4,485 L)
+400 (3,981 L)
+350 (3,477 L)
+300 (2,974 L)
+250 (2,471 L)
+200 (1,970 L)
+150 (1,469 L)
+100 (972 L)
+50 (482 L)
0
TANK WATER LEVEL
ELEVATION = (LITERS)
WATER LEVEL DIAGRAM
2990
5930
RECTANGULAR SIZE TANK
REVISION HISTORY
REV | DESCRIPTION | DRAWN | DATE | APPROVED
1 | INITIAL ISSUE | C.C | 19/03/2024
CONFIDENTIAL - The drawings must not be disclosed to any third parties without written consent from ATLAN STORMWATER. Unauthorized disclosure may result in prosecution.
© ATLAN STORMWATER - This drawing is the property of ATLAN STORMWATER ABN: 83 151 832 629 and is subject to return on demand. It is submitted for the sole purpose in connection with the project detailed above to ATLAN STORMWATER and may not be used for any purpose not expressed conditions that it is not to be reproduced or copied in any form. This data must only be used in accordance with our standard terms and conditions.
Copyright
ATLAN STORMWATER accepts no responsibility for any loss or damage resulting from any person acting on this information.
The details and dimensions contained in this document may change, please check with ATLAN STORMWATER for confirmation of current specifications.
DRAWN BY C.C DATE 19/03/2024
CHECKED BY G.T DATE 19/03/2024
VERIFIED BY DATE
APPROVED BY DATE
DRAWING REQUEST NUMBER:
TITLE: ATLAN RECTANGULAR SIZE VAULT VAU.5023 PRECAST TANK GENERAL WATER LEVEL DIAGRAM
PROJECT: RECTANGULAR SIZE TANK
SIZE: A3
SHEET: 1
REV: 1
SCALE: N.T.S
DWG No: VAU.5023.1464.40
Atlan STORMWATER

AtlanVault

Modular precast on-site stormwater detention system



Atlan STORMWATER

P 1300 773 500 | +61 2 8705 0255 | sales@atlan.com.au
ACT | NSW | NT | QLD | SA | TAS | VIC | WA | NZ
To contact your local branch visit **www.atlan.com.au**

0724

FlowFilter

Cartridge filter for tertiary stormwater treatment



atlan.com.au

Atlan® STORMWATER



FlowFilter is a specialist stormwater filtration system that is purpose-built to reduce the footprint of WSUD on constrained projects. Manufactured, designed, and engineered in Australia using fibre-reinforced polymer (FRP) this generational asset is supplied with a 25-year warranty & 100-year design life.

This innovative approach to stormwater treatment uses an up-flow filtration process. With minimal head drop required between inlet and outlet, these devices are suitable for installation on flat sites or low gradient developments. The stormwater is treated within the unit by the following processes: sedimentation, filtration, adsorption, and precipitation.

The FlowFilter has been extensively laboratory and field tested for the removal of pollutants – including heavy metals, total suspended solids (TSS), and nutrients (Phosphorous and Nitrogen).



APPLICATIONS

- Car parks & shopping centres
- Council depots
- Industrial estates
- Heavy vehicle maintenance
- Transport depots & loading bays
- Tunnels
- Highways & transport corridors
- Recycling yards
- Airport aprons & tarmacs



FEATURES

- Manufactured, designed, and engineered in Australia at our FRP production facility.
- Lightweight, easy to install and minimal on-site lifting requirements (no crane required).
- Reduced on-site footprint.
- Up-flow filtration process suitable for flat sites requiring only 250 mm of hydraulic head.
- Scalable sizes with variable cartridge configurations from 1 to 39 filter cartridges.
- SQIDEP testing has verified the capabilities of the filter system for flow rates of 4 LPS (litres per second) per filter cartridge.
- Treatment flow rates from 2.5 litres per second (LPS) to 156 litres per second installed in offline configuration.
- Custom-designed inline systems available.
- Installed in trafficable and non trafficable applications.

SPECIFICATIONS

MODEL	NO. CARTRIDGE	TFR	ID (m)	HEIGHT (m)	INLET/ OUTLET (mm)
400 SERIES					
HS.400/1	1	2.5 LPS	1.13	1.5	100
HS.400/2	2	5 LPS			
HS.400/3	3	7.5 LPS			
1200 SERIES					
HS.1200/4	4	12 LPS	1.20	2.60	225
1500 SERIES					
HS.1500/4	4	16 LPS	1.50	2.00	225
HS.1500/5	5	20 LPS			
HS.1500/6	6	24 LPS			
1850 SERIES					
SHS.1850/7	7	28 LPS	1.85	2.00	225
2200 SERIES					
HS.2200/7	7	28 LPS	2.20	2.50	225
HS.2200/8	8	32 LPS			
HS.2200/9	9	36 LPS			
2500 SERIES					
HS.2500/10	10	40 LPS	2.50	2.70	300
HS.2500/11	11	44 LPS			
HS.2500/12	12	48 LPS			
HS.2500/13	13	52 LPS			
HS.2500/14	14	56 LPS			
HS.2500/15	15	60 LPS			
HS.2500/16	16	64 LPS			
3000 SERIES					
HS.3000/17	17	68 LPS	3.00	2.85	300
HS.3000/18	18	76 LPS			
HS.3000/19	19	76 LPS			
HS.3000/20	20	80 LPS			
HS.3000/21	20	84 LPS			
3500 SERIES					
HS.3500/22	22	88 LPS	3.50	2.95	375
HS.3500/23	23	92 LPS			
HS.3500/24	24	96 LPS			
HS.3500/25	25	100 LPS			
HS.3500/26	26	104 LPS			
HS.3500/27	27	108 LPS			
HS.3500/28	28	112 LPS			
HS.3500/29	29	116 LPS			
HS.3500/30	30	120 LPS			
HS.3500/31	31	124 LPS			
4000 SERIES					
HS.4000/32	32	128 LPS	4.00	3.25	375
HS.4000/33	33	132 LPS			
HS.4000/34	34	136 LPS			
HS.4000/35	35	140 LPS			
HS.4000/36	36	144 LPS			
HS.4000/37	37	148 LPS			
HS.4000/38	38	152 LPS			
HS.4000/39	39	156 LPS			

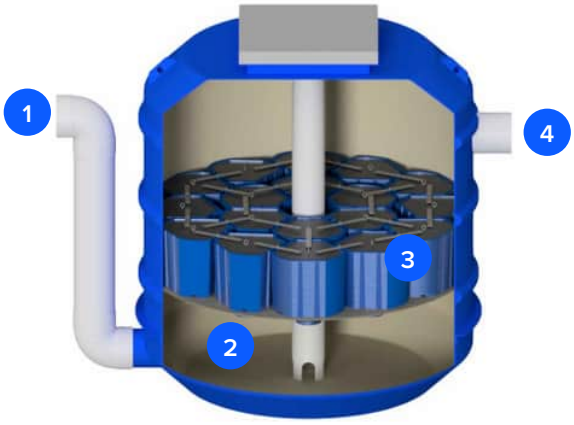
Tested Treatment Efficiencies*

POLLUTANT	EFFICIENCY
Gross Pollutants (GP)	100%
Total Suspended Solids (TSS)	95%
Total Phosphorus (TP)	93%
Total Nitrogen (TN)	45%
Lead (Pb)	90%
Zinc	53%

*Contact Atlan to confirm approved performance for the project LGA



FlowFilter is SQIDEP approved after passing Stormwater Australia's rigorous testing and performance assessment process.

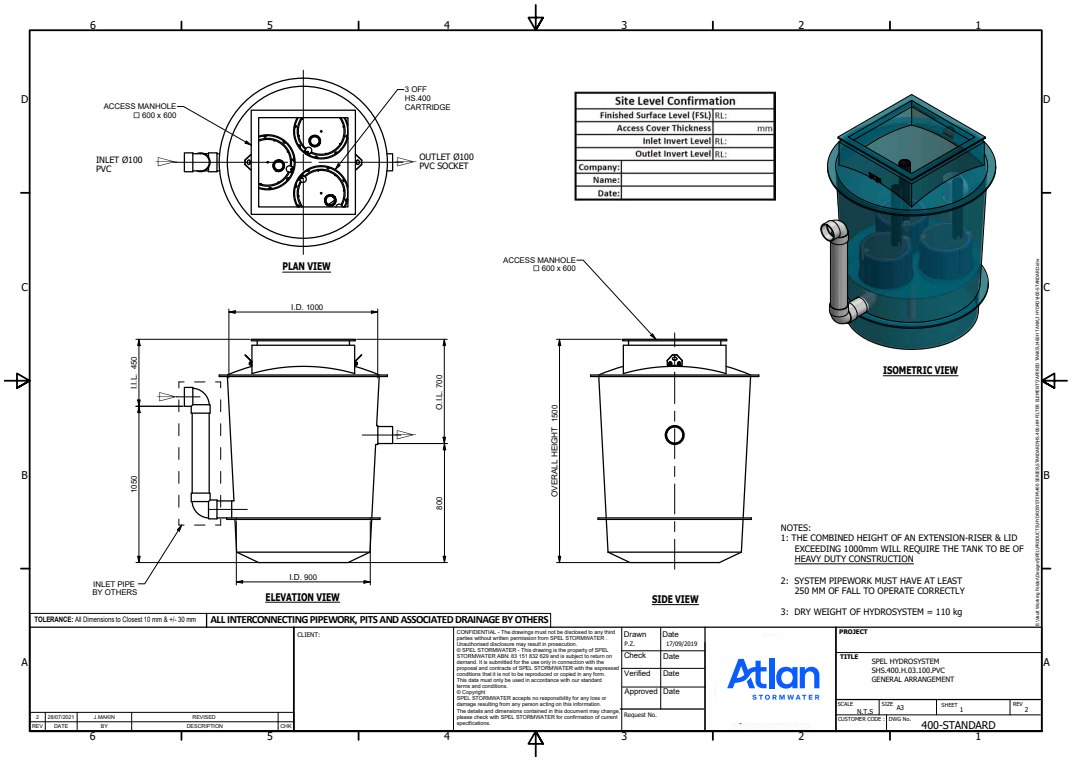


Operating System

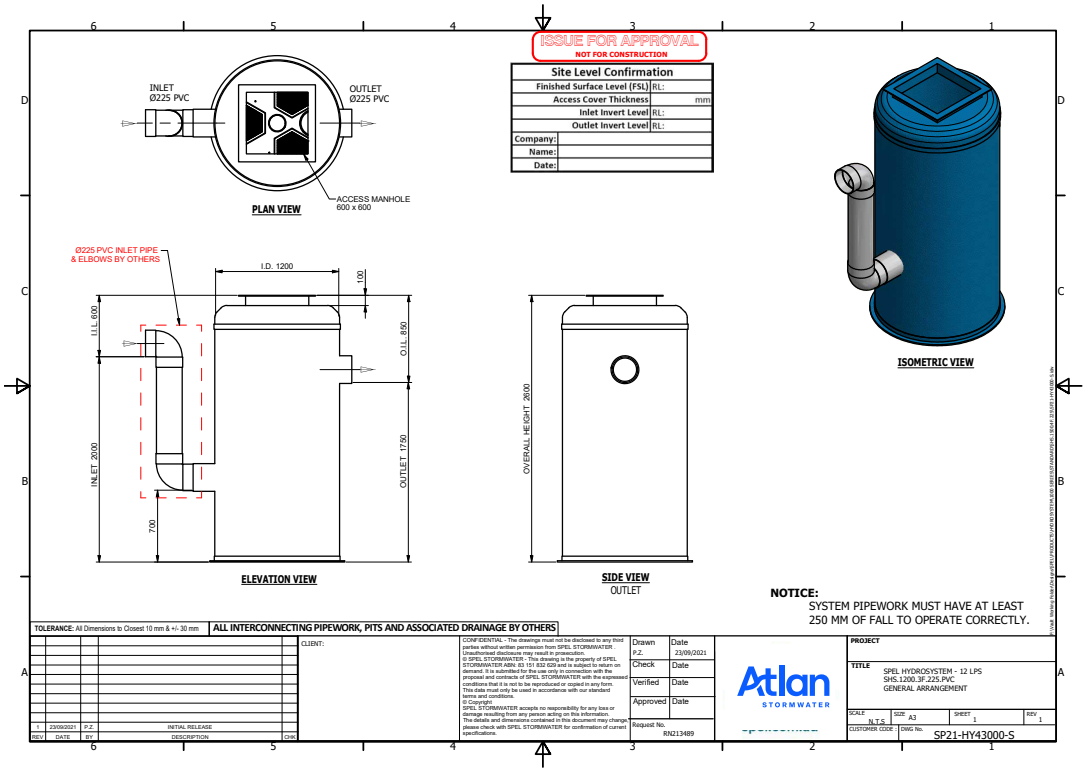
1. Stormwater from catchment enters the offline FlowFilter inlet.
2. Sediment is retained within the sump area.
3. Filter cartridges operate in an up-flow process. The fine sediment is physically removed, and dissolved pollutants are precipitated and adsorptively bound to the filtration media.
4. Treated water flows from cartridges to outlet and into downstream water network.

DRAWINGS

Model HS.400

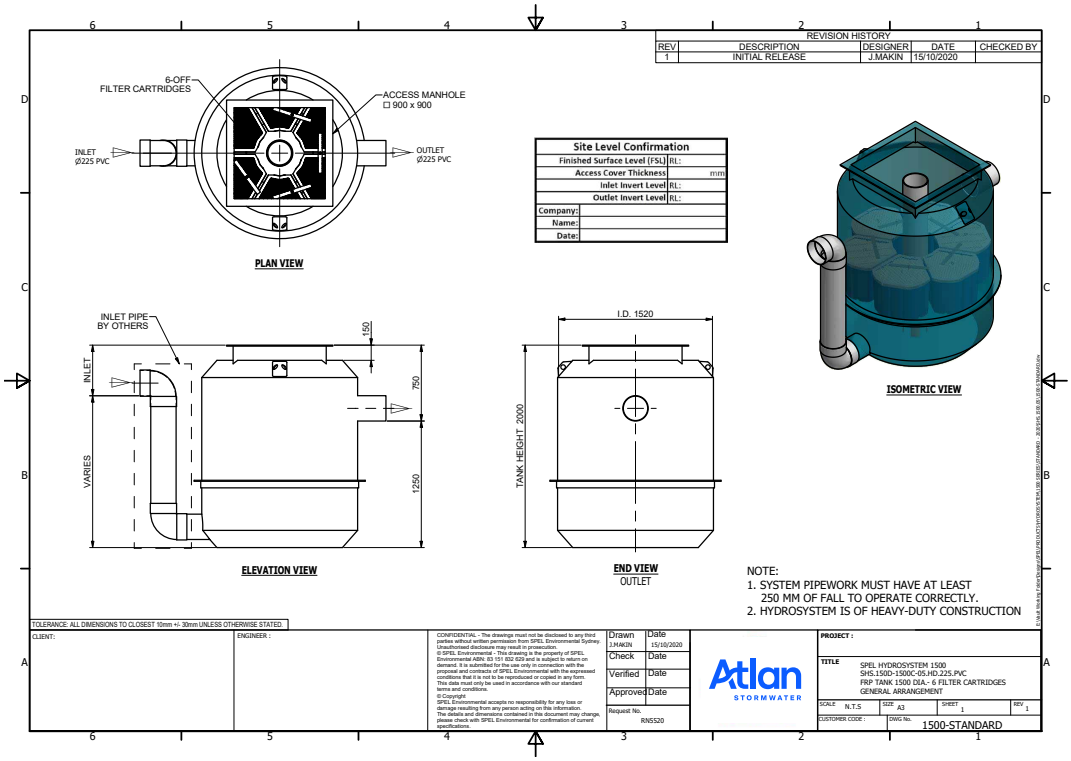


Model HS.1200

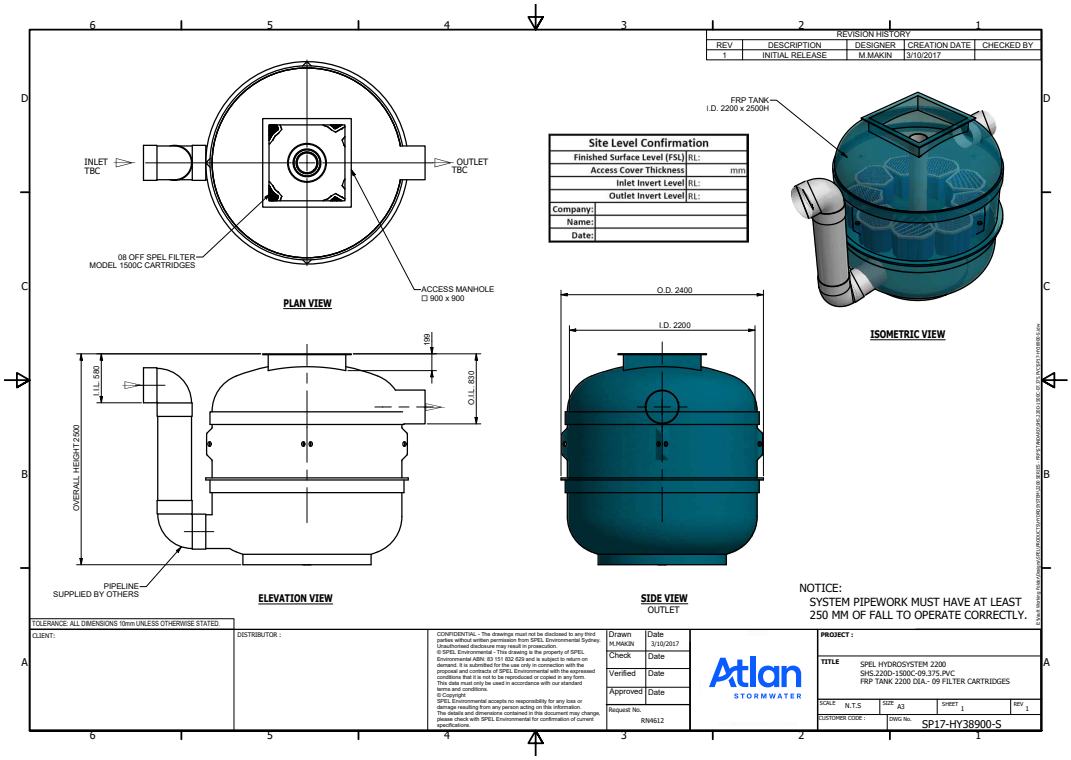


DRAWINGS

Model HS.1500

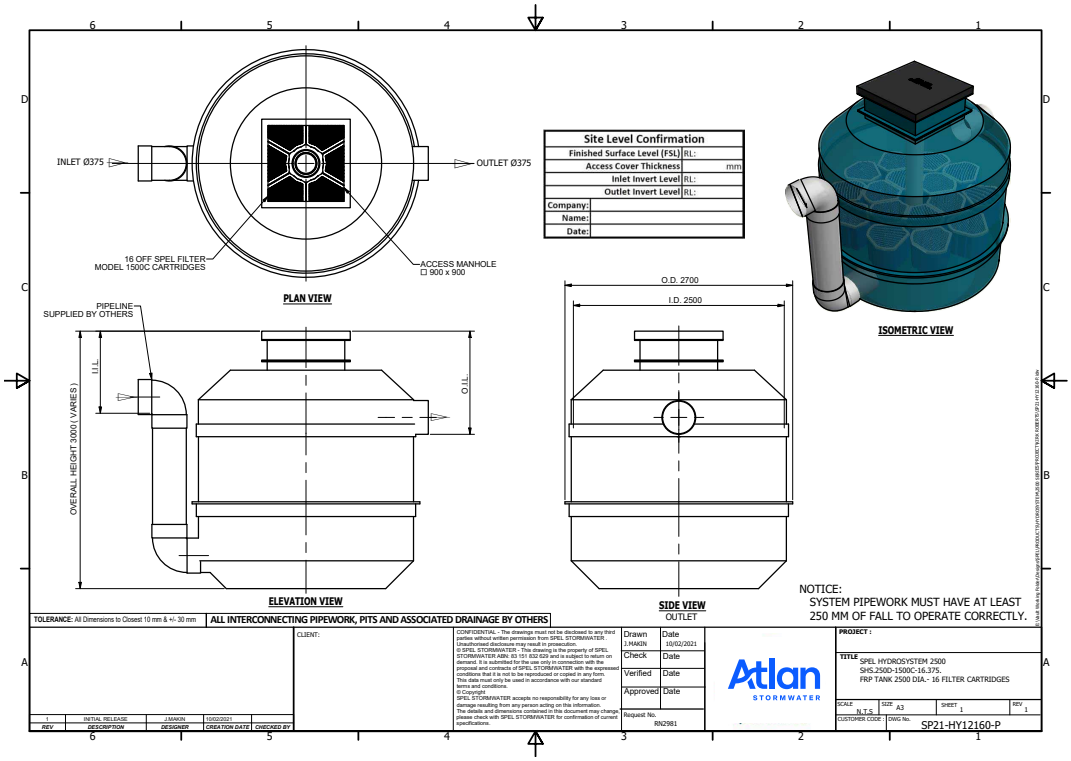


Model HS.2200

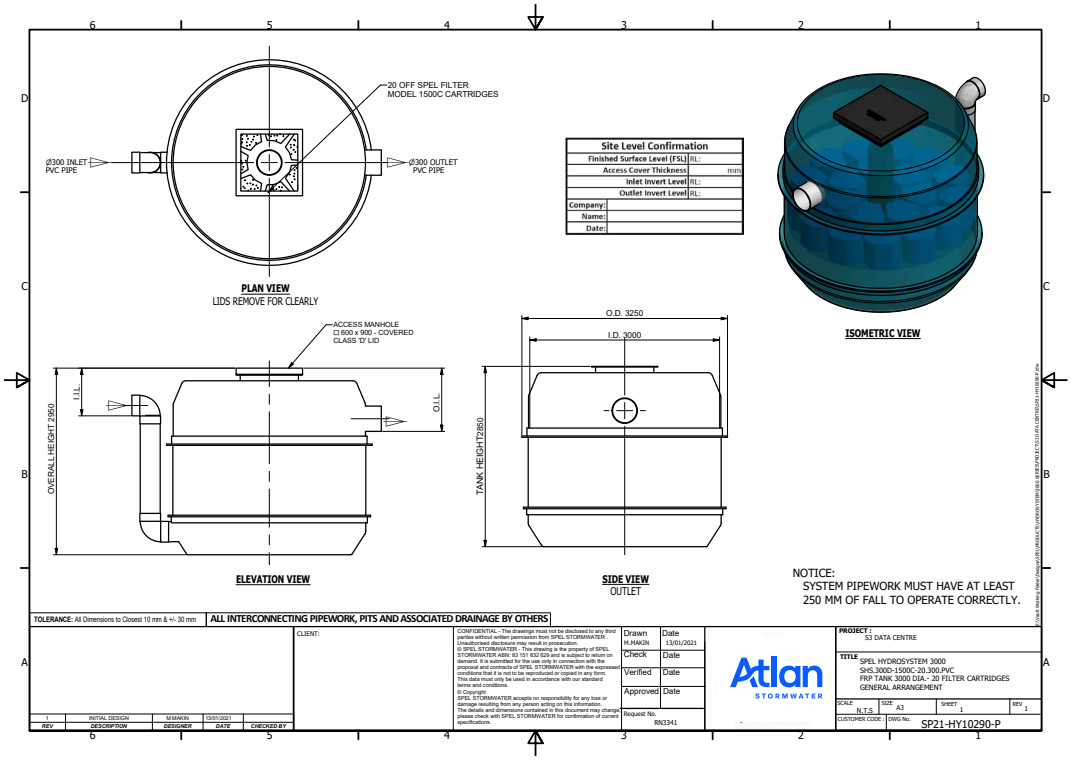


DRAWINGS

Model HS.2500

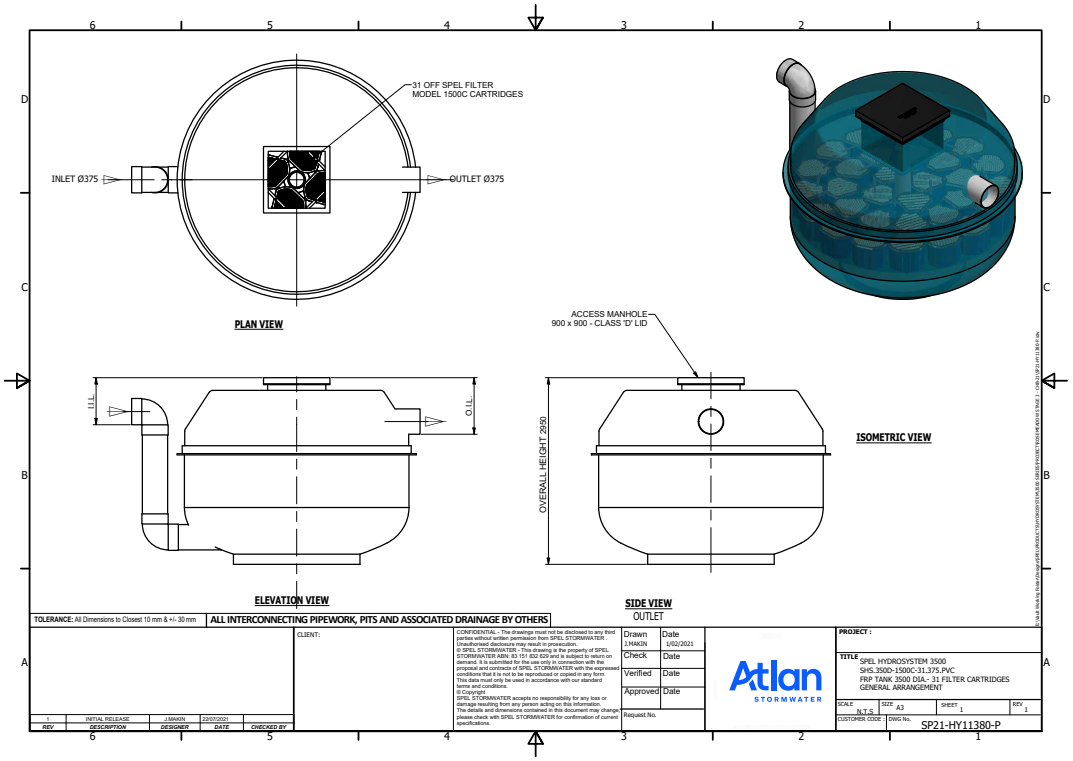


Model HS.3000

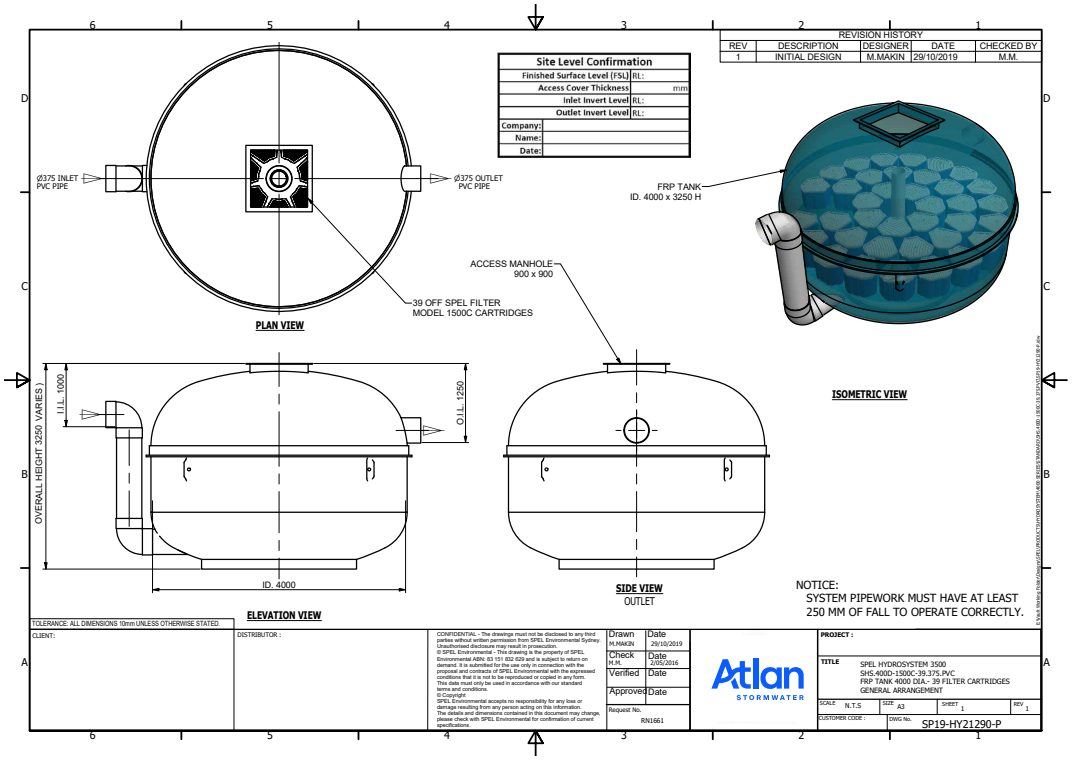


DRAWINGS

Model HS.3500



Model HS.4000



FlowFilter

Cartridge filter for tertiary stormwater treatment



Atlan® STORMWATER

P 1300 773 500 | +61 2 8705 0255 | sales@atlan.com.au
ACT | NSW | NT | QLD | SA | TAS | VIC | WA | NZ
To contact your local branch visit **www.atlan.com.au**

0924

Environmental Noise Impact Assessment

Proposed Lismore Health Accommodation Precinct
Lot 17 DP17964
4 & 6-8 Weaver Street
Lismore NSW

HEALTH SCIENCE ENVIROMENTAL EDUCATION
ENVIRONMENTAL AUDITOR

Environmental Noise Impact Assessment

Proposed Lismore Health Accommodation Precinct
Lot 17 DP17964
4 & 6-8 Weaver Street
Lismore NSW

Prepared for: 4WS (No 1) Pty Ltd
Version: FINAL
Date: 13 January 2026
Job No. 77/2025
Tim Fitzroy & Associates
ABN: 94120188829
ACN: 120188829

environmental

Tim Fitzroy
Environmental Health Scientist
Environmental Educator
Environmental Auditor

61 Pine Avenue
East Ballina NSW 2478
T | 02 6686 5183
M | 0448 483 837
tim@timfitzroy.com.au
www.timfitzroy.com.au

TABLE OF CONTENTS

Section ***Page***

1. INTRODUCTION 6
1.1 Purpose 6
1.2 Applicable Noise Criteria 6
1.3 Overview of Noise Assessment 9
1.4 Site Description 9
1.4.1 Topography 9
1.4.2 Climate 9
1.4.3 Surrounding Land use 9
1.5 Proposed Development 9
2. INSTRUMENTATION 11
2.1 Noise Monitoring Equipment 11
2.2 Monitoring Methodology 11
3. ACOUSTIC ASSESSMENT 13
3.1 The Decibel Scale 13
3.2 Acoustical Terms 14
3.3 Existing Noise Environment 14
3.4 Impact of Proposed Development on Surrounding Sensitive Receivers 17
3.4.1 Noise Modelling 17
3.4.2 Noise Source Levels 17
3.4.3 Sensitive Receptors 20
3.4.4 Weather Conditions 22
3.4.5 Modeling Verification 22
3.4.6 Calculation of Noise Levels 22
3.4.7 Noise Mitigation 24
3.4.8 Modeling Outcomes 27
4. CONCLUSION 28

Illustrations

Illustration 1.1 Site Locality 10
Illustration 2.1 Noise Monitoring Location 12
Illustration 3.1 Location of Noise Sources in Model: Ground Floor 18
Illustration 3.2 Location of Noise Sources in Model: Level 1 18
Illustration 3.3 Location of Noise Sources in Model: Level 3/4 19
Illustration 3.4 Location of Noise Sources in Model: Level 5 19

Illustration 3.5 Location of nearby sensitive receivers 21
Illustration 3.6 Noise contours at 1.5m above ground. Levels are in dB(A) Leq, 15min including façade effects. 23
Illustration 3.7 Noise contours at 1.5m above ground. Levels are in dB(A) Lmax including façade effects. 23
Illustration 3.8 Location of acoustic barrier, as modelled. 24
Illustration 3.9 Noise contours at 1.5m above ground with acoustic barriers. Levels are in dB(A) Leq, 15min including façade effects. 26
Illustration 3.10 Noise contours at 1.5m above ground with acoustic barriers. Levels are in dB(A) Lmax including façade effects. 26

Tables

Table 3.1 Example noise sources and the corresponding A-weighted decibel levels 13
Table 3.2 Background Sound Pressure Levels 15
Table 3.3 Noise Power Levels 17
Table 3.4 Predicted noise level in dB(A) free-field 22
Table 3.5 Predicted noise levels in dB(A) Lmax, free-field. Including recommended mitigation measures. 25

Appendices

A Development Plans 15
B Noise Data 16

1. Introduction

1.1 Purpose

Tim Fitzroy & Associates has been engaged by 4WS (No 1) Pty Ltd to undertake an Environmental Noise Impact Assessment (ENIA) to accompany a Development Application to Lismore City Council for a proposed Lismore Health Accommodation precinct development to be located at 4 and 6-8 Weaver Street Lismore.

This report provides details on the noise assessment and modelling carried out by *Tim Fitzroy & Associates* and *Noise Measurement Services, Brisbane* to establish existing noise levels at the subject site and investigate potential noise impacts on residences within the development and surrounding residences.

The purpose of this noise assessment is to:

1. Establish existing background noise levels across the subject site;
2. Examine the likely impacts of the proposed development on the existing surrounding residences in accordance with the NSW EPA Noise Policy for Industry (2017); and
3. Report on noise levels and provide recommendations to ensure that the proposed development complies as far as practicable with the intent of the NSW EPA Noise Guidelines.

1.2 Applicable Noise Criteria

Protection of the Environment Operations Act 1997 (POEO Act) and the Protection of the Environment Operations (Noise Control) Regulation 2008 (Noise Control Regulation)

The *Protection of the Environment Operations Act 1997 (*POEO Act) and the Protection of the Environment Operations (Noise Control) Regulation 2008 (Noise Control Regulation) provide the main legal framework and basis for managing unacceptable noise.

The POEO Act:

- identifies the authority responsible for regulating noise (s. 6 of the Act)
- defines ‘noise’ and ‘offensive noise’ (Dictionary in the Act)
- provides a range of regulatory tools to manage noise, including Noise Control Notices, Prevention Notices, Noise Abatement Directions and Noise Abatement Orders.

Depending on the circumstances, the Noise Control Regulation may require an assessment of a noise’s audibility, time of occurrence, duration or offensiveness. The POEO Act does not always require noise to be measured to determine whether it is offensive. However, noise measurement can help in deciding what action, if any, is necessary.

1.2.1 Offensive Noise

Depending on the type of noise under consideration, noise can be considered as offensive in three ways according to it’s:

- audibility
- duration
- inherently offensive characteristics.

Given the nature of the noise complaints, it will be necessary for Council to consider a range of factors to determine whether the noise is offensive, including the following:

- the loudness of the noise, especially compared with other noise in the area
- the character of the noise
- the time and duration of the noise
- whether the noise is typical for the area
- how often the noise occurs
- the number of people affected by the noise.

1.2.2 Intrusive Noise

Noise is identified as 'intrusive' if it is noticeably louder than the background noise and considered likely to disturb or interfere with those who can hear it.

1.2.3 Sleep disturbance

Specific provisions relate to sleep disturbance and the World Health Organization recommends that a maximum level of 45 dB (A) should not be exceeded inside a bedroom. For practical purposes this is equivalent to a maximum level of 55 dB (A) outside a residence, with an open window to the bedroom (Guidelines for Community Noise WHO 1999).

1.2.4 Noise Policy for Industry

Despite the introduction of the new *Noise Policy for Industry* (NSW EPA 2017). The new Noise Policy for Industry provides a framework and criteria for the consistent assessment of the impact and control of noise from industrial developments.

It is specifically for large industrial developments that require development approval from the Department of Planning and Environment under the *Environmental Planning and Assessment Act 1979* and/or that the NSW Environment Protection Authority (EPA) regulates, such as mines, quarries and other large industries listed in Schedule 1 of the *Protection of the Environment Operations Act 1997*.

It also has information that may be useful for assessing and controlling noise from smaller industrial premises that are typically regulated by councils.

In general, the types of premises dealt with in the policy include:

- ❖ industrial premises
- ❖ extractive industry premises
- ❖ commercial premises (generally limited to noise from heating, ventilation, air conditioning and refrigeration, and energy generation equipment)
- ❖ warehousing premises
- ❖ maintenance and repair facility premises
- ❖ intensive agricultural and livestock premises, for example, cattle feedlots and poultry farms
- ❖ utility generation/reticulation service premises, for example, energy generation from sources other than wind.

The policy can also be used to assess noise from mechanical plant and equipment; industrial and commercial processes; and ***vehicle movements within the premises and/or on private roads***.

The policy does not apply to:

- vehicles associated with an industrial premise that are on a public road
- transportation corridors (roadways, railways, waterways and air corridors)
- noise from sporting facilities, including motor sport facilities
- construction activities
- noise sources covered by regulations (domestic/neighbourhood noise)
- blasting activities
- shooting ranges
- internal or occupational noise within any workplace regulated by SafeWork NSW
- wind farms
- amplified music/patron noise from premises including those licensed by Liquor and Gaming NSW.

Other government policies, guidelines and legislation typically cover these noise sources.

In regards to the proposed development the application of the Noise Policy for Industry is limited to:

- Fixed mechanical equipment (air conditioning and mechanical ventilation); and
- Vehicle movements on the subject property.

Noise associated with the commercial premises is regulated by the NSW "Noise Policy for Industry". The assessment procedure has the following components to determine the project noise trigger levels:

- Intrusiveness Noise Level (LAeq, 15 min): the limit criteria for this assessment is as follows:
  - LAeq, 15 min ≤ rating background level + 5 dB;
- Amenity Noise Level (LAeq, period): this is achieved by ensuring that the proposed development complies with the noise limit criteria set in Table 2.2 of the Policy. As the area is within an *Suburban Area* (as defined in Table 2.3 of the Policy), the following limits apply:

Table 2.2: Amenity noise levels.

Receiver	**Noise amenity area**	**Time of day**	**L_{Aeq}, dB(A)**
(see Table 2.3 to determine which residential receiver category applies)			**Recommended amenity noise level**
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45

1.2.5 Noise Guideline for Local Councils

The NSW Noise Guide for Local Government provides guidance relating to noise emissions from activities that are not specifically the responsibility of the NSW EPA.

1.3 Overview of Noise Assessment

This noise assessment establishes the existing background noise levels within the vicinity of the nearest affected sensitive receiver.

The noise assessment process included the following components:

- Measurement and determination of the existing background and ambient noise at the site;
- Consideration of potential noise impacts on surrounding sensitive receivers; and
- Consideration of what feasible and reasonable noise mitigation measures ought to be considered where the project-specific noise levels are exceeded.

1.4 Site Description

The subject site covers an area of about 1,112m2 within proximity of the Lismore Base Hospital, Lismore NSW. The site is rectangular shaped and located on the corner of Weaver and Orion Streets. The subject site is currently occupied by a dwelling in the southwest corner, while the remainder consists of mown grass and landscaping trees on the southern and eastern boundaries.

A site locality diagram is provided in **Illustration 1.1**.

1.4.1 Topography

The subject site ranges from about 16.5m AHD (Australian Height Datum) to 19.55 m AHD.

1.4.2 Climate

Weather recording data was collected from the official Bureau of Meteorology (BOM) Weather Station at Lismore. Rainfall and wind greater than 5km/hr were excluded from the noise monitoring results.

1.4.3 Surrounding Land use

The site is surrounded by residential development. The Lismore Base hospital is located some 94m to the south and south west.

1.5 Proposed Development

The proposed development involves the demolition of the existing dwelling and the construction of a 5-storey residential building for the proposed Lismore Health Accommodation Precinct, to be located at 4 and 6-8 Weaver Street Lismore.

A Copy of the Development Plans is provided in **Appendix A**.

Illustration 1.1 Site Locality



2. Instrumentation

2.1 Noise Monitoring Equipment

Tim Fitzroy & Associates utilised the following equipment in this Noise Impact Assessment:

- A Type 2, Larson Davis 831 Noise Meter for background noise measurements.

Calibration of the noise monitoring equipment was undertaken prior to use. To ensure no significant tonal drift occurred over the monitoring period, the calibration was checked before and after each measurement period.

2.2 Monitoring Methodology

Consistent with the purpose of the acoustic assessment, the aim of the noise monitoring process was to establish:

- the existing background and ambient noise at the site;
- consideration of potential noise impacts on surrounding residences; and
- consideration of what feasible and reasonable noise mitigation measures ought to be considered where the project-specific noise levels are exceeded.

Long term noise monitoring was undertaken to establish the existing background noise environment at the subject site. Ambient sound pressure levels were measured generally in accordance with Australian Standard AS1055.1:1997 - 'Acoustics-Description and measurement of environmental noise - Part 1: General procedures.

Ambient sound pressure levels were measured generally in accordance with Australian Standard AS1055.1:1997 - 'Acoustics-Description and measurement of environmental noise - Part 1: General procedures. A Type 2, Larson Davis 831 Noise Meter was placed at a measurement location NML1 to monitor ambient noise levels, in continuous 15 minute intervals from 14 to 22 July 2025 to gather information of background noise during the day, evening and night. The microphone was 1.35m above ground level.

Illustration 2.1 shows the location of the noise meter.

Illustration 2.1 Noise Monitoring Location



3. Acoustic Assessment

3.1 The Decibel Scale

The human ear responds to sound pressure levels over a very wide range – the loudest sound pressure level to which the human ear responds is ten million times greater than the quietest. This large ratio is reduced to a more manageable size by the use of logarithms. To avoid scale which is too compressed a factor of ten is introduced, giving rise to the decibel. The following **Table 3.1** provides an indication of typical A-Weighted sound pressure levels measured in decibels with typical noise sources. The table provides a good reference when comparing decibel readings.

Table 3.1 Example noise sources and the corresponding A-weighted decibel levels

Sound Pressure Level (dBA)	Typical Source	Subjective Evaluation
140	Long range gun, gunner's ear	Extremely noisy to intolerable
130	Threshold of pain	
120	Jet take-off at 100m	
110	Night club dance floor	
100	Loud car horn at 3 metres	Very noisy
90	Heavy truck at 10m	
80	Curbside of busy street	Loud
70	Car interior	
60	Normal conversation at 1m	Moderate to quiet
50	Office noise	
40	Living room in quiet area	Quiet to very quiet
30	Inside bedroom at night	
20	Unoccupied recording studio	Almost silent

The sensitivity of people to noise level changes varies from person to person. However generally, a change of up to 3 dBA in the level of a sound is difficult for most people to detect, whilst a 3 dBA to 5 dBA change corresponds to a small but noticeable change in loudness. A 10 dBA change corresponds to an approximate doubling or halving in loudness.

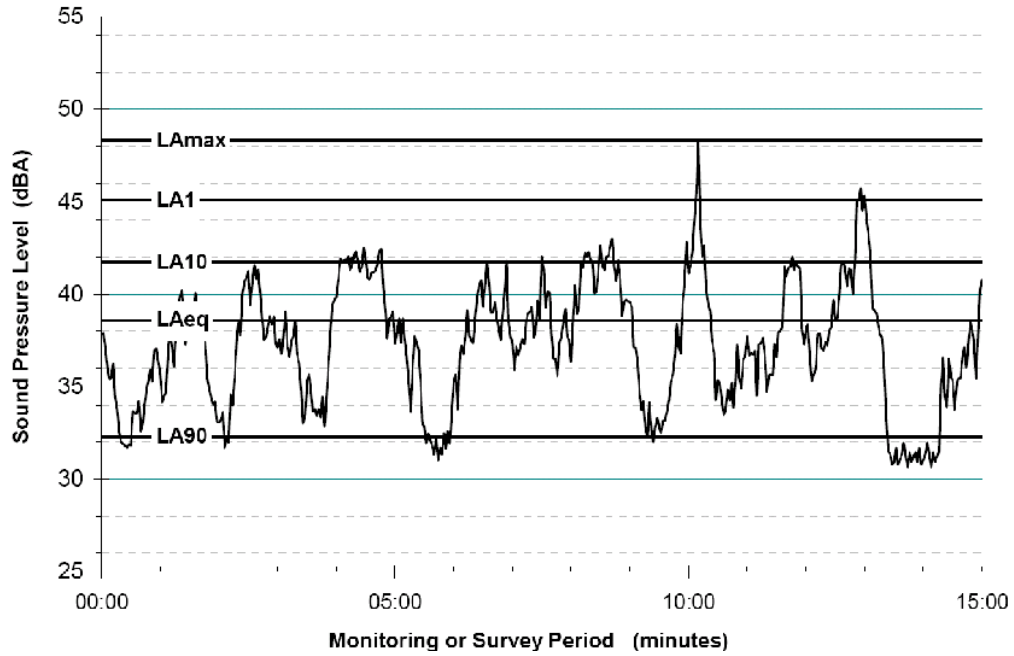
3.2 Acoustical Terms

This report makes reference to a number of different acoustical terms. Particularly the L_{Aeq}, L_{Amax}, L_{A10} and L_{A90} descriptors. Each descriptor is briefly explained below.

- The L_{Aeq} is essentially the average sound level. It is defined as the steady sound level that contains the same amount of acoustical energy as a given time; varying sound over a defined measurement period.
- The L_{Amax} noise level is the maximum A-weighted noise level.
- The L_{A10} is the A-weighted sound pressure level exceeded 10% of a given measurement period and is utilised normally to characterise typical maximum noise levels.
- The L_{A90} noise level is the A-weighted sound pressure level exceeded 90% of a given measurement period and is representative of the average minimum background sound level (in the absence of the source under consideration), or simply the "background" level.

A graphical display of typical noise indices and the relationship between each noise descriptor is provided below in **Figure 3.1**.

Figure 3.1 Graphical Display of Typical Noise Indices



3.3 Existing Noise Environment

The primary noise observed while on site emanates from environmental sounds (birds calls). Secondary noise sources included intermittent road traffic and the hum of mechanical ventilation from the Lismore Base Hospital.

Table 3.2 Background Sound Pressure Levels

Period	Intrusiveness noise level	Project amenity noise level for Suburban Area
Daytime	**47** $L_{Aeq\ 15min}$ (42 (RBL) + 5)	53 $L_{Aeq\ 15min}$ (55 - 5 +3)
Evening	44 $L_{Aeq\ 15min}$ (39 (RBL) + 5)	**43** $L_{Aeq\ 15min}$ (45 - 5 + 3)
Night time	44 $L_{Aeq\ 15min}$ (39 (RBL)+ 5)	**38** $L_{Aeq\ 15min}$ (40 - 5 + 3)

Table 2.2: Amenity noise levels.

Receiver	Noise amenity area	Time of day	L_{Aeq}, dB(A)
(see Table 2.3 to determine which residential receiver category applies)			**Recommended amenity noise level**
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45

Notes:
1. Intrusiveness noise level is $L_{Aeq,15min}$ RBL + 5 (Section 2.1 (EPA 2017).
2. Project amenity noise level (ANL) is urban ANL (Table 2.2, EPA 2017) minus 5 dB(A) plus 3 dB(A) to convert from a period level to a 15-minute level (dB = decibel; dB[A] = decibel [A-weighted]; RBL = rating background noise level).
3. *In determining project noise trigger levels for a particular development, it is generally recommended that the project intrusiveness noise level for evening be set at no greater than the project intrusiveness noise level for daytime. The project intrusiveness noise level for night-time should be no greater than the project intrusiveness noise level for day or evening.

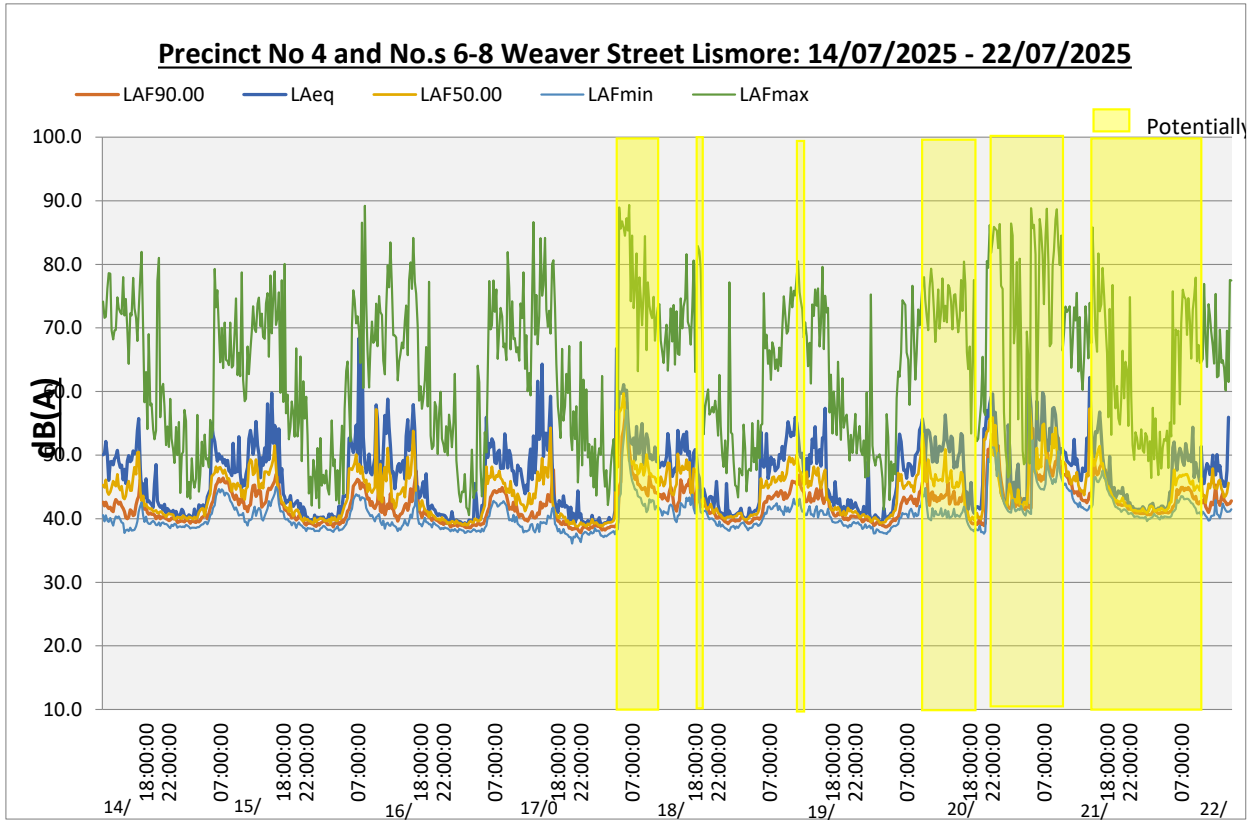
The project noise trigger level is the lower (that is, the most stringent) value of the intrusiveness and amenity noise levels. Therefore, the project noise trigger levels are as follows:

- **daytime: $L_{Aeq,15min}$ 47 dB(A)**
- **evening: $L_{Aeq,15min}$ 43 dB(A)**
- **night-time: $L_{Aeq,15min}$ 38 dB(A)**

As can be seen from the above table, the project specific noise criteria are determined by the intrusive noise criteria in the day period and the amenity criteria in the evening and night periods.

The ambient and background noise levels measured at NML1 over the monitoring period are presented in **Figure 3.2**.

Figure 3.2 Ambient and Background Noise Levels at Measurement Location NML1



3.4 Impact of Proposed Development on Surrounding Sensitive Receivers

3.4.1 Noise Modelling

Noise levels from the expected significant sources at the proposed residential development at 4 and 6-8 Weaver Street, Lismore have been predicted to the specified sensitive receptors using SoundPLAN v8.0 and the prediction methodology ISO9613-2:1996. Sound power levels used in the noise model have been sources from manufacturer's specifications, from the SoundPlan Emission Library, and from previous measurements of similar noise sources.

All prediction models have limits to their accuracy of prediction. This is due to the inherent nature of the calculation algorithms that go into the design of the models, the assumptions made in the implementation of the model, and the availability of good source sound power data. Various researchers have suggested that an un-calibrated model has an accuracy of ±5 dB while a calibrated model has an accuracy of ±2 dB. Calibration means that the model has been established with reference to measured sound levels at a receiver, known source levels and tightly defined propagation variables (wind speed and direction, for example). Alternatively, a series of predictions with different programs but the same assumption variables can be used for verification purposes.

3.4.2 Noise Source Levels

Mechanical plant at the development is shown on the balconies of all units, as well as the common area on Level 5. It is noted that plant is not shown for the ground floor units but is assumed to exist in the same locations as the units on higher levels and is included in the noise model as such. The specific type and model of mechanical plant is currently unknown; for the purposes of noise assessment, the capacity of the plant is estimated based on approximately 50 watts per cubic metre, which results in an air-conditioning requirement of approximately 5 kW per residential unit.

Car movements within the carpark are modelled as 19 vehicles per hour, nominally assuming 0.5 movement per dwellings during a peak hour (RTA Guide to Traffic Generating Developments v2.2, October 2002, Section 3.3.2 Medium density residential flat building). The maximum level from car door closures is modelled from each car park at a height of 0.5m above ground. It is understood that rubbish collection will be undertaken from the kerb and therefore regular truck movements within the site are not anticipated and are not included in the noise model. Sound power levels are presented in **Table 3.3** and noise source locations are presented in **Illustrations 3.1** to **3.4**.

Table 3.3 Noise Power Levels

Description	dB(Z)								Sum dB(A)
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	
AC Plant (based on 5kW Daikin Cora Outdoor Unit) SWL Leq	69	73	64	63	60	59	57	54	67
Car movement (moving point source, 19vph at 20km/hr) SWL Leq	78	85	79	76	79	80	76	73	85
Car Door Closure SWL Lmax	84	87	88	90	90	86	84	79	94

Illustration 3.1 **Location of Noise Sources in Model: Ground Floor**



Illustration 3.2 **Location of Noise Sources in Model: Level 1**

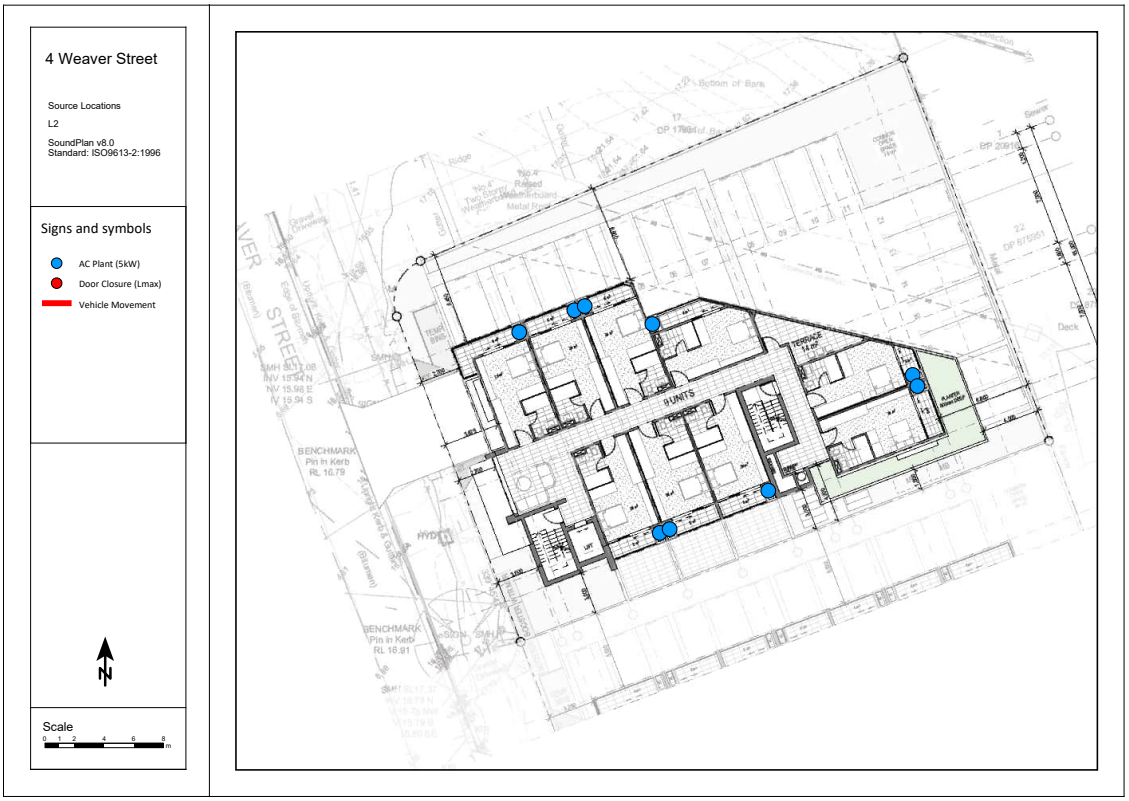
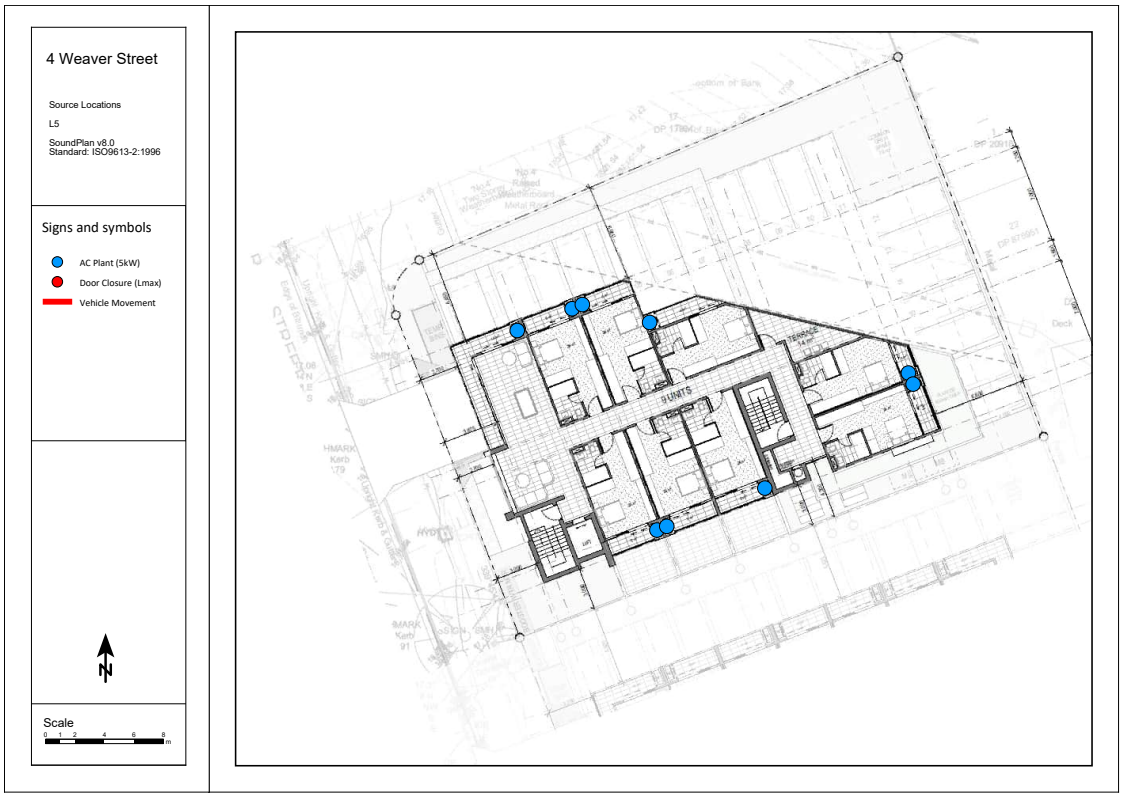


Illustration 3.3 **Location of Noise Sources in Model: Level 3/4**



Illustration 3.4 **Location of Noise Sources in Model: Level 5**



3.4.3 Sensitive Receptors

Noise levels are predicted to receiver locations representing the closest affected dwellings to the noise source. The modelled receptor points are placed on the property boundary closest to the noise source, or 30m from the dwelling in the direction of the noise source (whichever is closer to the dwelling). Predicted noise levels are free field at a height of 1.5m above ground. Receiver locations are presented in **Illustration 3.5** where receivers prefixed *R* are assessed as residential and receivers prefixed *C* are assessed as commercial. It is noted that the closest residential dwellings are not multi-storey (as per the description in the NPfI) and the assessment location is therefore 1.5m above ground.

Illustration 3.5 **Location of nearby sensitive receivers**



3.4.4 Weather Conditions

Noise modelling using the Concawe methodology to present Standard and Noise-enhancing meteorology is not appropriate in this instance due to the short distances involved. Noise modeling has therefore been made using the prediction methodology *ISO9613-2: 1996* which, by default, presents noise levels at the receiver for meteorological conditions which are favorable for propagation from the sound source to the receiver.

The predicted noise levels are considered to represent the average propagation under meteorological conditions including wind and temperature inversion.

3.4.5 Modeling Verification

The noise model presents future scenarios that have not been measured on site and validation measurements are not possible at this stage, the model is therefore considered to be uncalibrated.

3.4.6 Calculation of Noise Levels

Noise levels from the site have been predicted to each receptor. Predicted noise levels include screening from proposed and existing structures and topography, with topographic information sourced from Geoscience Australia. Predicted noise levels are presented with assessment for all receptors to Noise Policy for Industry criteria in **Table 3.4**. Noise contours are presented in **Illustration 3.6** and **3.7**.

Table 3.4 Predicted noise level in dB(A) free-field

Receiver	Floor	Predicted Noise Level		Criteria				Assessment			
		LAeq	LAmax	Day	Evening	Night	Lmax	Day	Evening	Night	Lmax
C1	GF	32	53	65	65	65	N/A	Pass	Pass	Pass	N/A
C2	GF	28	47	65	65	65	N/A	Pass	Pass	Pass	N/A
C3	GF	27	47	65	65	65	N/A	Pass	Pass	Pass	N/A
C4	GF	29	50	65	65	65	N/A	Pass	Pass	Pass	N/A
R1	GF	40	68	47	43	38	52	Pass	Pass	+2	+16
R2	GF	36	61	47	43	38	52	Pass	Pass	Pass	+9
R3	GF	43	54	47	43	38	52	Pass	Pass	+5	+2
R4	GF	28	47	47	43	38	52	Pass	Pass	Pass	Pass
R5	GF	30	51	47	43	38	52	Pass	Pass	Pass	Pass
R6	GF	27	47	47	43	38	52	Pass	Pass	Pass	Pass

Illustration 3.6 **Noise contours at 1.5m above ground. Levels are in dB(A) Leq, 15min including façade effects.**

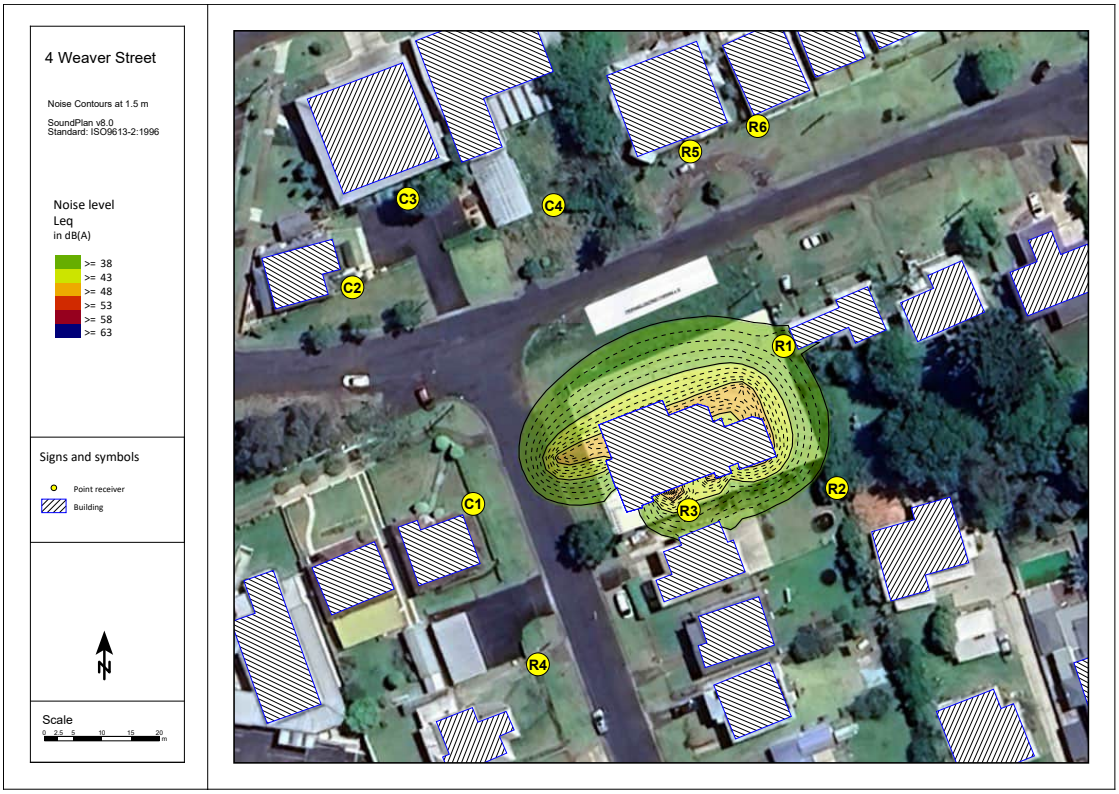
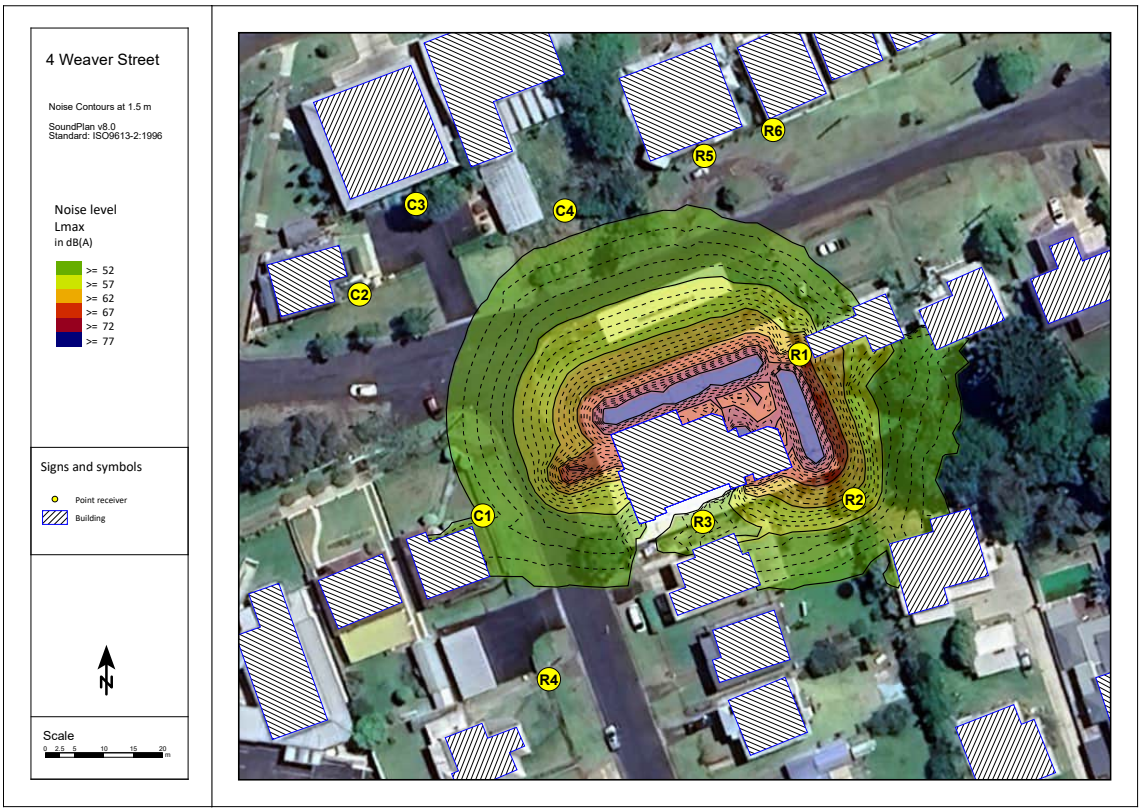


Illustration 3.7 **Noise contours at 1.5m above ground. Levels are in dB(A) Lmax including façade effects.**



3.4.7 Noise Mitigation

Exceedances of the night Leq and Lmax criteria are predicted at the closest residential receivers, as is presented in **Table 3.4**. Review of the detailed model results indicates the night Leq exceedances are caused by car movements at R1, and air-conditioner noise at R3, while Lmax exceedances are caused by car door closures. In order to mitigate the predicted exceedances, a 2.0m high acoustic barrier has been incorporated into the noise model along the east and south property boundaries. In order to function effectively, the acoustic barrier must have a minimum surface density of 12.5kg/m^2 and be generally continuous and gap-free (except as required for drainage). The acoustic barrier is modelled relative to existing natural ground; therefore their height must extend from the top of any retaining walls where the site is cut lower than existing natural ground.

The location and extent of the modelled acoustic barriers are illustrated in **Illustration 3.8**. Updated noise predictions, including screening from the acoustic barriers, are presented in **Table 3.5** and **Illustrations 3.9** and **3.10**.

Illustration 3.8 Location of acoustic barrier, as modelled.



Table 3.5 Predicted noise levels in dB(A) Lmax, free-field. Including recommended mitigation measures.

Receiver	Floor	Predicted Noise Level		Criteria				Assessment			
		LAeq	LAmax	Day	Evening	Night	Lmax	Day	Evening	Night	Lmax
C1	GF	32	53	65	65	65	N/A	Pass	Pass	Pass	N/A
C2	GF	28	47	65	65	65	N/A	Pass	Pass	Pass	N/A
C3	GF	27	47	65	65	65	N/A	Pass	Pass	Pass	N/A
C4	GF	29	50	65	65	65	N/A	Pass	Pass	Pass	N/A
R1	GF	33	56	47	43	38	52	Pass	Pass	Pass	+4
R2	GF	30	50	47	43	38	52	Pass	Pass	Pass	Pass
R3	GF	36	48	47	43	38	52	Pass	Pass	Pass	Pass
R4	GF	27	47	47	43	38	52	Pass	Pass	Pass	Pass
R5	GF	31	51	47	43	38	52	Pass	Pass	Pass	Pass
R6	GF	27	47	47	43	38	52	Pass	Pass	Pass	Pass

Illustration 3.9 **Noise contours at 1.5m above ground with acoustic barriers. Levels are in dB(A) Leq, 15min including façade effects.**

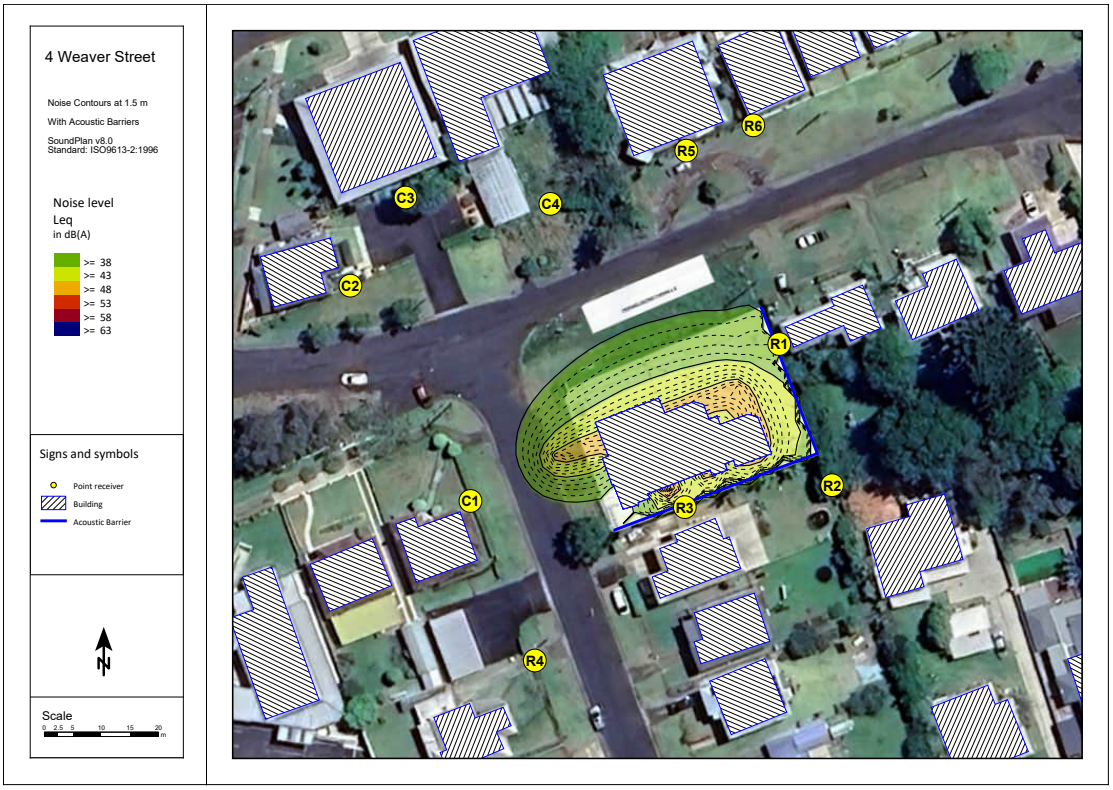
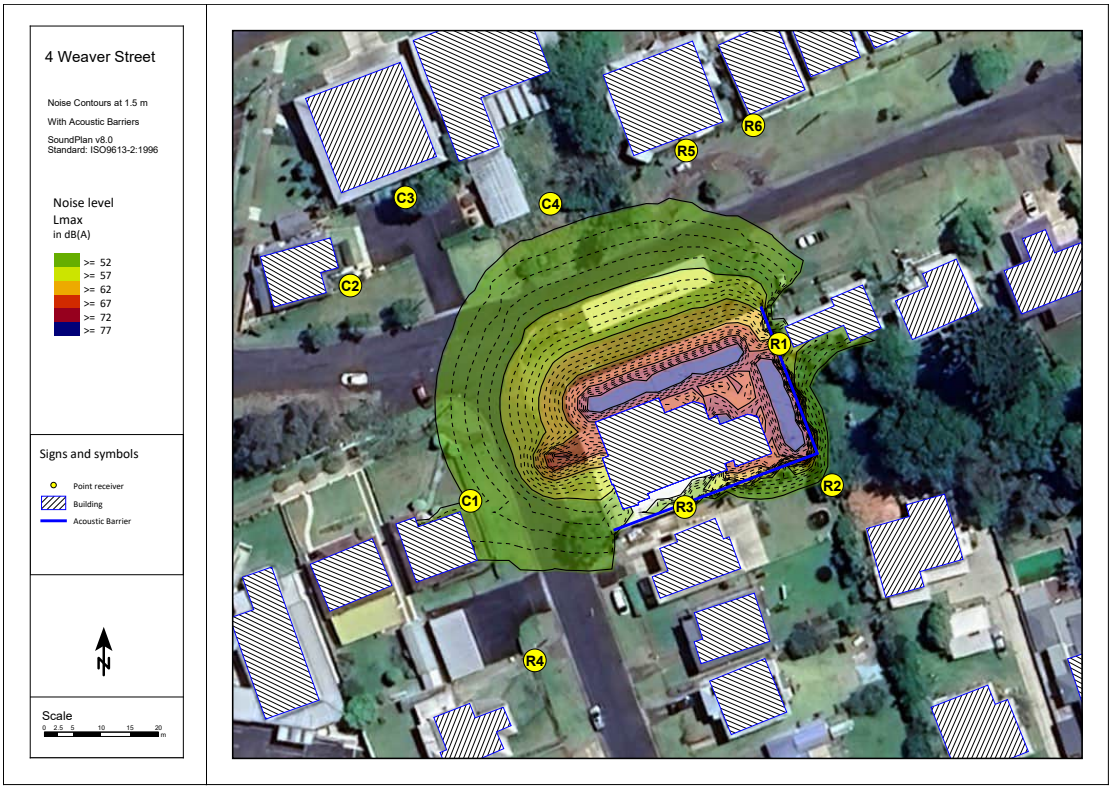


Illustration 3.10 **Noise contours at 1.5m above ground with acoustic barriers. Levels are in dB(A) Lmax including façade effects.**



3.4.8 Modeling Outcomes

It is concluded that –

- A noise model has been constructed to predict the propagation of noise from the proposed residential development. The model includes shielding effects from topography and existing structures. Topographic information included in the model was sourced from CSIRO.
- Noise levels from the development are predicted to meet the day and evening criteria at all nearby sensitive receivers without any specific noise mitigation measures.
- Noise levels from the development are predicted to exceed the nighttime Leq criteria by up to 5 dB(A) and the Lmax criteria by up to 16 dB(A) at the closest sensitive receivers.
- The inclusion of a 2.0m high acoustic barrier along the east and south property boundaries, as detailed in Section 3.4.6, is predicted to provide sufficient screening such that:
    - compliance with the nighttime Leq criteria is demonstrated at all sensitive receivers, and
    - exceedances of the Lmax criterion are reduced to 4 dB(A) at a single receiver.

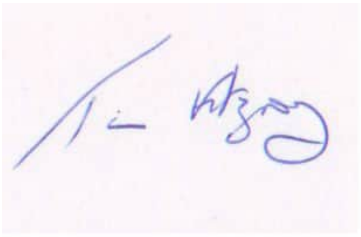
4. Conclusion

As per the assumptions and variables stated in this report, following an assessment of the background noise levels, attended noise measurements and noise modelling it is our view that the proposed development can be adequately managed through:

- Inclusion of a 2.0m high acoustic barrier positioned as shown in **Illustration 3.4.6** along the east and south property boundaries, as detailed in **Section 3.4.6**, is predicted to provide sufficient screening such that:
    - compliance with the nighttime Leq criteria is demonstrated at all sensitive receivers, and
    - exceedances of the Lmax criterion are reduced to 4 dB(A) at a single receiver*.
- For the barrier to function effectively, it must have a minimum surface density of 12.5kg/m2 and be generally continuous and gap-free.

*Predicted Lmax criteria exceedances relate to car door closures and are limited to one receiver, R3. This exceedance of the Lmax criteria is deemed to be acceptable given the infrequent and intermittent nature of this predicted noise impact. It is also noted that the proposed stage 2 development of 6 to 8 Weaver Street will result in the demolition of R3.

This report has been prepared by Tim Fitzroy of *Tim Fitzroy & Associates.* Noise modelling was undertaken by Matt Dever*, Noise Measurement Services, Brisbane.*



Tim Fitzroy
Environmental Health Scientist
Environmental Auditor

References

NSW EPA 2017 Noise Policy for Industry, Environment Protection Authority, Sydney.

NSW DECC, 2009 Noise Guide for Local Government, Department of Environment, Climate Change & Water, Sydney.

A/NZ Standards, 1987 Internal noise limits from Australian/New Zealand Standard AS/NZS 2107:1987.

World Health Organisation 1999 Guidelines for Community Noise (Editor B Berglund et al Geneva Switzerland 1999).

Copyright and Usage

©Tim Fitzroy and Associates 2025

The plans to this document were prepared for the exclusive use of 4WS (No 1) Pty Ltd to accompany a Development Application to Lismore City Council for the land described herein and shall not to be used for any other purpose or by any other person or corporation. Tim Fitzroy and Associates accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

The contours shown on the plans to this document are derived from topographic sources and are suitable only for the purpose of this application. No reliance should be placed upon topographic information contained in this report for any purpose other than for the purposes of this application.

Plans accompanying this document may not be reproduced, stored or transmitted in any form unless this note is included.

Tim Fitzroy and Associates declares that does not have, nor expects to have, a beneficial interest in the subject project.

No extract of text of this document may be reproduced, stored or transmitted in any form without the prior consent of Tim Fitzroy and Associates.

A Development Plans

PROJECT #25168 - *DEVELOPMENT APPLICATION - 17/12/2025*

4-8 WEAVER ST

4 & 6-8 Weaver Street, Lismore, NSW, 2480

FOR

4WS (No1) Pty Ltd



RAUNIK
design group
ARCHITECTS
architects | master planners | interior designers

61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

PROJECT TEAM

ARCHITECT	RAUNIK design group ARCHITECTS
TOWN PLANNER	Newton Denny Chapelle Surveyors Planners Engineers
LANDSCAPE ARCHITECT	shepherd Urban Landscape Architecture
TRAFFIC CONSULTANT	BITZIOS consulting
CIVIL ENGINEER	MORA

TABLE OF CONTENTS

DA 0-0000 COVERPAGE
DA 0-0001 INTRODUCTION
DA 0-0201 SITE INFORMATION
DA 0-0202 SITE CONTEXT
DA 0-0203 SITE ANALYSIS
DA 0-0204 DESIGN INTENT
DA 0-0205 3D PERSPECTIVES 1
DA 0-0206 3D PERSPECTIVES 2
DA 0-0207 3D PERSPECTIVES 3
DA 1-0300 STAGE 1
DA 1-0301 SUMMARY ST-1
DA 1-0302 ST-1 SITE SURVEY
DA 1-0303 ST-1 SITE CONTEXT
DA 1-0304 ST-1 DEMOLITION PLAN
DA 1-0305 ST-1 SITE PLAN
DA 1-0306 ST-1 - LEVEL 1 - GROUND
DA 1-0307 ST-1 - LEVEL 2
DA 1-0308 ST-1 - LEVELS 3-4
DA 1-0309 ST-1 - LEVEL 5
DA 1-0310 ST-1 - ROOF
DA 1-2000 ST-1 ELEVATIONS
DA 1-2001 ST-1 ELEVATIONS
DA 1-3000 ST-1 SECTIONS 1
DA 1-4000 ST-1 PERSPECTIVE
DA 2-0300 STAGE 2
DA 2-0301 SUMMARY ST-2
DA 2-0302 ST-2 SITE SURVEY
DA 2-0303 ST-2 SITE CONTEXT
DA 2-0304 ST-2 DEMOLITION PLAN
DA 2-0305 ST-2 SITE PLAN
DA 2-0306 ST-2 LEVEL 1 - GROUND
DA 2-0307 ST-2 LEVEL 2
DA 2-0308 ST-2 LEVELS 3-4
DA 2-0309 ST-2 LEVEL 5
DA 2-0310 ST-2 ROOF
DA 2-2000 ST-2 ELEVATIONS
DA 2-2005 ST-2 ELEVATIONS
DA 2-3000 ST-2 SECTIONS 1
DA 2-4000 ST-2 PERSPECTIVE
DA 3-6000 REFERENCE
DA 3-6001 SEPP CONTROLS
DA 3-6002 SEPP CONTROLS 2
DA 3-6003 BUILDING SEPARATION
DA 3-6004 SHADOW DIAGRAMS 1
DA 3-6005 SHADOW DIAGRAMS 2
DA 3-6006 SHADOW DIAGRAMS 3
DA 3-6007 GFA ST1
DA 3-6008 GFA ST2
DA 3-6009 GBA ST1
DA 3-6010 GBA ST2
DA 3-6011 COS ST1
DA 3-6012 COS ST2
DA 3-6013 CLA ST1
DA 3-6014 CLA ST2
DA 3-6015 LANDSCAPE ST1
DA 3-6016 LANDSCAPE ST2
DA 3-6017 MAX BUILDING HEIGHT
DA 3-6018 MAX BUILDING HEIGHT 2
DA 3-6019 PRECINCT MONTAGE 1
DA 3-6020 PRECINCT MONTAGE 1 - FUTURE
DA 3-6021 PRECINCT MONTAGE 2
DA 3-6022 PRECINCT MONTAGE 2 - FUTURE
DA 3-6023 PRECINCT MONTAGE 3
DA 3-6024 PRECINCT MONTAGE 3 - FUTURE
DA 3-6025 3D MONTAGE 1
DA 3-6026 3D MONTAGE 1 - FUTURE
DA 3-6027 3D MONTAGE 2
DA 3-6028 3D MONTAGE 2 - FUTURE
DA 3-6029 ROAD WIDTH ANALYSIS
DA 3-9000 END

@A

INTRODUCTIOI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0-0001 REV DA

RAUNIK design group ARCHITECTS

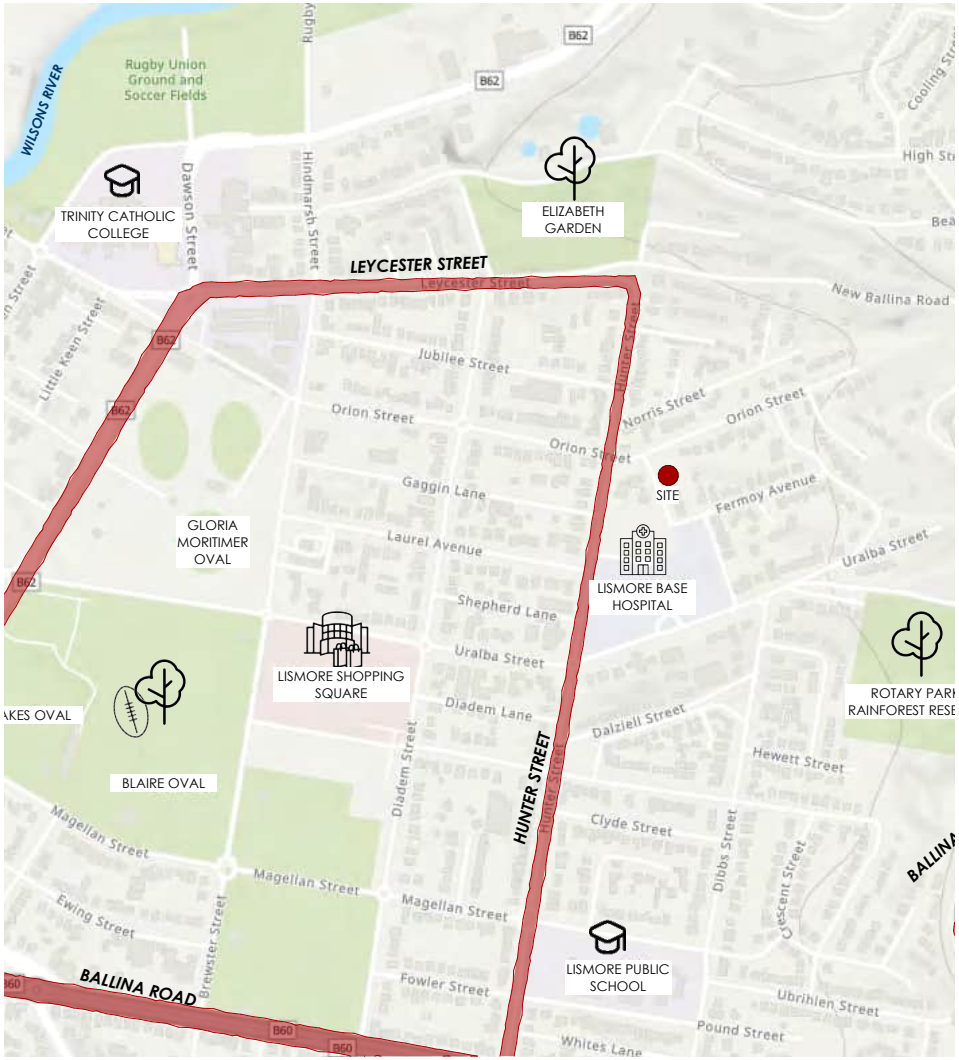


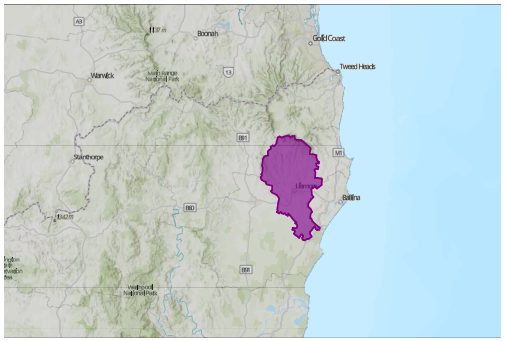
RAUNIK design group ARCHITECTS

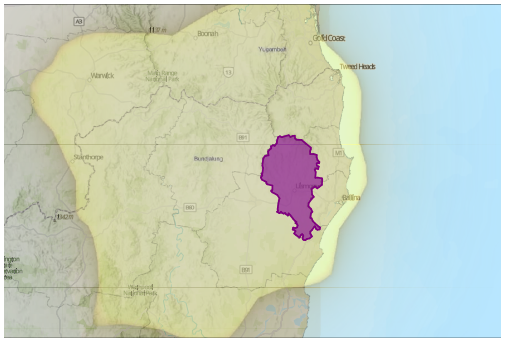
SITE INFORMATIOI

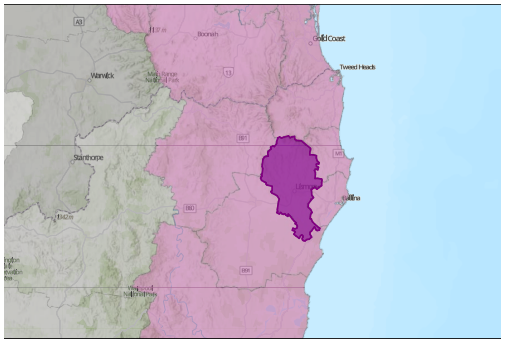
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0201 REV DA

RAUNIK DESIGN GROUP ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE COUNTRIES ON WHICH WE WORK.
WE PAY RESPECTS TO ELDERS PAST AND PRESENT.









REGIONAL CONTEXT

REGION:
NORTHERN RIVERS REGION OF NEW SOUTH WALES

LGA:
LISMORE CITY COUNCIL

PLANNING SCHEME :
LISMORE LOCAL ENVIRONMETAL PLAN 2012

INDIGENOUS CONTEXT

INDIGENOUS LAND:
BUNDJALUNG

"BUNDJALUNG ARE THE INDIGENOUS PEOPLE OF THE NORTHEAST NEW SOUTH WALES AND SOUTHEAST QUEENSLAND COAST, WITH THEIR TE RRITORY STRETCHING FROM THE CLARENCE RIVER TO THE LOGAN RIVER. BUNDJALUNG NATION IS A FEDERATION OF CLAINS CONSISTING OF 13 DIFFERENT TRIBES OR DIALECT GROUPS,, ENCOMPASSING LANGUAGES LIKE YUGAMBEH, WAHLUBAL, AND MINYANGBAL, WITH THE BUNDJALUNG LANGUAGE ITSELF ALSO SERVING AS A NAME FOR THE BROADER LANGUAGE FAMILY

CLIMATE ZONE CLASSIFICATION

CLIMATE ZONE:
2 - WARM HUMID SUMMER, MILD WINTER

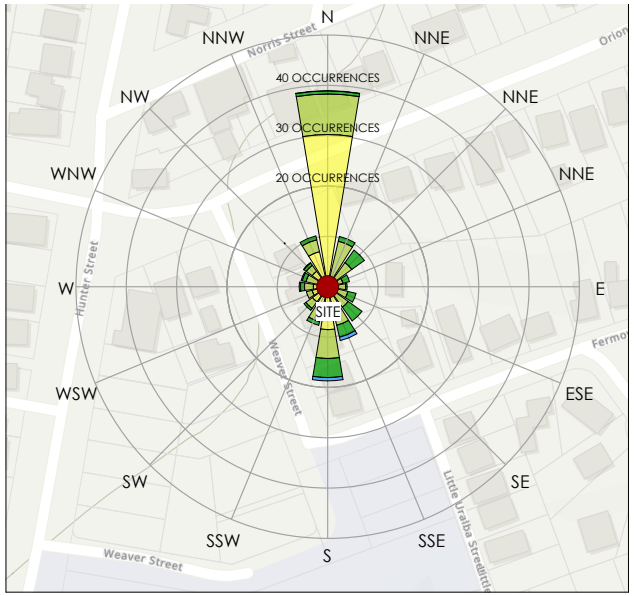
MEAN YEARLY TEMPERATURES-
MINIMUM: **13.2°C** MAXIMUM: **25.5°C**

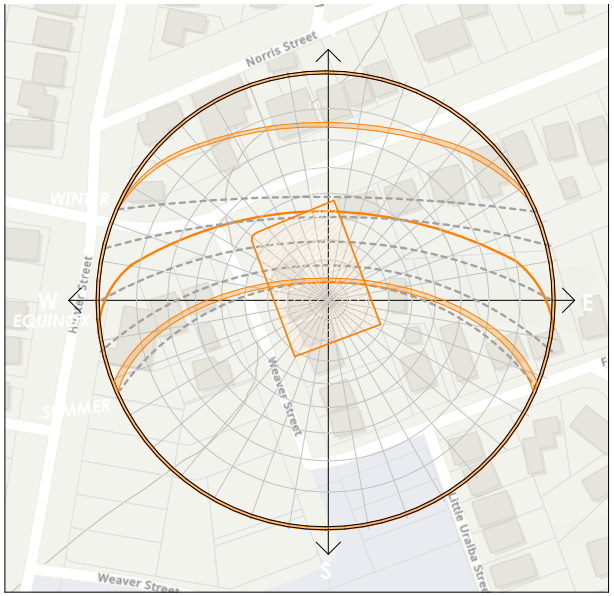
MEAN YEARLY RAINFALL:
1343mm

RAUNIK design group ARCHITECTS

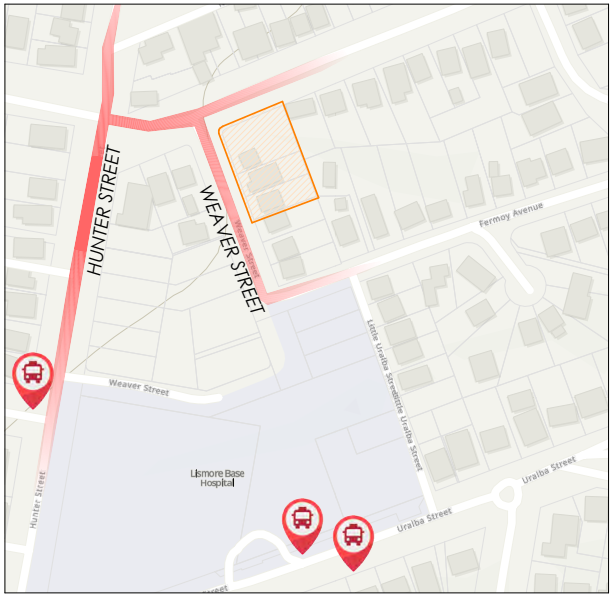
@A
SITE CONTEX

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0202 REV DA









LEGEND

VIEW STREET (EXTERNAL):

VIEW SITE (INTERNAL):

SITE:

MAIN ROAD:

BUS STOP:

PREVAILING WINDS

25-30km/h

20-25km/h

15-20km/h

10-15km/h

SITE DETAILS

LOT NO.:
LOT 17-19

PLAN NO.:
DP 17964

SITE ADDRESS:
4 & 6-8 Weaver Street Lismore NSW 2480

BUILT ENVIRONMENT TYPOLOGIES:
LISMORE HOSPITAL PRECINCT - MIXED USE , MEDIUM ZONE;DENSITY. FORMING A TRANSITIONAL EDGE TO THE CBD

RAUNIK design group ARCHITECTS

@A

SITE ANALYSI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0203 REV DA

MATERIALITY


1. CLADDING A

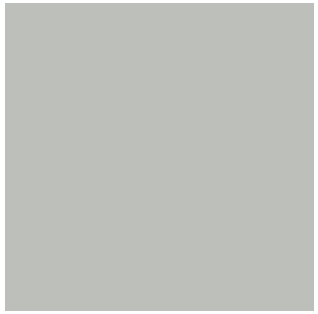

2. CLADDING B

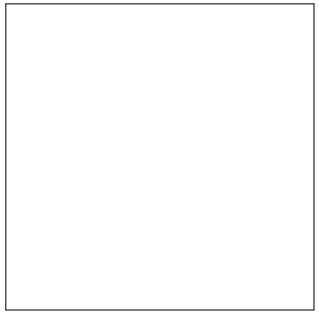

3. GLASS BALUSTRADES


4. WINDOW SHADING


5. ALUMINIUM BATTENS


6. FEATURE BLOCKWORK


7. SHALE GREY


8. WHITE


9. MONUMENT

ARCHITECTURAL STATEMENT

The proposed development comprises two five-storey residential buildings designed under the NSW Co-Living Housing Guidelines. Strategically positioned adjacent to Lismore Base Hospital, the project responds to a growing need for affordable, flexible, and community-oriented housing options for healthcare workers, students, and key local professionals.

Design Intent and Vision
The architectural vision for the development is to create a modern, budget-conscious living environment that fosters social connection, personal wellbeing, and a sense of belonging. The design balances affordability with a contemporary aesthetic, ensuring high-quality amenity within a cost-effective framework.

Form and Aesthetic
The buildings are conceived as clean, modern forms that respond to their urban and environmental context. Simple geometries, articulated facades, and a considered use of materials, which create visual depth and rhythm while maintaining a restrained palette suited to the project's budget. The architectural expression is guided by a focus on longevity, low maintenance, and passive design performance.

Contextual Response
Situated adjacent to the hospital, the development enhances the surrounding precinct by introducing active, landscaped edges and human-scaled frontage treatments. The massing steps and articulation are designed to break down the building's scale, ensuring it integrates comfortably within the mixed-use character of the area.

Amenity and Functionality
Each building accommodates a mix of co-living units featuring private bedrooms with ensuites and kitchenettes. Shared living, laundry and communal spaces are featured throughout the building. Balconies and communal terraces encourage outdoor engagement and cross-ventilation. Landscaped areas between and around the buildings promote relaxation, informal interaction, and a connection to nature.

Sustainability and Liveability
The design incorporates passive solar principles, natural ventilation, water-sensitive landscaping, and energy-efficient systems to ensure environmental performance and resident comfort. The proximity to the hospital and public transport supports sustainable urban living with reduced reliance on private vehicles.

Conclusion
This development aims to deliver well-considered, contemporary co-living accommodation that supports the evolving needs of Lismore's community. By combining thoughtful design, environmental responsibility, and affordability, the project contributes positively to the city's growing urban fabric and provides much-needed housing diversity near a key employment and service hub.

CPTED:
CPTED principles have been adhered to and the Development is to include:
- Secure building access via key card and/or fob system
- Secure/safety screens on widows/balcony doors
- Frosted glass to bathroom windows - where relevant
- CCTV coverage of entry points, lobby/reception and parking area
- Well lit pathways and entrances
- Compliance with fire safety regs and egress routes
- Electronic access control to each unit with remote management capabilities
- Video intercom system
- Clear entry signage

RAUNIK design group ARCHITECTS

@A
DESIGN INTEN
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0204 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0205 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0206 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0207 REV DA


STAGE 1
4 WEAVER STREET

RPD
4 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,110
Typical	38.83	431.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

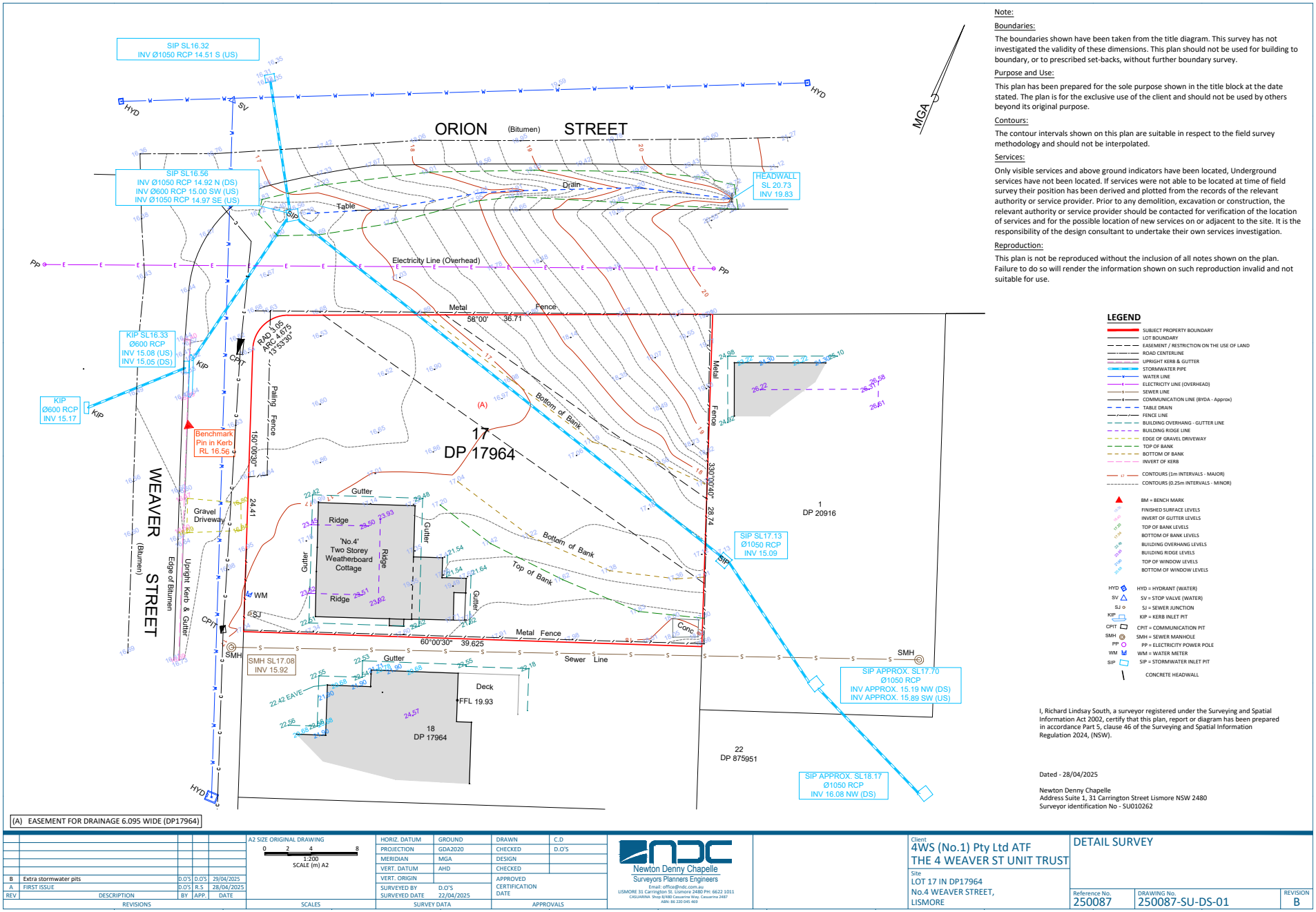
LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	6	1	1	8	8	320	442	56	26	
	Core / Corridor / Other										
Level 4	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 3	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 2	Units	7	1	1	9	9	320	478	14	26	
	Core / Corridor / Other										
Level 1 Ground	Units	3			3	3	131	210	139	9	19
	Core / Corridor / Other										
Totals	**0**	**30**	**4**	**4**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.O.S**	**TOTAL**
		Total Units 38			**38**	**38**	**1,411**	**2,002**	**237**	**113**	**19**
Total Cars Required		**15**	**2**	**2**							
		Total Cars Required 19									

Plus 2 Motorbike Spaces

Landscaping Requirements
40% of 1,110 = 444m2
TOTAL LANDSCAPE AREA 230m^2 = NON COMPLIANT

RAUNIK design group ARCHITECTS

@A
SUMMARY ST-
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 1.0301 REV DA



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	D.O'S	CERTIFICATION	
SURVEYED DATE	22/04/2025	DATE	

SURVEY DATA

APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



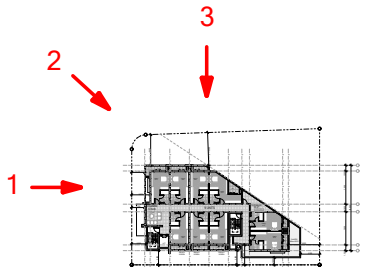
1



2



3



RAUNIK design group ARCHITECTS

@A

ST-1 SITE CONTEX

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0303 REV DA

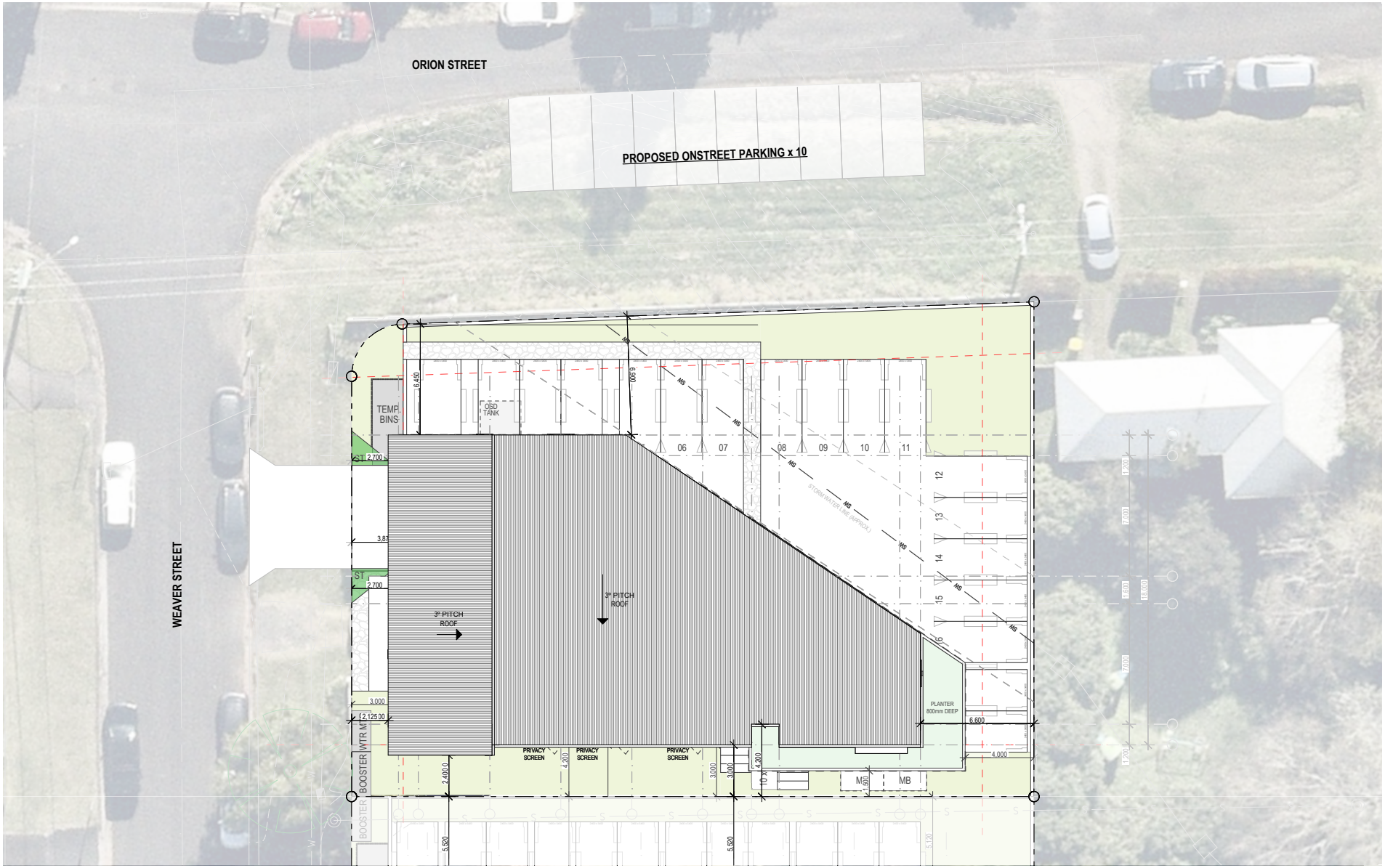


RAUNIK design group ARCHITECTS

1:200@A

ST-1 DEMOLITION PLAI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0304 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-1 SITE PLAI

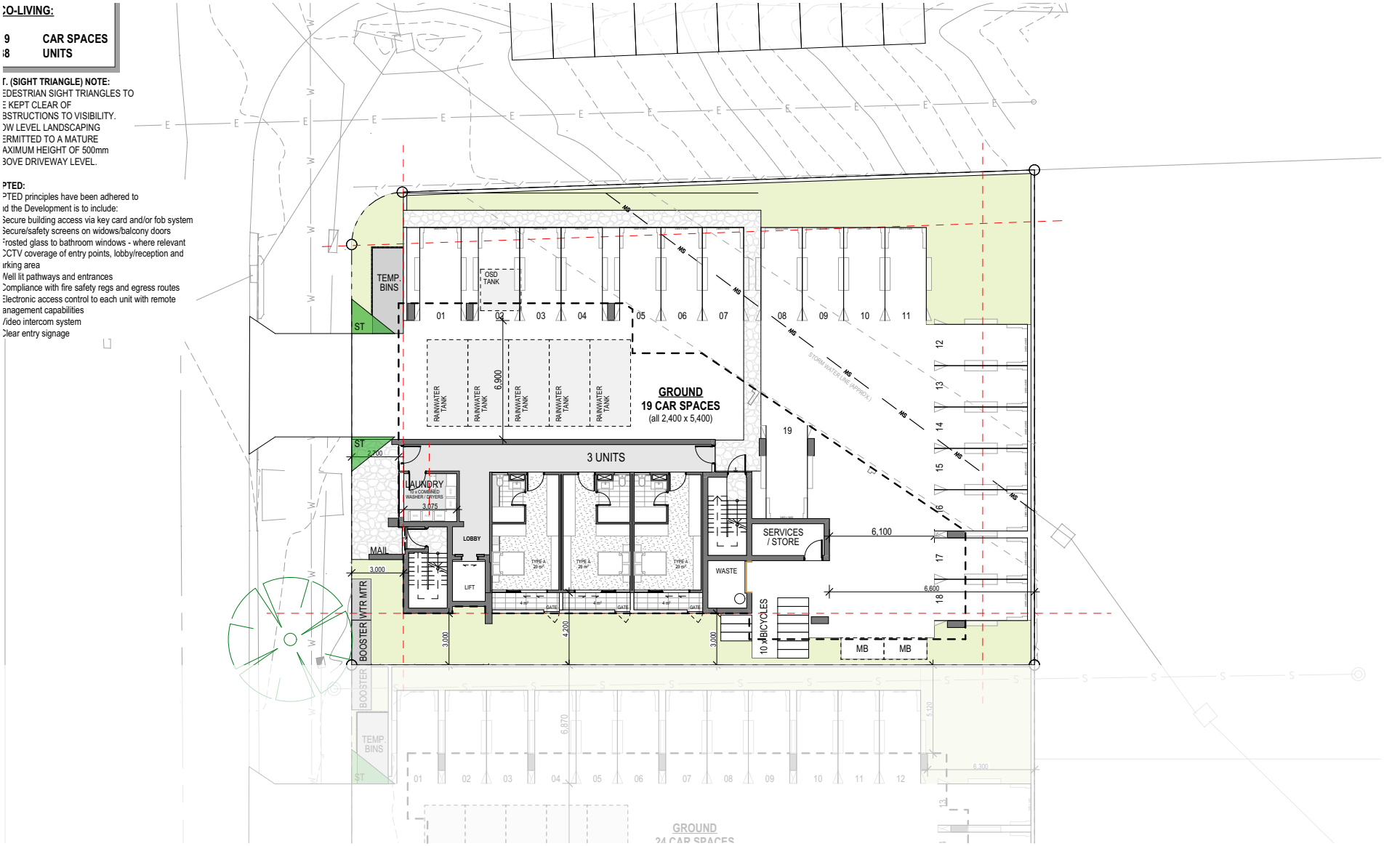
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.03[illegible] REV DA

:O-LIVING:

9 CAR SPACES
:8 UNITS

T. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
)W LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage



RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVEL 1 - GROUNI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0306 REV DA

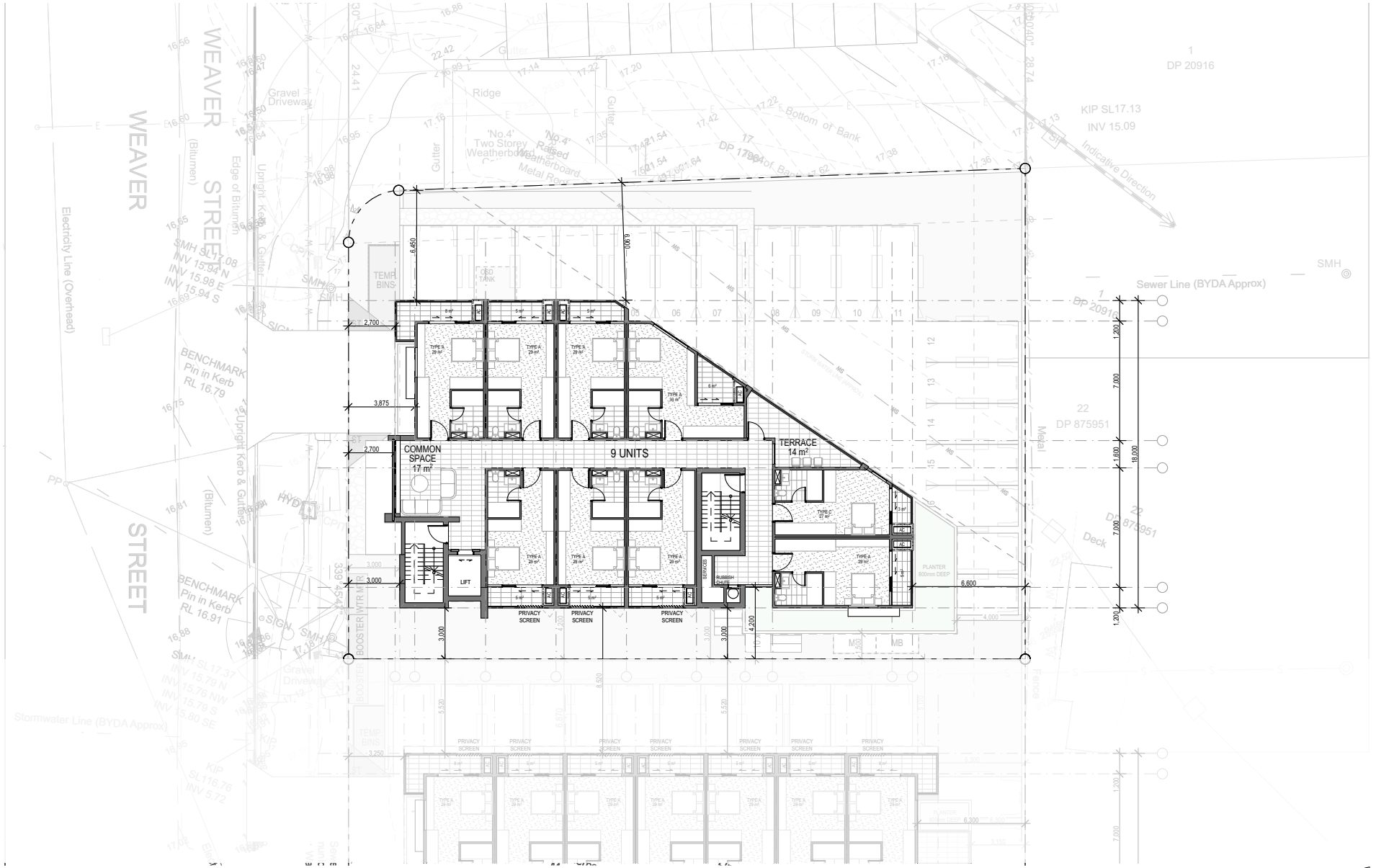


RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVEL

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 1.0307 REV DA

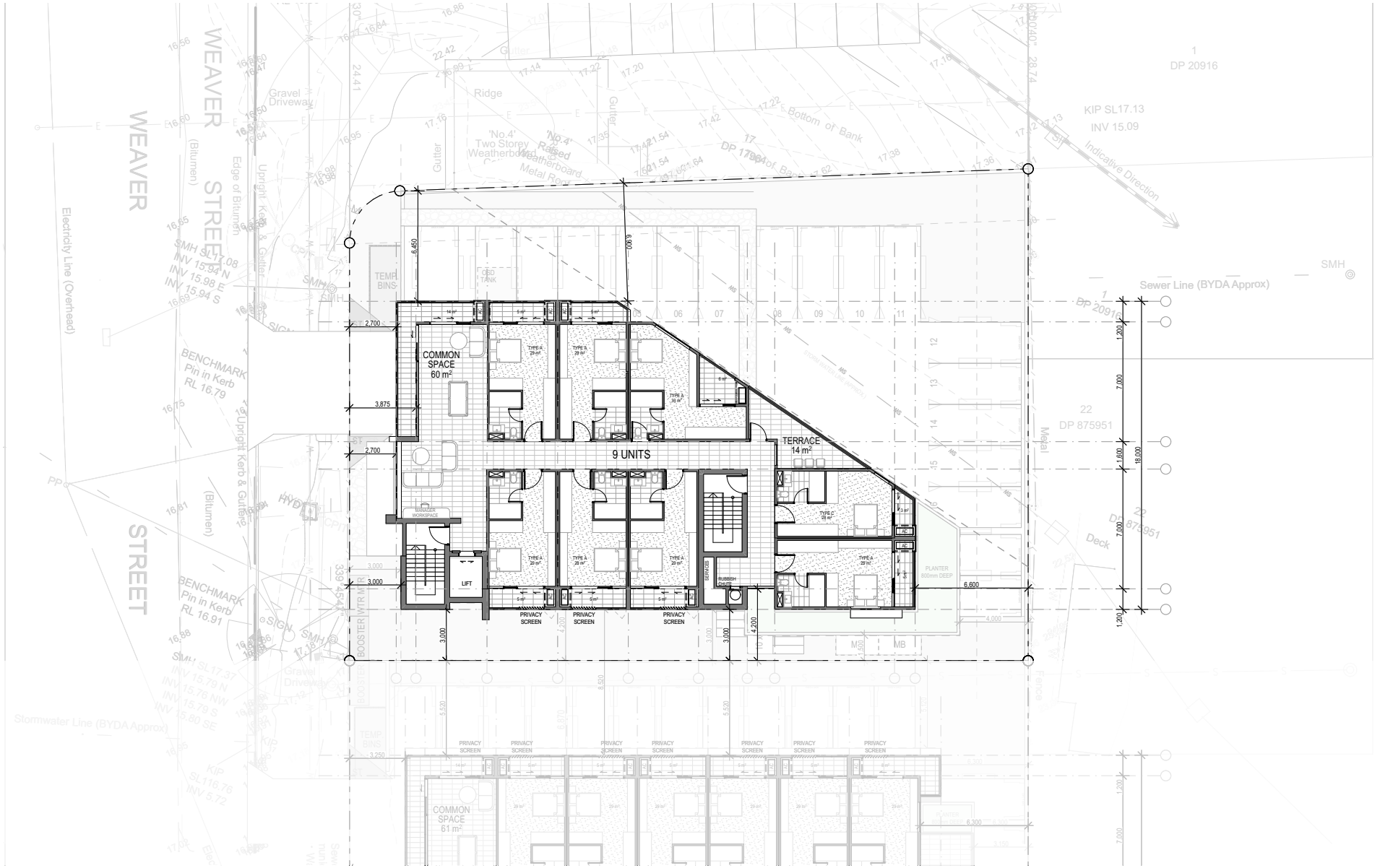


RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVELS 3-

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0308 REV DA

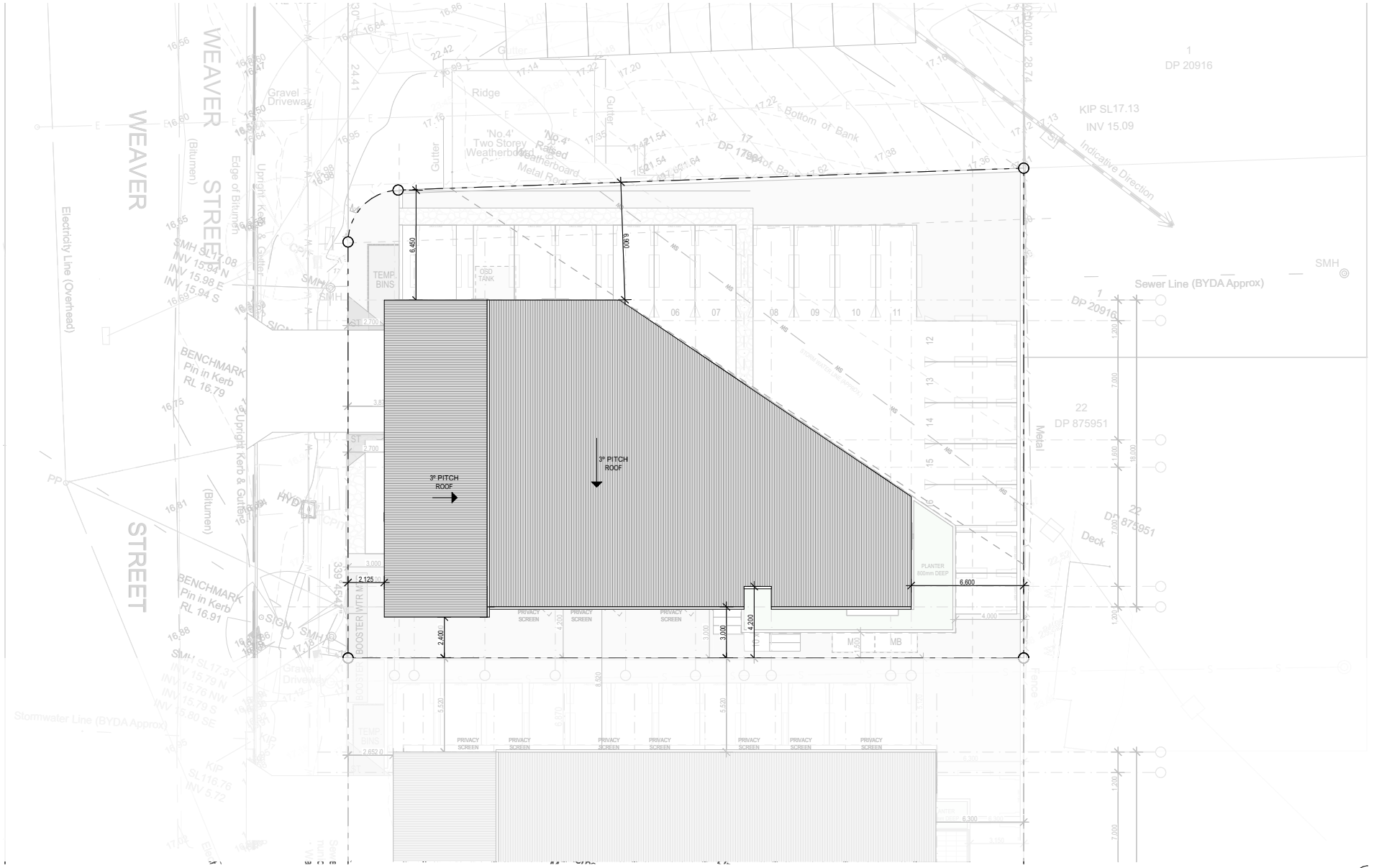


RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVEL

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0309 REV DA



RAUNIK design group ARCHITECTS

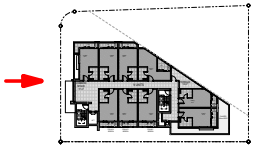
1:200@A

ST-1 - ROO

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0310 REV DA

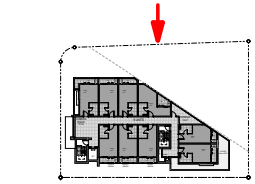


WEST ELEVATION 1:200





NORTH ELEVATION 1:200



LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

1:100@A

ST-1 ELEVATION

RAUNIK design group ARCHITECTS

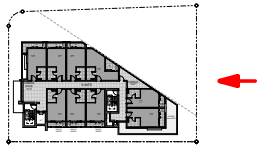
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.2000 REV DA

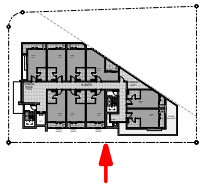


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

1:100@A

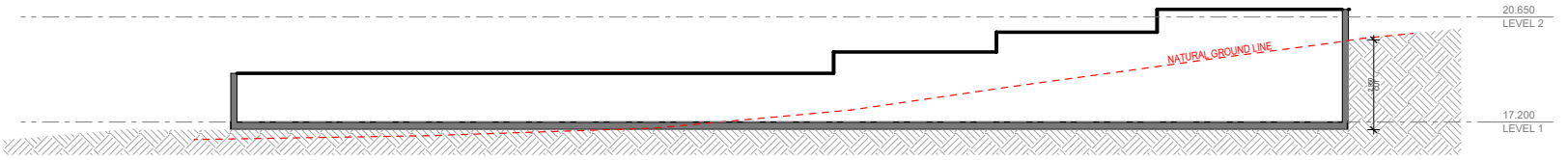
ST-1 ELEVATION

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.2001 REV DA

RAUNIK design group ARCHITECTS



1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUNIK design group ARCHITECTS

1:150@A

ST-1 SECTIONS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.3000 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

ST-1 PERSPECTIV

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.4000 REV DA


STAGE 2
6-8 WEAVER STREET

RPD
6-8 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,125.6
Typical	48.33	544.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

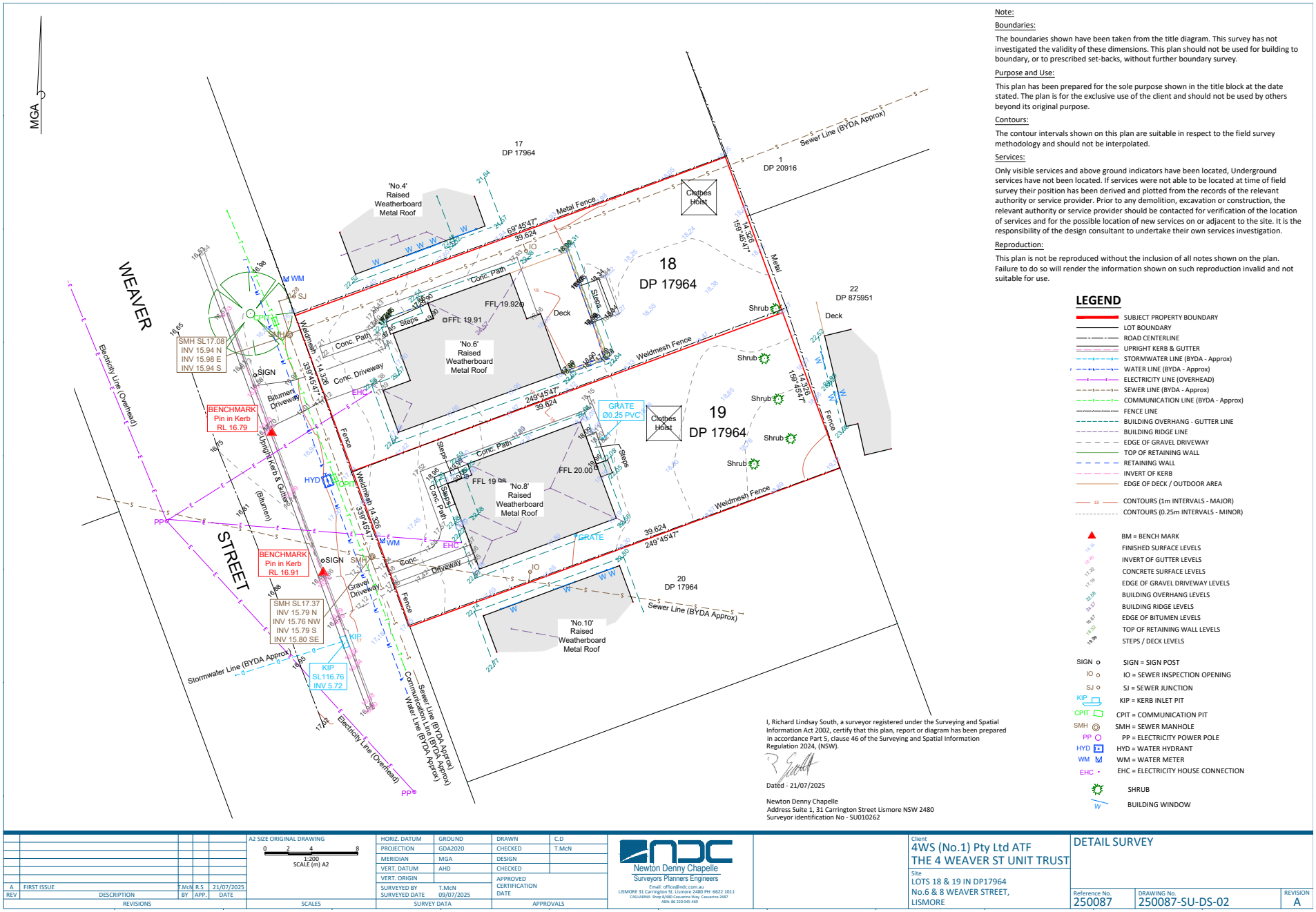
LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	11			11	11	414	544	42	28	
	Core / Corridor / Other										
Level 4	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 3	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 2	Units	12			12	12	414	576	29	28	
	Core / Corridor / Other										
Level 1 Ground	Units	1			1	1	92	173	167	39	24
	Core / Corridor / Other										
Totals	**0**	**48**	**0**	**0**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.L.A**	**TOTAL**
		Total Units 48			**48**	**48**	**1,748**	**2,369**	**238**	**151**	**24**
Total Cars Required		**24**	**0**	**0**							
		Total Cars Required 24									

Plus 2 Motorbike Spaces

Landscaping Requirements
40% of 1,125.6 = 450.24m2
TOTAL LANDSCAPE AREA 251m² = NON COMPLIANT

RAUNIK design group ARCHITECTS

@A
SUMMARY ST-
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0301 REV DA



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	T.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	T.McN		
SURVEYED DATE	09/07/2025		

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOTS 18 & 19 IN DP17964
No.6 & 8 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A



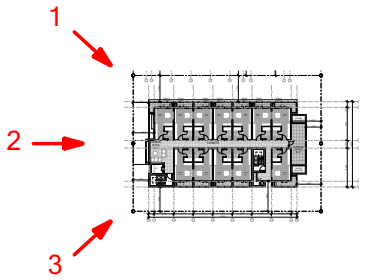
1



2



3



RAUNIK design group ARCHITECTS

ST-2 SITE CONTEX

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.0303 REV DA

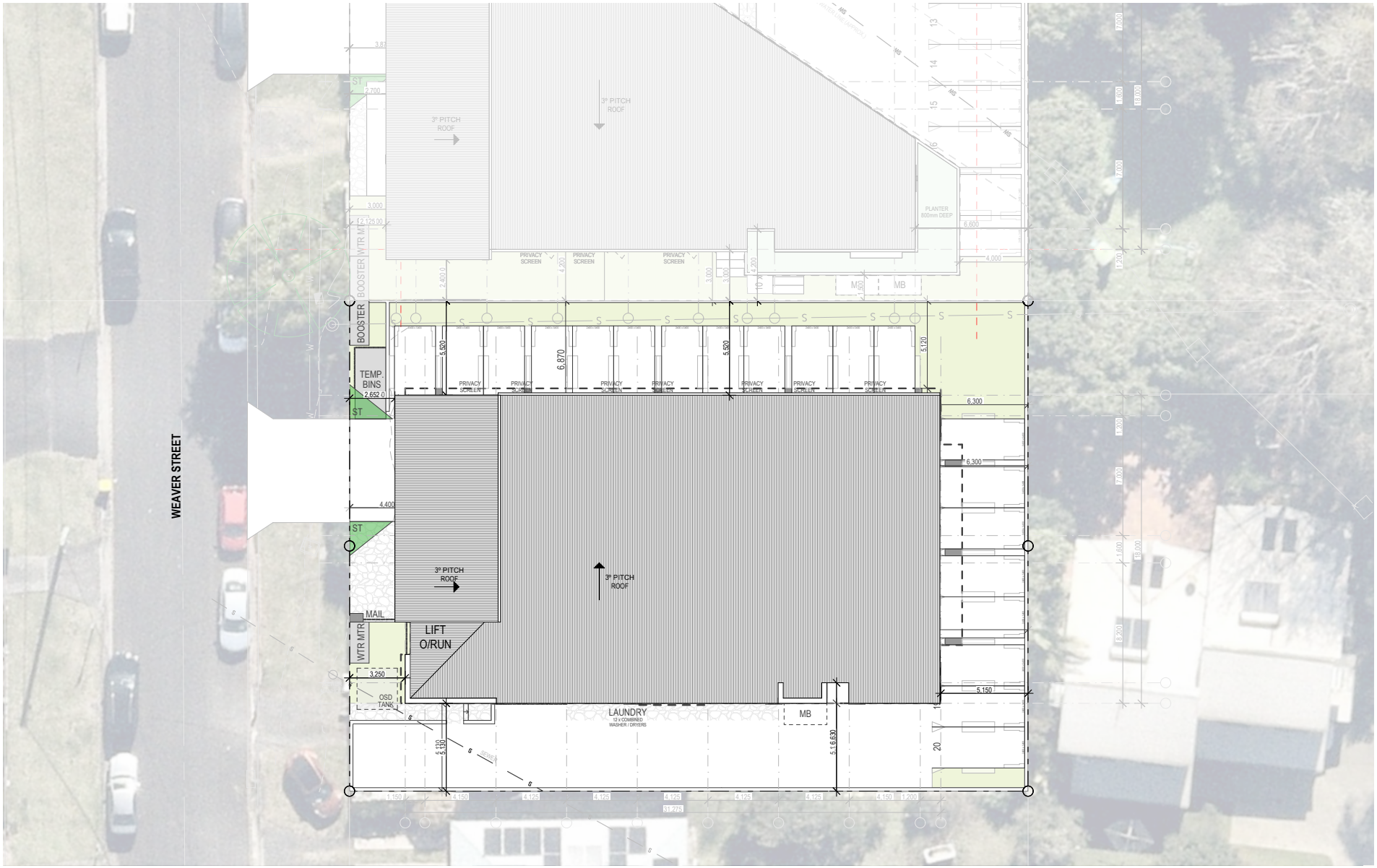


RAUNIK design group ARCHITECTS

1:200@A

ST-2 DEMOLITION PLAI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0304 REV DA

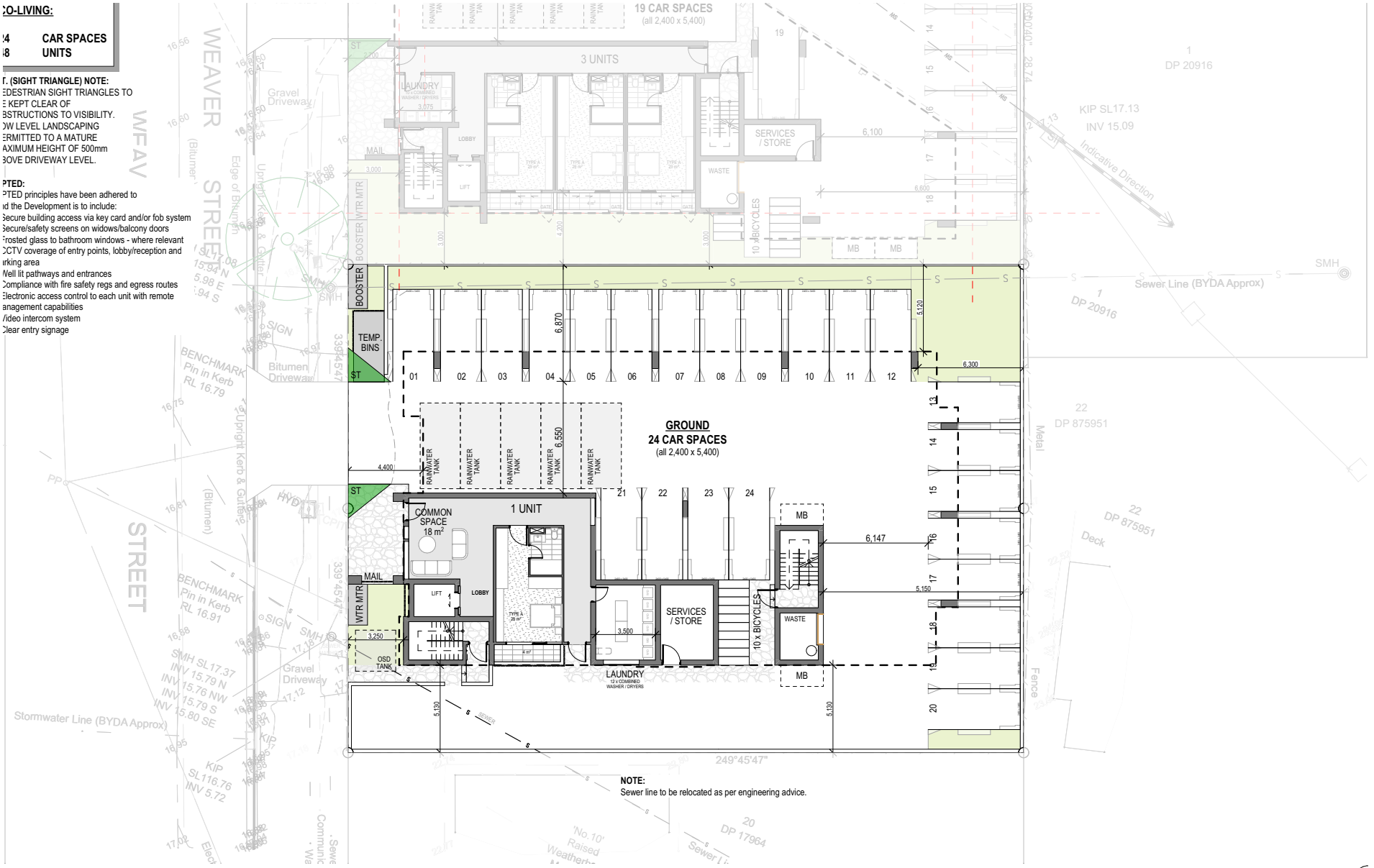


RAUNIK design group ARCHITECTS

1:200@A

ST-2 SITE PLAI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0305 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL 1 - GROUNI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0306 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0307 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVELS 3-

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0308 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0309 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 ROO

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0310 REV DA

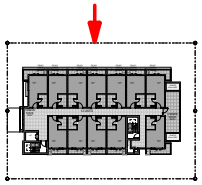


WEST ELEVATION 1:200



NORTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

1:100@A

ST-2 ELEVATION

RAUNIK design group ARCHITECTS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.2000 REV DA

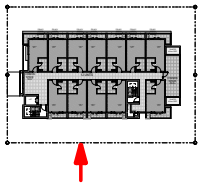


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT

RAUNIK design group ARCHITECTS

1:100@A

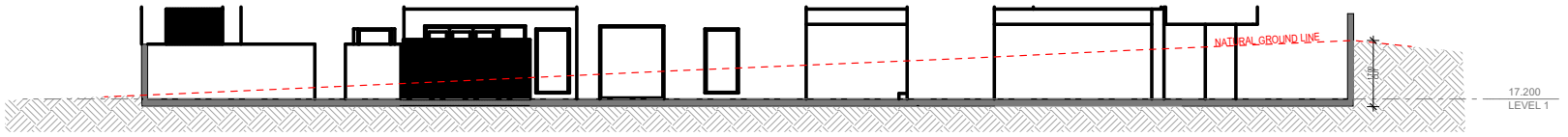
ST-2 ELEVATION

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.2005 REV DA





1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUNIK design group ARCHITECTS

1:150@A

ST-2 SECTIONS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.3000 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

ST-2 PERSPECTIV

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.4000 REV DA


REFERENCE

State Environmental Planning Policy (Housing) 2021 (NSW)

Part 3 Co-living housing

67 Co-living housing may be carried out on certain land with consent

Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.
Example— Co-living housing may be used as off-campus student accommodation.

68 Non-discretionary development standards—the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—

(a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—
(i) the maximum permissible floor space ratio for residential accommodation on the land, and
(ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,
No Mapped FSR on these sites
(b) for co-living housing containing 6 private rooms—
(i) a total of at least 30m2 of communal living area, and
(ii) minimum dimensions of 3m for each communal living area,
More than 6 private rooms
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,
Total 86 private rooms = 30m2 + 160m2 = 190m2 Communal Living Area. Providing 216m2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,
Site area is 2,241m2. 20% is 448.2m2. Providing 463m2
(e) unless a relevant planning instrument specifies a lower number—
(i) for development on land in an accessible area—0.2 parking spaces for each private room, or
(ii) otherwise—0.5 parking spaces for each private room,
Parking rates are calculated at 0.5 per each private room = 43 car spaces
(f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument, There are no recommended Design Solutions for this element. Each application will be assessed on its merits against the Performance Criteria.
(g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.
Site is in R3 Medium Density Residential

69 Standards for co-living housing

(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—

(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m2 and not less than—
(i) for a private room intended to be used by a single occupant—12m2, or
(ii) otherwise—16m2, and
All private rooms are between 16m2 and 25m2
(b) the minimum lot size for the co-living housing is not less than—
(i) for development on land in Zone R2 Low Density Residential—600m2, or
(ii) for development on other land—800m2, and
(iii) (Repealed)
Site area is 2,241m2
(c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—
(i) will not contain more than 12 private rooms, and
(ii) will be in an accessible area, and
Site is in R3 Medium Density Residential
(d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and
Managers Workspace provided
(e) for co-living housing on land in a business zone—no part of the ground floor of the coliving housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and

(f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and
Each private room will have adequate kitchen facilities, plus a communal laundry facility at 1 per 4 rooms
(g) each private room will be used by no more than 2 occupants, and

(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.
We are providing 20 bicycle spaces and 4 motorbike spaces
(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—

(a) the front, side and rear setbacks for the co-living housing are not less than—
(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or
(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and

(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and
Currently not achieving building separation as per the ADG
(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and
Achieved
(d), (e) (Repealed)

(f) the design of the building will be compatible with—
(i) the desirable elements of the character of the local area, or
(ii) for precincts undergoing transition—the desired future character of the precinct.
Achieved
(3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.

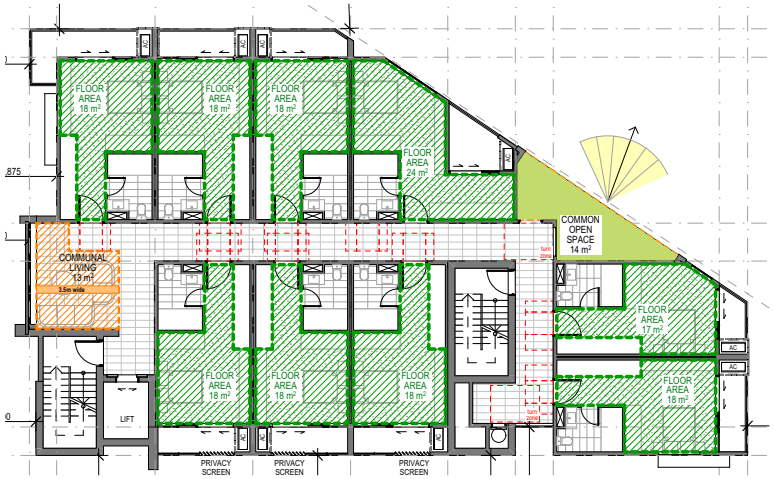
70 No subdivision
Development consent must not be granted for the subdivision of co-living housing into separate lots.

SEPP CONTROLS

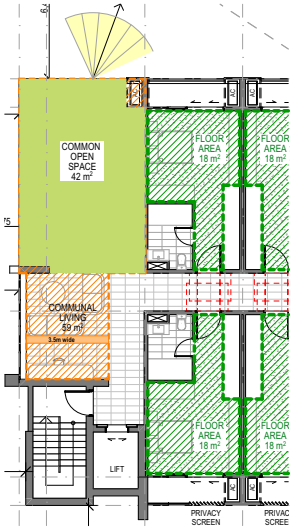
PART 3 CO-LIVING HOUSING

DIRECT SOLAR ACCESS	[COMPLIANT]
FLOOR AREA	[COMPLIANT]
COMMUNAL LIVING AREA	[COMPLIANT]

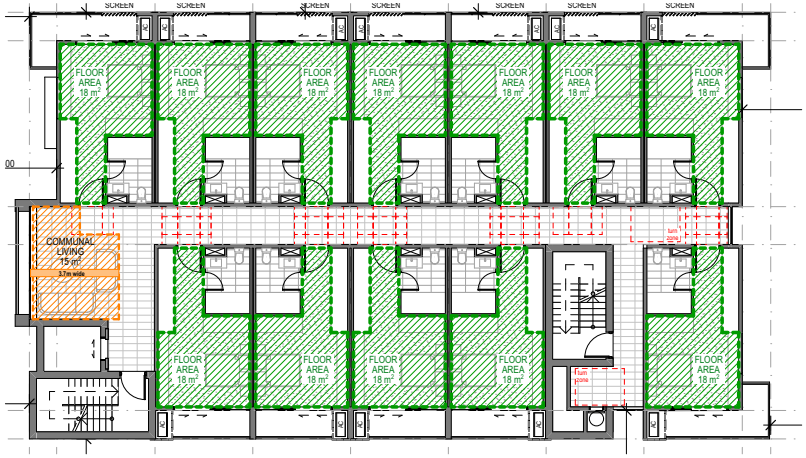
PLEASE REFER TO PAGES DA-6009 TO DA-6014 FOR MORE SEPP CONTROLS.



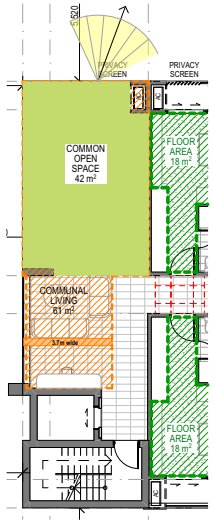
STAGE 1 TYPICAL LEVELS



LEVEL 5 COMMUNAL



STAGE 2 TYPICAL LEVELS



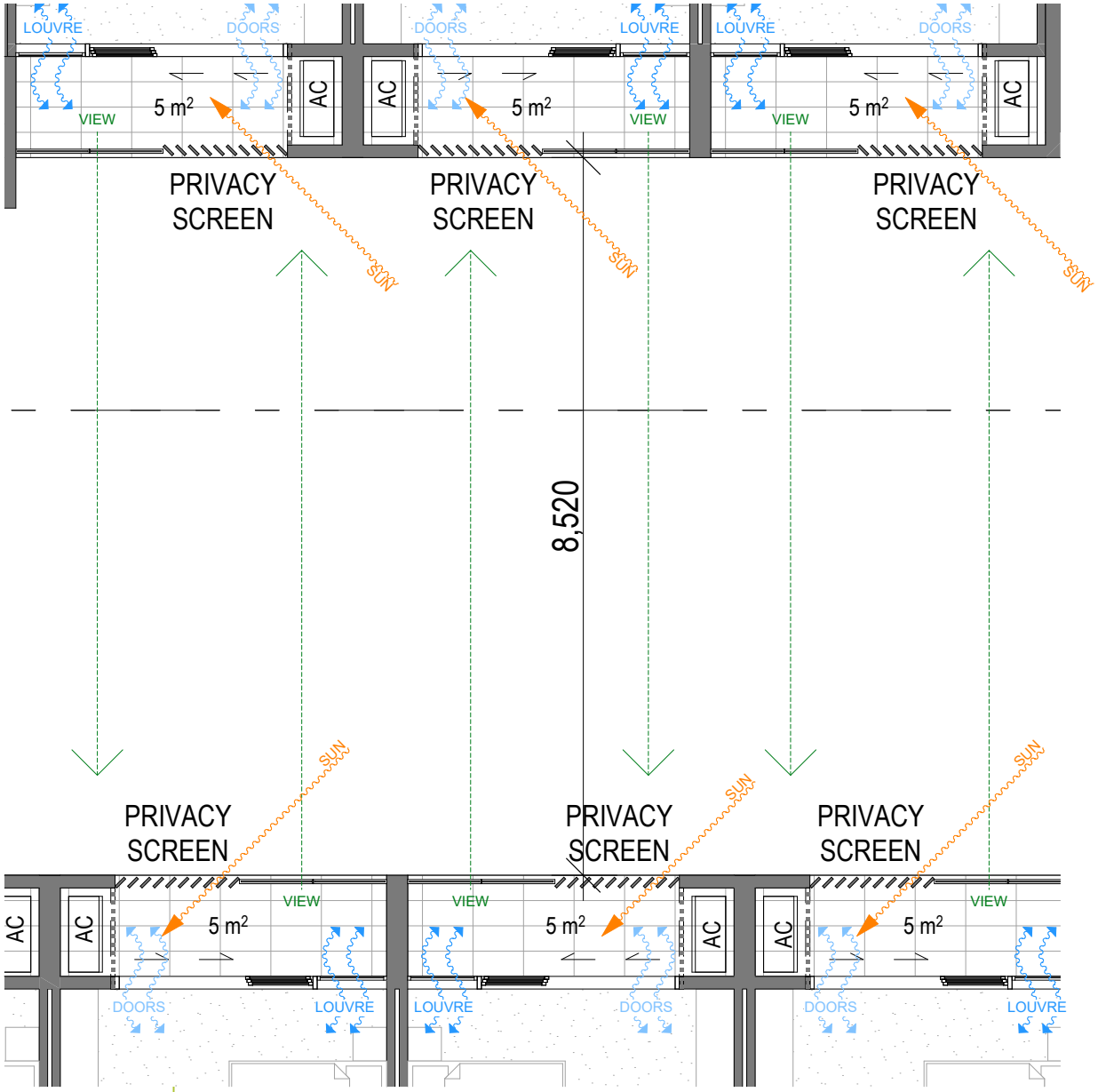
LEVEL 5 COMMUNAL

RAUNIK design group ARCHITECTS

1:200@A

SEPP CONTROLS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-3-6002 REV DA



STAGE 2 TYPICAL LEVELS



TYPICAL LEVEL
PRIVACY SCREENING

ANGLED PRIVACY LOUVRES ARE OFFSETT BETWEEN BALCONIES TO MINIMIZE OVERLOOKING AND TO MAXIMIZE PRIVACY.
PRIVACY LOUVRES ARE ALSO ANGLED TO THE NORTH-EAST TO MAXIMISE NATURAL DAYLIGHT.

TYPICAL LEVEL
AIR FLOW

ALONG WITH THE SLIDING GLASS DOORS, WE PROPOSE A BANK OF LOUVRED WINDOWS TO ENCOURAGE AIR FLOW THROUGH THE UNIT.



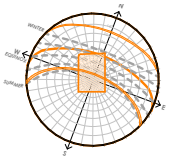
RAUNIK design group ARCHITECTS

1:50@A

BUILDING SEPARATIOI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6003 REV DA

SUMMER EQUINOX





DECEMBER 22, 9AM



DECEMBER 22, 12PM



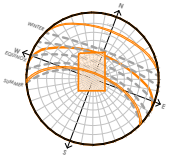
DECEMBER 22, 3PM

RAUNIK design group ARCHITECTS

SHADOW DIAGRAMS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-3.4004 REV DA

WINTER SOLSTICE





JUNE 21, 9AM



JUNE 21, 10AM



JUNE 21, 11:30AM



JUNE 21, 12:30PM



JUNE 21, 2PM



JUNE 21, 3PM

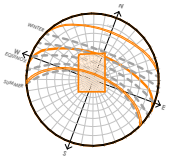
RAUNIK design group ARCHITECTS

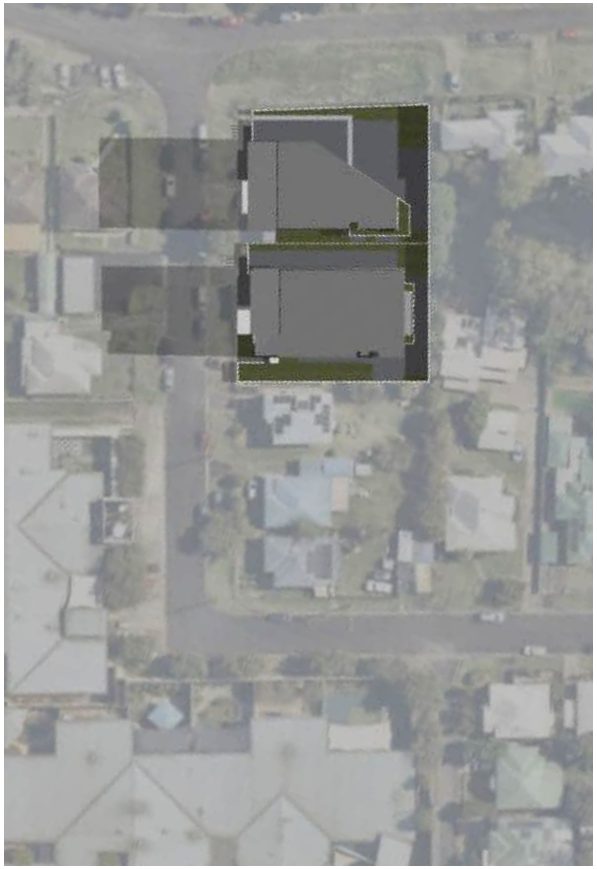
@A

SHADOW DIAGRAMS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-3.4005 REV DA

VERNAL EQUINOX





MARCH 21/ SEPTEMBER 23, 9AM



MARCH 21/ SEPTEMBER 23, 12PM

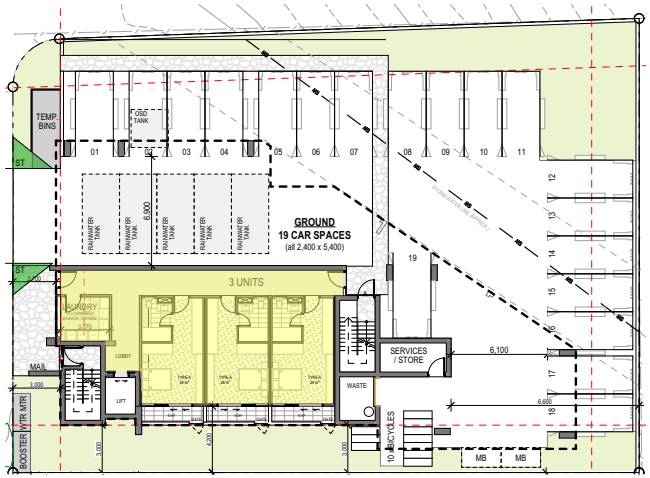


MARCH 21/ SEPTEMBER 23, 3PM

RAUNIK design group ARCHITECTS

SHADOW DIAGRAMS

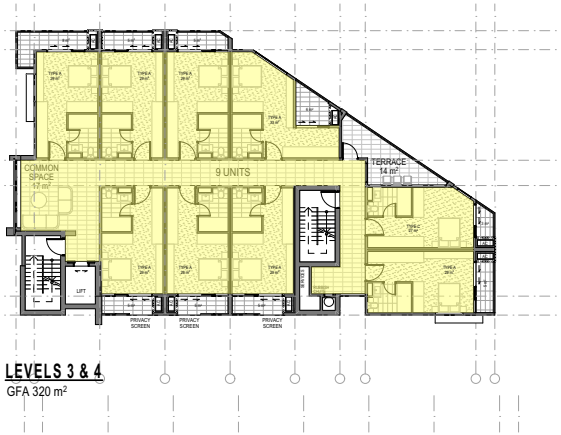
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-3.4006 REV DA



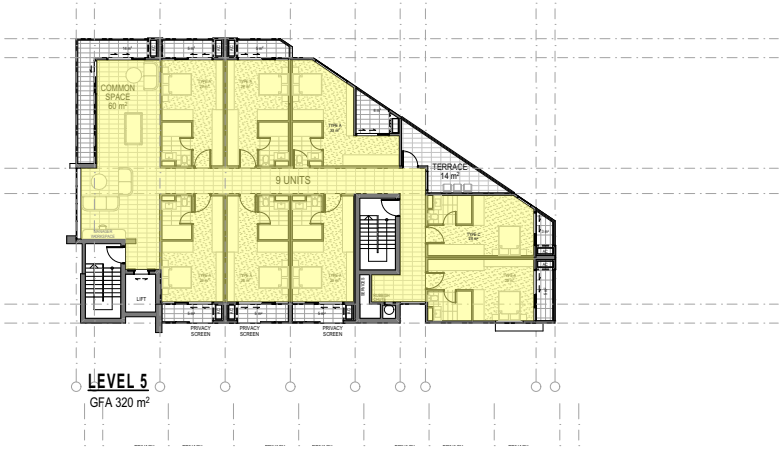
L1 GROUND
GFA 131m²



LEVEL 2
GFA 320 m²



LEVELS 3 & 4
GFA 320 m²



LEVEL 5
GFA 320 m²

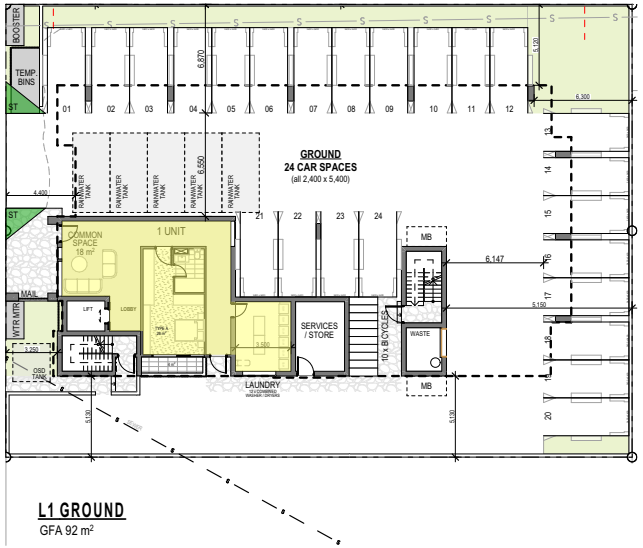
TOTAL GFA - STAGE 1 = 1,391m²

1:300@A

GFA ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4007 REV DA

RAUNIK design group ARCHITECTS



L1 GROUND
GFA 92 m²



LEVEL 2
GFA 414 m²



LEVELS 3 & 4
GFA 414 m²



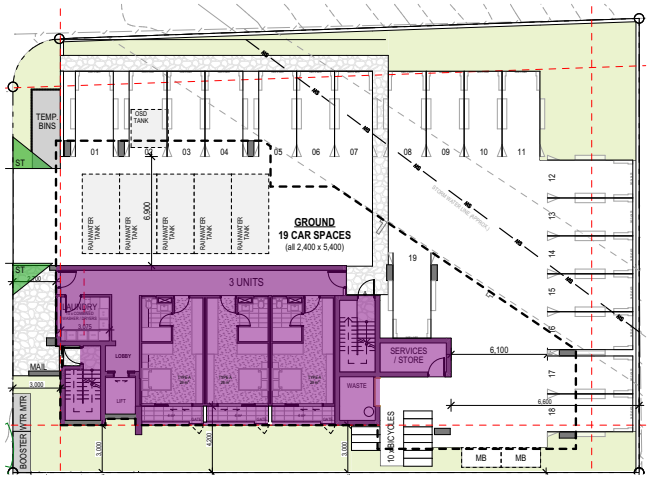
LEVEL 5
GFA 414 m²

TOTAL GFA - STAGE 2 = 1,748m²

RAUNIK design group ARCHITECTS

GFA ST

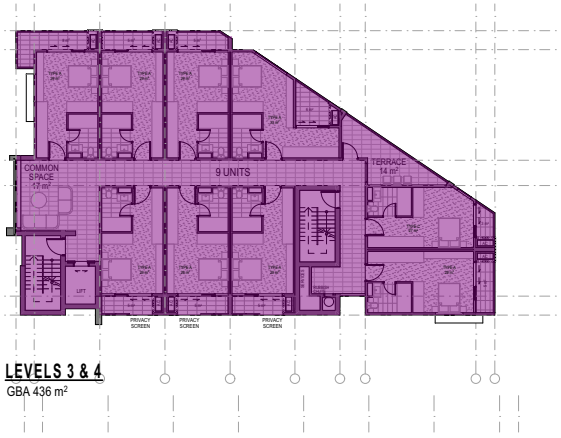
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4008 REV DA



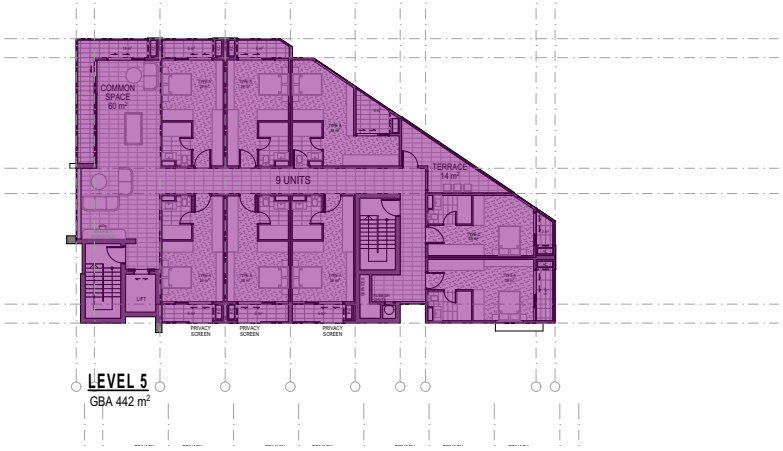
L1 GROUND
GBA 210m²



LEVEL 2
GBA 478 m²



LEVELS 3 & 4
GBA 436 m²



LEVEL 5
GBA 442 m²

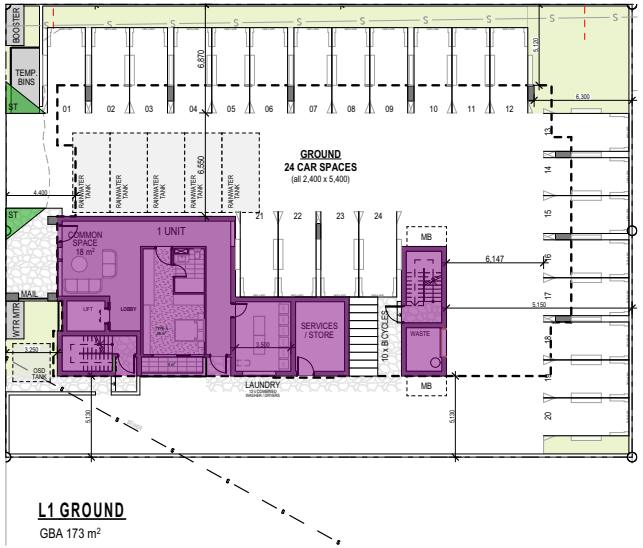
TOTAL GBA - STAGE 1 (BUILDING) = 1,983m²

1:300@A

GBA ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6008 REV DA

RAUNIK design group ARCHITECTS



L1 GROUND
GBA 173 m²



LEVEL 2
GBA 576 m²



LEVELS 3 & 4
GBA 538 m²



LEVEL 5
GBA 544 m²

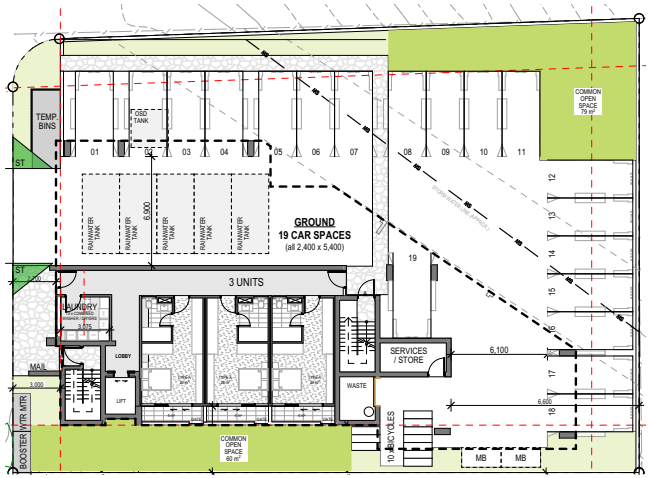
TOTAL GBA - STAGE 2 (BUILDING) = 2,369m²

1:300@A

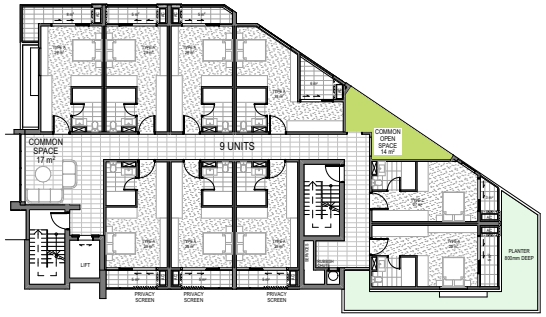
GBA ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6010 REV DA

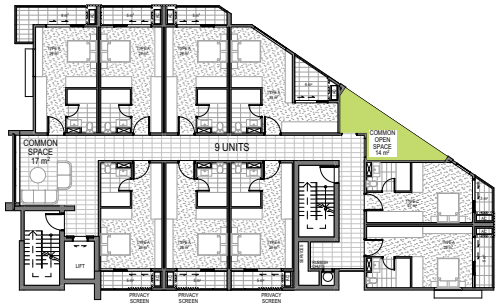
RAUNIK design group ARCHITECTS



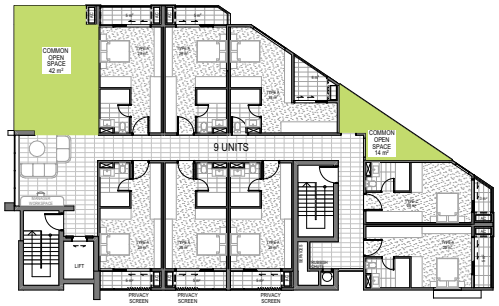
L1 GROUND
COS 139m²



LEVEL 2
COS 14m²



LEVELS 3 & 4
COS 14m²



LEVEL 5
COS 56m²

LEVEL	C.O.S Per Level m²
Roof	
Level 5	56
Level 4	14
Level 3	14
Level 2	14
Level 1 Ground	139
Totals	C.O.S
	237

Part 3 Co-living housing

COMMUNAL OPEN SPACES (COS)

68

2

(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,

TOTAL SITE AREA 1,125.6m²
20% of 1,125.6m² = 225m²

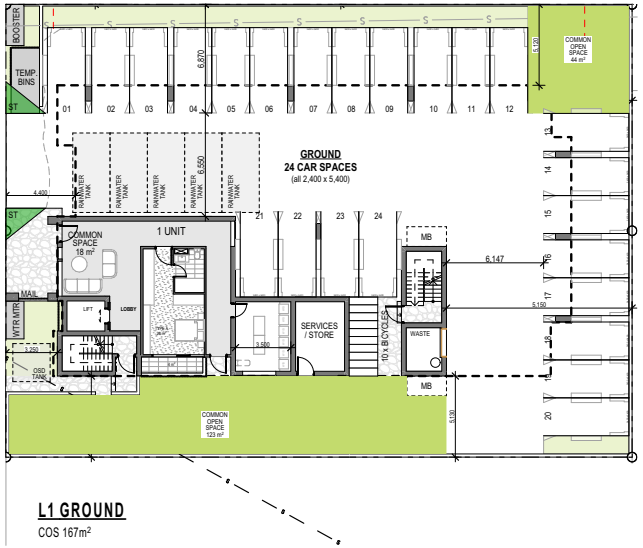
TOTAL COS AREA 237m²= COMPLIANT

RAUNIK design group ARCHITECTS

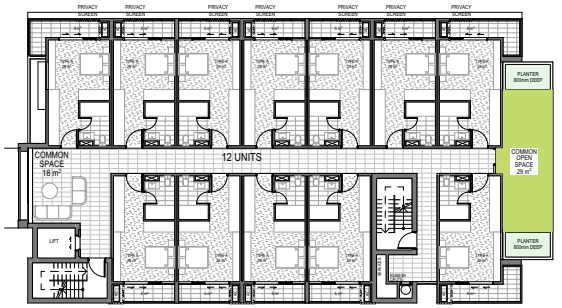
1:300@A

COS ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6011 REV DA



L1 GROUND
COS 167m²

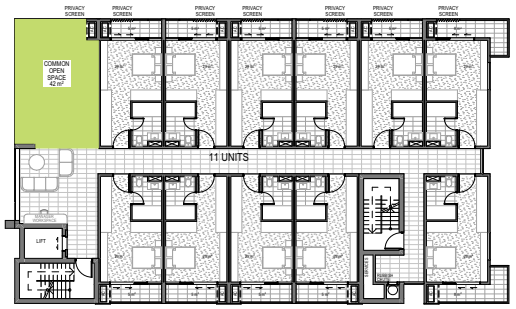


LEVEL 2
COS 29m²

LEVEL	C.O.S Per Level m²
Roof	
Level 5	42
Level 4	0
Level 3	0
Level 2	29
Level 1 Ground	167
Totals	C.O.S
	238



LEVELS 3 & 4
COS 0m²



LEVEL 5
COS 42m²

Part 3 Co-living housing
COMMUNAL OPEN SPACES (COS)
68
2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,

TOTAL SITE AREA 1,125.6m²
20% of 1,110m² = 226m²

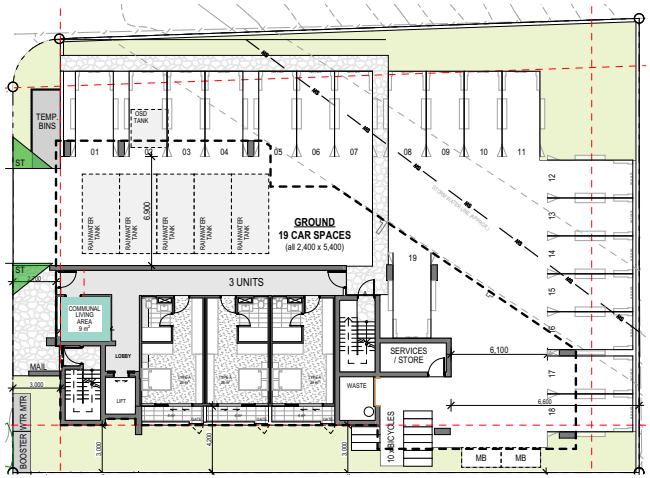
TOTAL COS AREA 238m²= COMPLIANT

RAUNIK design group ARCHITECTS

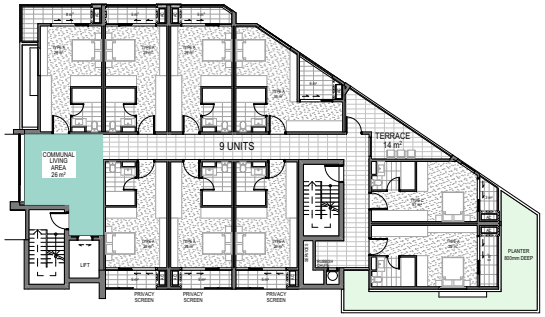
@A

COS ST

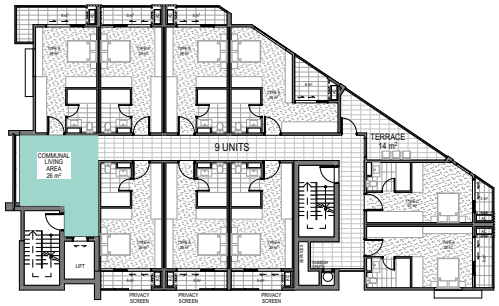
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6012 REV DA



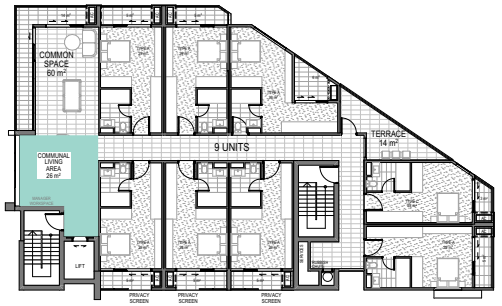
L1 GROUND
CLA - 9m²



LEVEL 2
CLA 26m²



LEVELS 3 & 4
CLA 26m²



LEVEL 5
CLA 26m²

LEVEL	C.L.A Per Level m²
Roof	
Level 5	26
Level 4	26
Level 3	26
Level 2	26
Level 1 Ground	9
Totals	**C.O.S**
	113

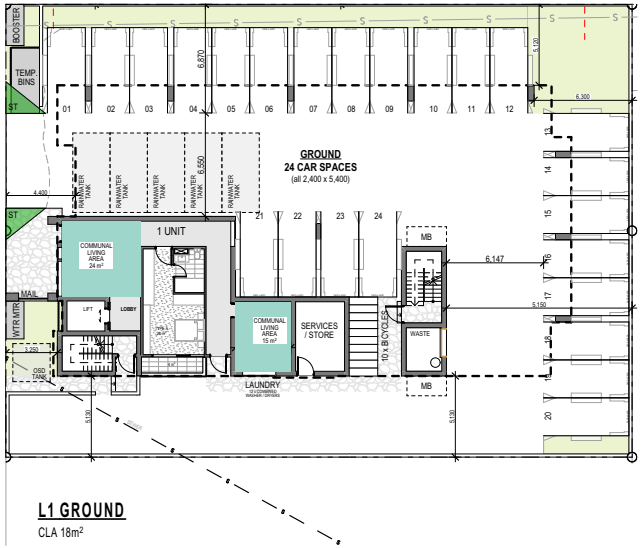
Part 3 Co-living housing
COMMUNAL LIVING AREA (CLA)
68
2
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,

TOTAL 38 UNITS = 32 UNITS (in excess of 6)
32 UNITS x 2m2 = 64m2 + 30m2 = 94m2 REQUIRED
TOTAL CLA - STAGE 1 = 113m² = COMPLIES.

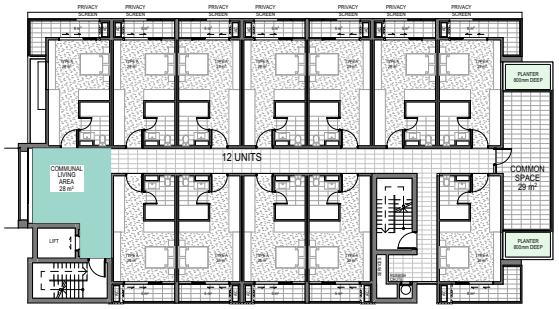
1:300@A
CLA ST

RAUNIK design group ARCHITECTS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6013 REV DA



L1 GROUND
CLA 18m²



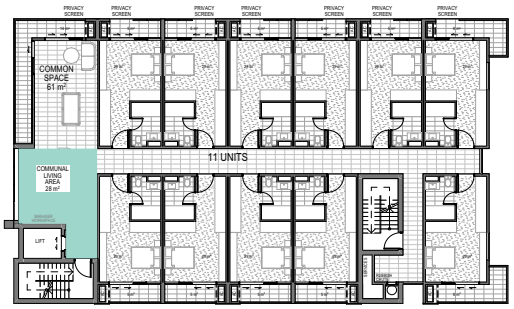
LEVEL 2
CLA 28m²

LEVEL	C.L.A Per Level m²
Roof	
Level 5	28
Level 4	28
Level 3	28
Level 2	28
Level 1 Ground	39
Totals	C.L.A
	151



LEVELS 3 & 4

CLA 28m²



LEVEL 5

CLA 28m²

Part 3 Co-living housing
COMMUNAL LIVING AREA (CLA)
68
2
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,

TOTAL 48 UNITS = 42 UNITS (in excess of 6)
42 UNITS x 2m2 = 84m2 + 30m2 = 114m2 REQUIRED
TOTAL CLA - STAGE 1 = 151m²= COMPLIES.

RAUNIK design group ARCHITECTS

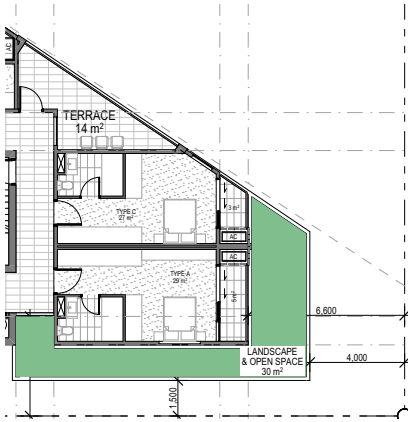
@A

CLA ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6014 REV DA



L1 GROUND



LEVEL 2

Lismore Development Control Plan – Part A

A7.1

Landscaping and open space shall comprise 40% of the site.
70% of the landscaping and open space area is to be permeable.

Note: Permeable areas are to be used for growing plants, grasses and trees.

A7.2

Any area of less than 1 m2 or 1 m in width is not counted in the required landscaped and open space area.

TOTAL SITE AREA 1,125.6m²
40% of 1,125.6m² = 450.24m²

TOTAL LANDSCAPE AREA 230m² = NOT COMPLIANT

TOTAL DEEP SOIL = 114m²

Landscape Lighting

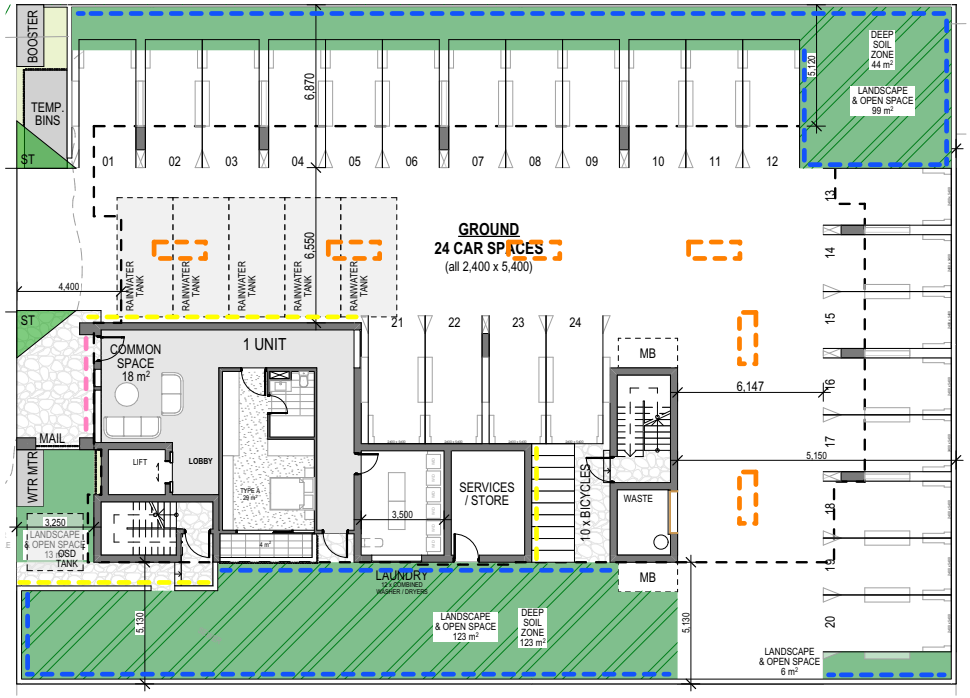
- Pedestrian walkway lighting
- Carpark Soffit lighting
- Feature Landscape lighting
- Entry Lighting

RAUNIK design group ARCHITECTS

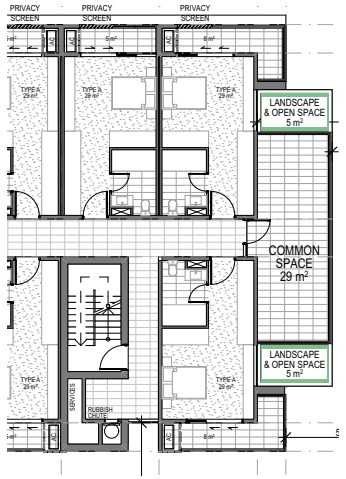
@A

LANDSCAPE ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3-6015 REV DA



L1 GROUND



LEVEL 2

Lismore Development Control Plan – Part A

A7.1

Landscaping and open space shall comprise 40% of the site.
70% of the landscaping and open space area is to be permeable.

Note: Permeable areas are to be used for growing plants, grasses and trees.

A7.2

Any area of less than 1 m2 or 1 m in width is not counted in the required landscaped and open space area.

TOTAL SITE AREA 1,131m²
40% of 1,131m² = 453m²

TOTAL LANDSCAPE AREA 251m² = NOT COMPLIANT

TOTAL DEEP SOIL = 167m²

Landscape Lighting

- Pedestrian walkway lighting
- Carpark Soffit lighting
- Feature Landscape lighting
- Entry Lighting

RAUNIK design group ARCHITECTS

LANDSCAPE ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6016 REV DA

DESIGN STATEMENT - BUILDING HEIGHT VARIATION

Clause 4.6 variation supports a significant exceedance of the prescribed building height standard by demonstrating that the proposed development achieves an improved design outcome that is consistent with the objectives of the Lismore Local Environmental Plan.

The proposed building has been carefully designed to incorporate a range of design strategies that ensure high thermal performance and long-term environmental benefits. The increased height facilitates these design measures without generating additional bulk or visual intrusion.

Articulated façades that manage passive solar gain
The façades are modulated and recessed to control the amount of direct sun entering the dwellings during summer, reducing heat loading on internal spaces and improving occupant comfort.

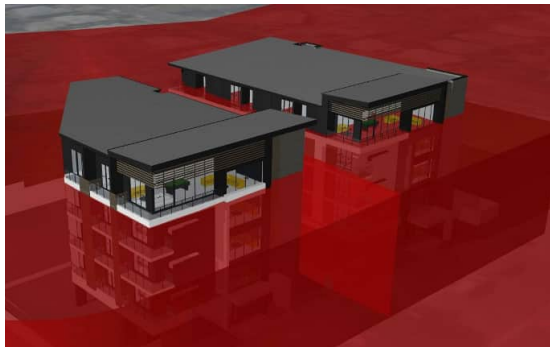
The building is well-glazed with functional, operable windows wherever possible. This maximises natural ventilation, reduces dependence on air-conditioning, and supports passive cooling throughout the year.

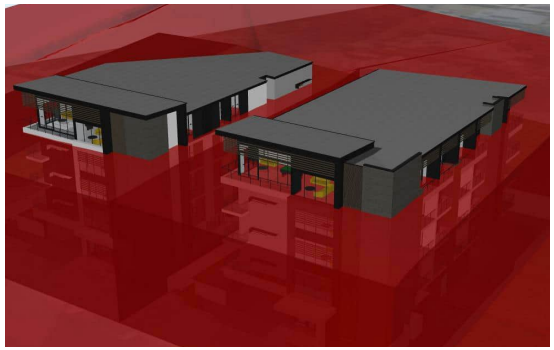
The massing incorporates step-backs, changes in materiality, and architectural detailing to avoid uniformity. This articulation ensures the building contributes positively to the streetscape despite the height variation.

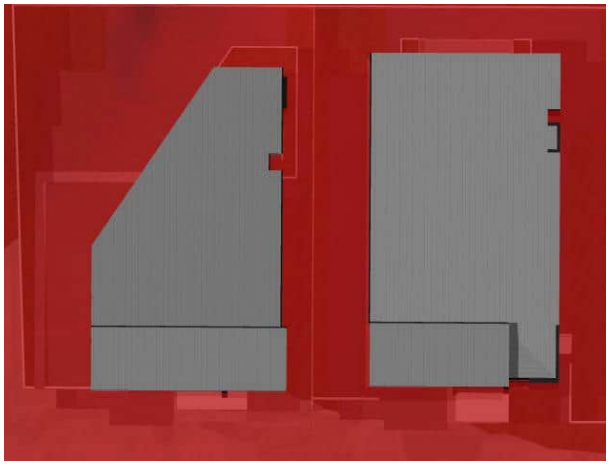
Balcony treatments have been deliberately designed to reduce visual impact and enhance building performance.
Balconies are integrated into the primary massing rather than projecting significantly. This reduces perceived bulk, supports a cohesive architectural expression, and ensures additional height does not create undue visual prominence. The addition of privacy louvres greatly improves amenity and privacy to the residents without compromising Northern light or cross ventillation.

The exceedance of the height standard is a direct result of delivering superior performance, architectural articulation, and amenity outcomes.

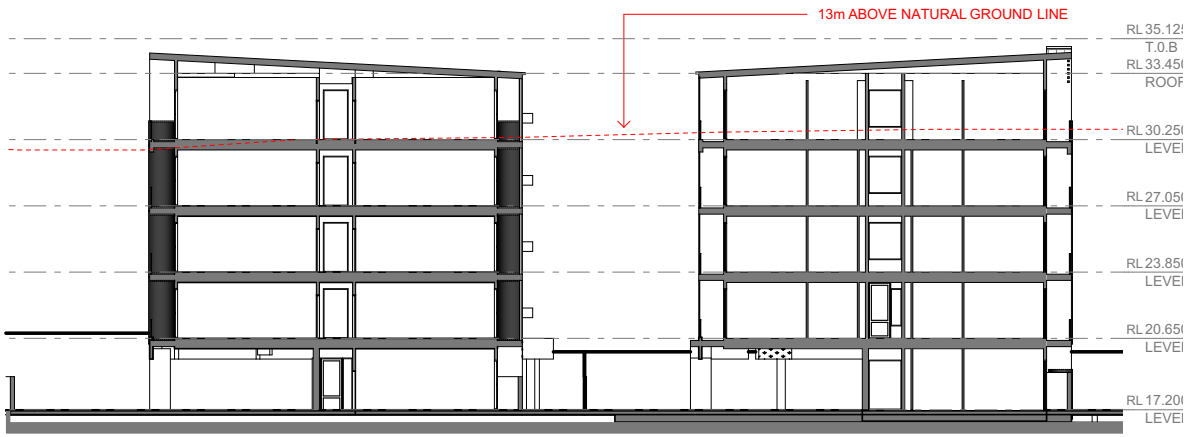
The proposed variation to the building height standard is well justified, as it results in a development that delivers enhanced architectural quality and a positive contribution to the urban character of the locality. Strict compliance would unnecessarily constrain the design and diminish these benefits without producing a meaningfully improved planning outcome.





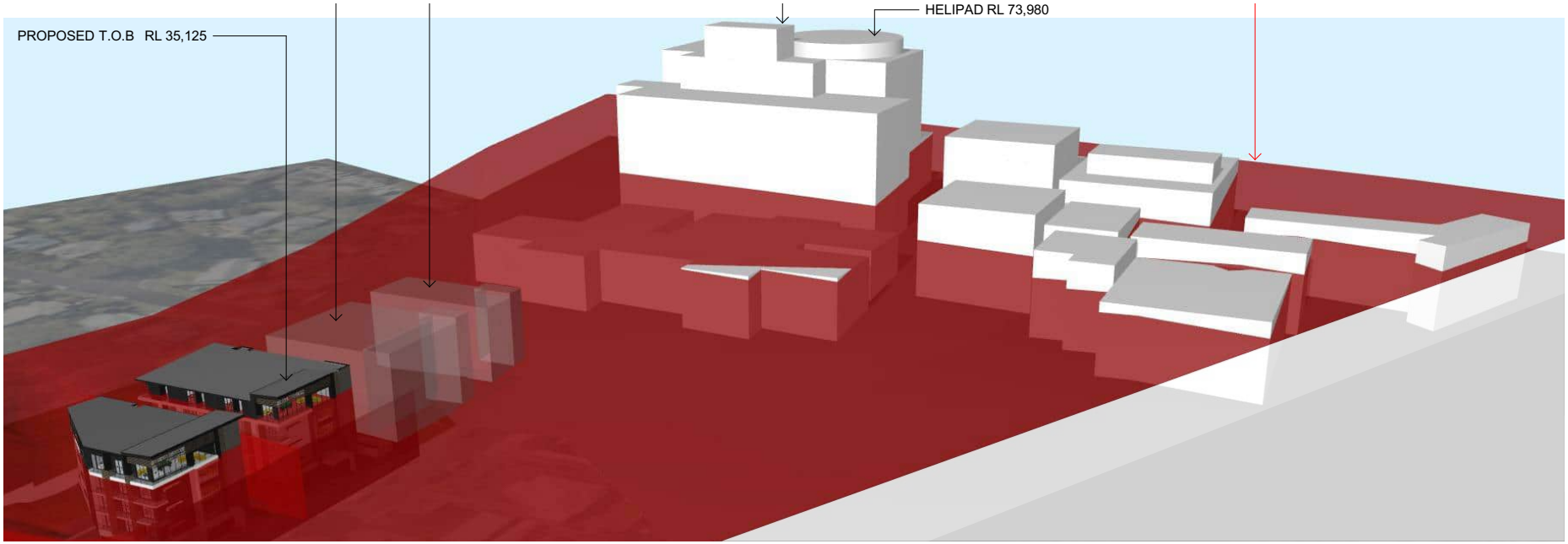


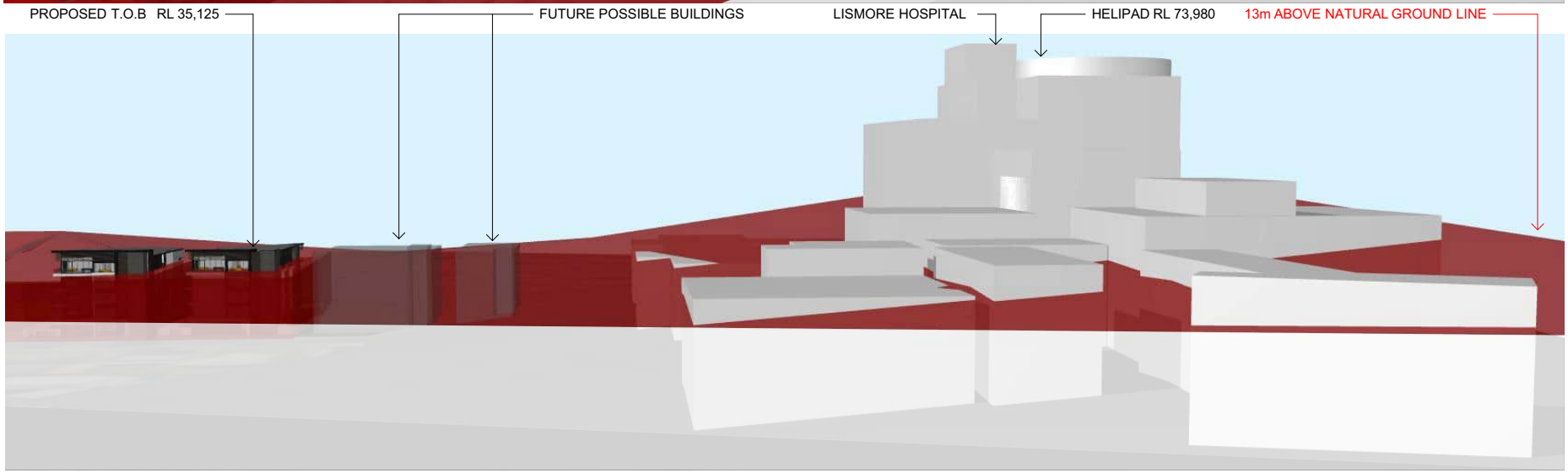
THIS PLAN AND 2 PERSPECTIVES SHOW THE AMOUNT OF BUILDING THAT IS ENCROACHING THE PRESCRIBED MAXIMUM 13m HEIGHT LIMIT ABOVE NATURAL GROUND LEVEL.



RAUNIK design group ARCHITECTS

@A
MAX BUILDING HEIGH
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6017 REV DA





RAUNIK design group ARCHITECTS

MAX BUILDING HEIGHT



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6018 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE 1 - FUTUR
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4020 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4021 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE 2 - FUTUR

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4022 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4023 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE 3 - FUTUR
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6024 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D MONTAGE

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4025 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D MONTAGE 1 - FUTUR

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4024 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
3D MONTAGE
25148 | 4 8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3 4027 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
3D MONTAGE 2 - FUTUR
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4028 REV DA



RAUNIK design group ARCHITECTS

1:150@A

ROAD WIDTH ANALYSI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4028 REV DA


RAUNIK
design group
ARCHITECTS
architects | master planners | interior designers
61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680 144 370
Member
Australian
Institute of
Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Lismore Health Accommodation Precinct

4-8 Weaver Street Lismore NSW 2480

Landscape Concept Plan - Design Report

November 2025

Meaningful- Grounded- Playful

shepherd
Urban Landscape Architecture

Project Details & Contents

Project Details

Project Name:
Lismore Health Accommodation Precinct

Client Name:
4WS (No1) Pty Ltd

Architect Name:
Raunik Design Group

Planner Name:
Newton Denny Chapelle

Project Address:
4-8 Weaver Street Lismore NSW 2480

Project No.
2531

Revision:
A- 2025-08-28- Draft for Review
B- 2025-09-03- For Approval
C- 2025-11-21- For Approval

Contents

1 Design Summary
2 Location & Context Plan
3 Stage 1- Landscape Concept Plan- Ground Level
4 Stage 1- Landscape Concept Plan- Level 2
5 Stage 1- Landscape Concept Plan- Level 3-4
6 Stage 1- Landscape Concept Plan- Level 5
7 Stage 2- Landscape Concept Plan- Ground Level
8 Stage 2- Landscape Concept Plan- Level 2
9 Stage 2- Landscape Concept Plan- Level 3-4
10 Stage 2- Landscape Concept Plan- Level 5
11 Planting Palette

Design Summary

The subject site is located at 4-8 Weaver Street Lismore NSW 2480 and described as Lot 17 DP17964 & Lot 18 DP17964.

The Landscape concept for the proposed health accommodation development is based on the surrounding context, response to the proposed architectural layout and expression including the desired outcomes of the Lismore City Lndscape Guidelines.

The design intent is to contribute positively to the image and overall quality of the proposed health accommodation development by providing a contemporary, sensitive and appropriate landscape environment.

The key landscape design principles applied to the landscape concept comprise:

- Enhancing (Maximising planting opportunities and responding to local context)
- Connected (multiple access points and lines of movement)
- Diverse (a planting palette that provides variation of habit, form, colour, texture, mix of natives and exotics)
- Enduring (sustainable and resilient material selection)
- Comfortable (humanised scale. A space where you can be yourself)
- Vibrant (providing spaces for interaction and socialisation)
- Safe (open sight lines)



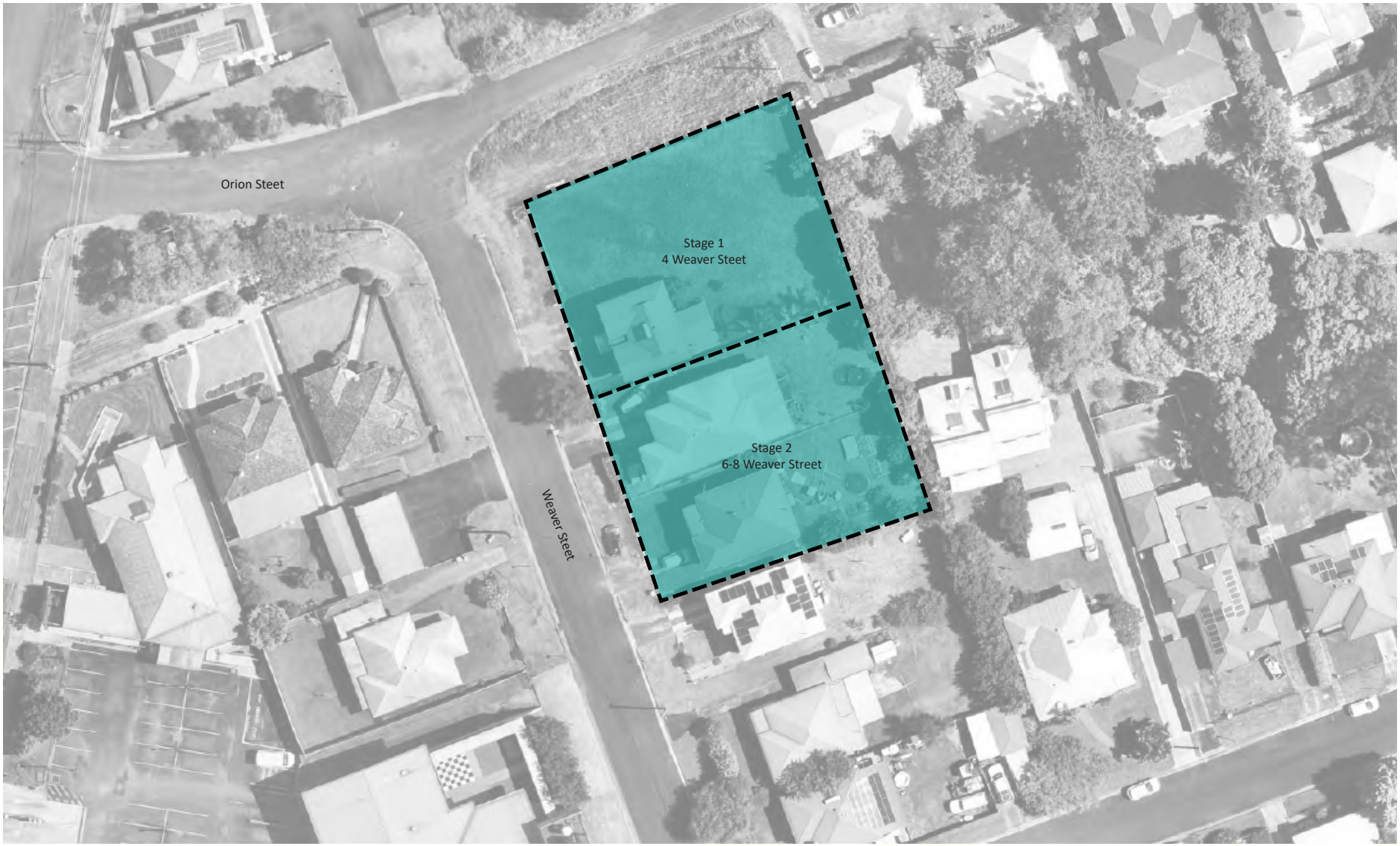




shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	L001

Location & Context Plan



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd			2531	C	2025-11-21	L002

Stage 1 - Landscape Concept Plan - Ground Floor

Legend

1. Pedestrian entry
2. Vehicle entry / exit
3. Deep soil planting zone with shade tree, screen shrub planting including accent shrub and groundcover planting
4. Fire egress pathway
   To Architects details
5. Sides and rear screen fencing
   To Architects/Acoustic Engineers details
6. Private terrace
   To Architects details
7. Existing street tree
   To be retained



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L003

Stage 1 - Landscape Concept Plan - Level 2

Legend

1. 800mm Communal planter with accent shrub, groundcover and cascade planting
2. Private open space terrace To Architect details
3. Landscape below Refer previous drawing



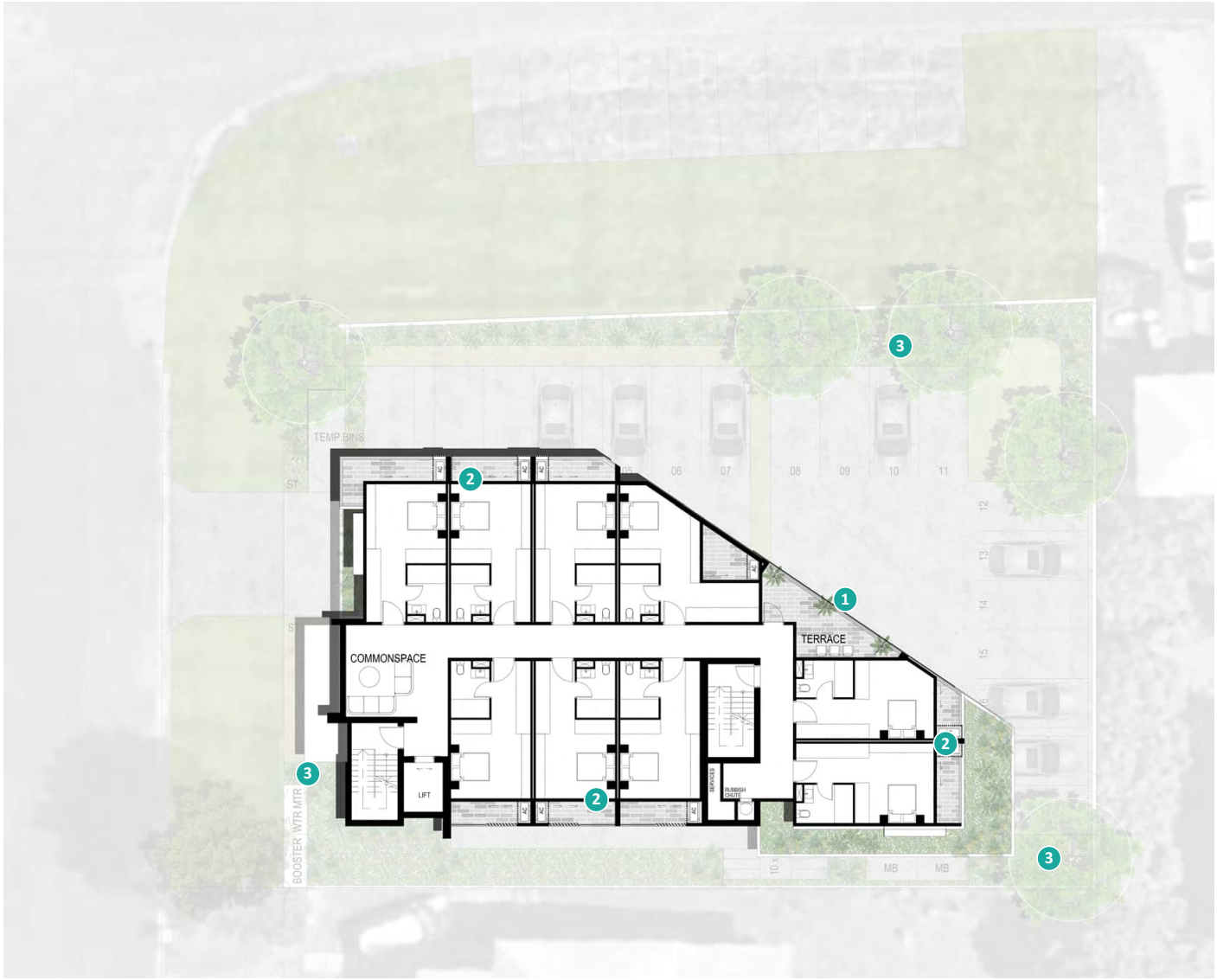
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L004

Stage 1 - Landscape Concept Plan - Level 3-4

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L005

Stage 1 - Landscape Concept Plan - Level 5

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L006

Stage 2 - Landscape Concept Plan - Ground Floor

Legend

1. Pedestrian entry
2. Vehicle entry / exit
3. Deep soil planting zone with shade tree, screen shrub planting including accent shrub and groundcover planting
4. Fire egress pathway
   To Architects details
5. Sides and rear screen fencing
   To Architects/Acoustic Engineers details
6. Communal open space terrace
   Subject to design by future Hospital occupier
7. Existing street tree
   To be retained
8. Turf verge
   To be retained
9. Proposed street tree
   To Lismore City Council standard detail and Landscape Guidelines



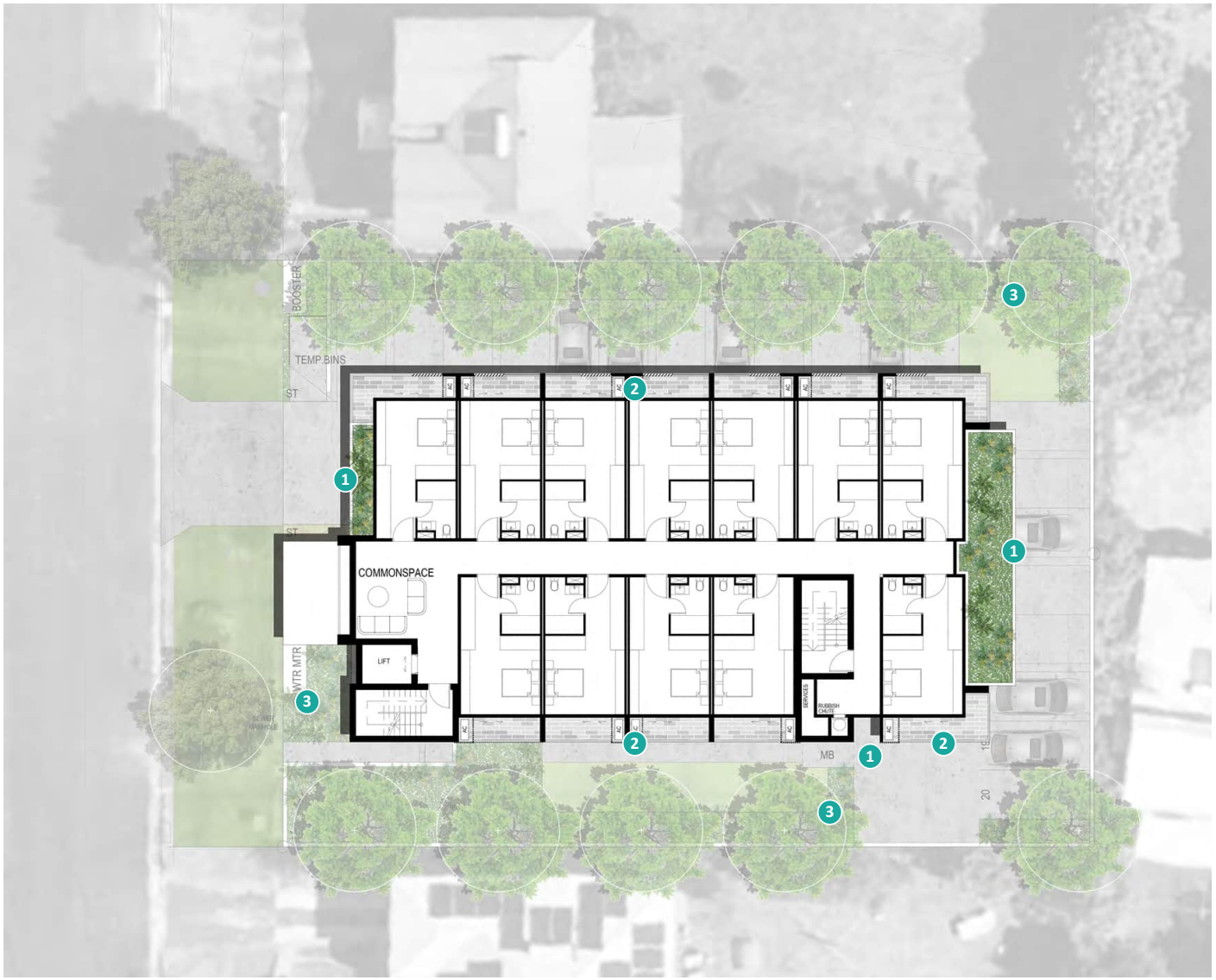
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L007

Stage 2 - Landscape Concept Plan - Level 2

Legend

1. 800mm high planter with accent shrub, groundcover and cascade planting
2. Private open space terrace To Architect details
3. Landscape below Refer previous drawing



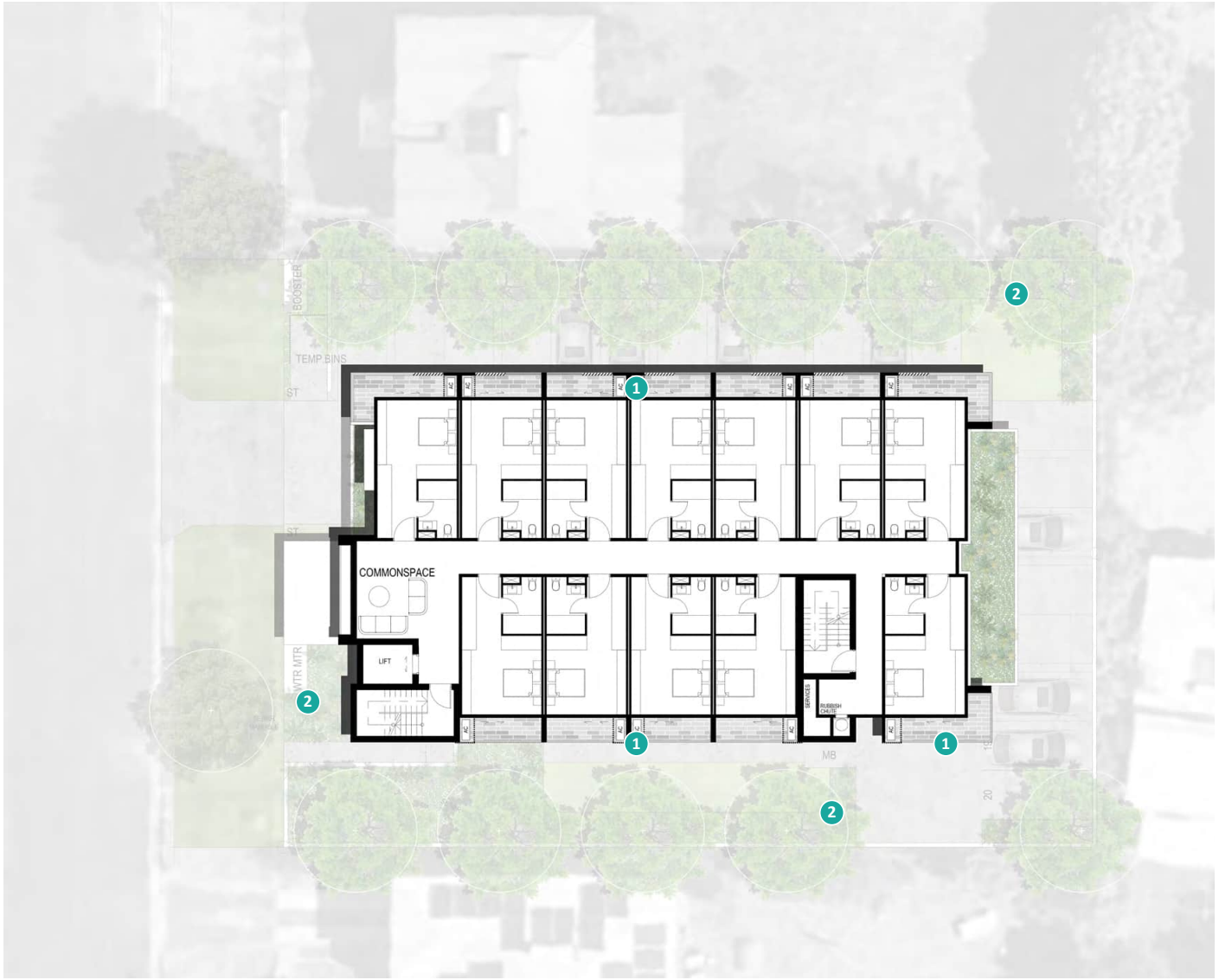
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L008

Stage 2 - Landscape Concept Plan - Level 3-4

Legend

1. Private open space terrace
   To Architect details
2. Landscape below
   Refer previous drawing



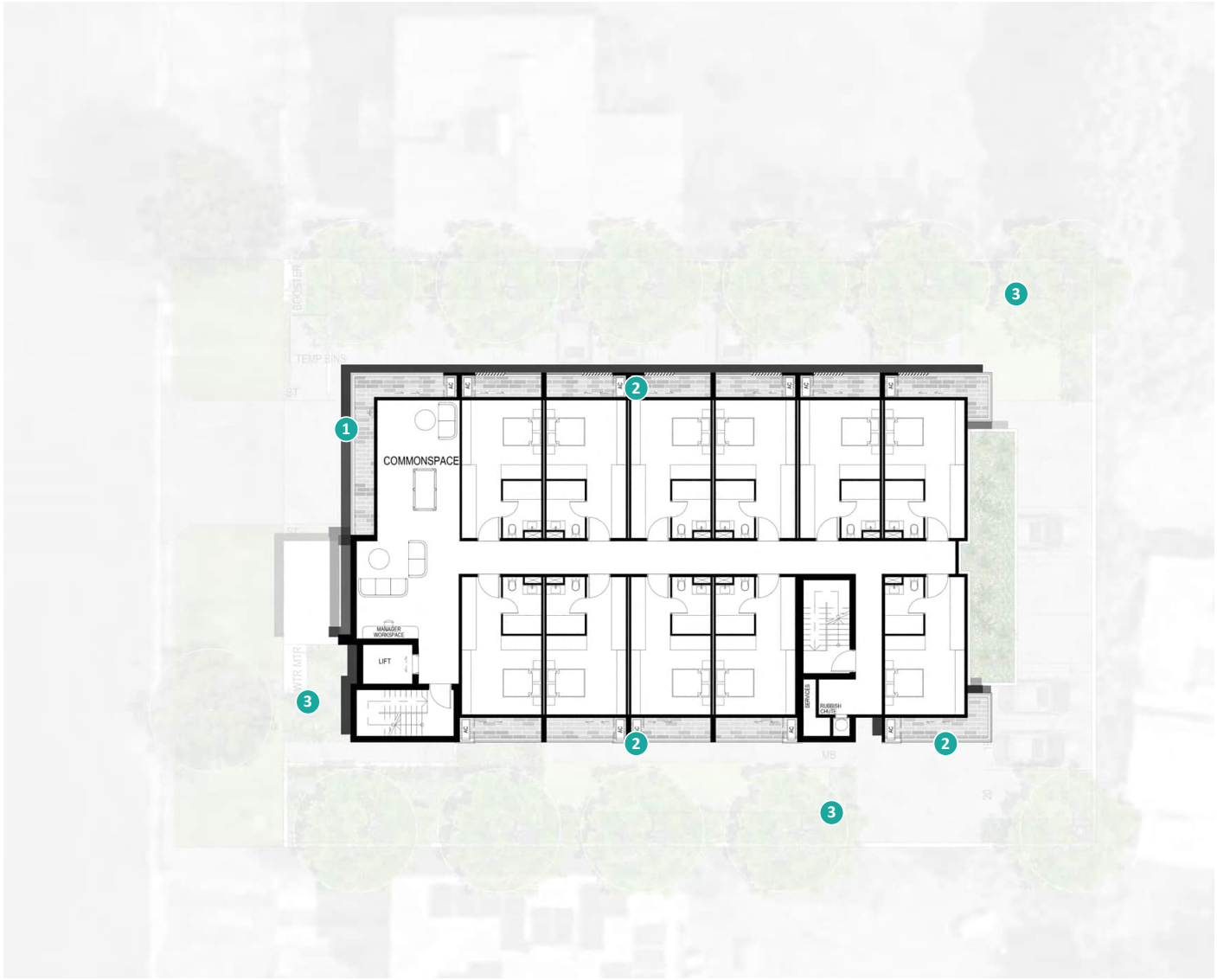
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L009

Stage 2 - Landscape Concept Plan - Level 5

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L010

Planting Palette - Trees & Palms



Tuckeroo **Tree**
Cupaniopsis anacardiodes 8 x 4m



Eumundi Quandong **Tree**
Elaeocarpus eumundi 8 x 3m



Water Gum **Native Tree**
Tristaniopsis 'Luscious' 8 x 5m



Weeping Lilly Pilly **Native Tree**
Waterhousea floribunda 8 x 5m



Kentia Palm **Palm**
Howea forsteriana 8 x 6m



Foxtail Palm **Palm**
Wodyetia bifurcata 10 x 5m



Cabbage Tree Palm **Palm**
Livistona australis 8 x 6m



Tree Fern **Tree Fern**
Cyathea cooperi 8 x 6m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	11

Planting Palette - Shrubs



Miss Muffet **Shrub**
Pittosporum tobira 1 x 1m



Giant Bird of Paradise **Shrub**
Strelitzia nicolai 5 x 3m



Agave attenuata **AGA att**
Century Plant



Big Red **Shrub**
Syzygium australe 3 x 3m



Resilience **Shrub**
Syzygium australe 3 x 2m



Dense Fence **Shrub**
Viburnum odoratissimum 3 x 3m



Pink Diamond **Shrub**
Cordyline fruticosa 2 x 1m



Cardboard Plant **Shrub**
Zamia furfuracea 2 x 1m



Desert Star **Shrub**
Carissa grandiflora 2 x 2m



Gymea Lily **Shrub**
Doryanthes excelsa 2 x 2m



Silver Lady **Shrub**
Blechnumsp 1 x 1m



Rojo Congo **Shrub**
Philodendron sp 1 x 1m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	12

Planting Palette - Groundcovers



Yareena **Groundcover**
Myoporoum parvifolium 0.3 x 3m



Silver Leaf Gazania **Groundcover**
Gazania tomentosa 0.3 x 2m



Blue Chalksticks **Groundcover**
Senecio serpens 0.3 x 2m



Xanadu **Groundcover**
Philodendron selloum 1 x 1m



Just Right **Groundcover**
Liriope muscari 0.3 x 0.3m



Evergreen Giant **Groundcover**
Liriope muscari 0.5 x 0.5m



Lime Tuff **Groundcover**
Lomandra 0.5 x 0.5m



Matt Rush **Groundcover**
Lomandra Hystrix 1.5 x 1.5m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	13

Planting Palette - Cascading & Climbers



Cousin It **Cascading**
Casuarina glauca 0.3 x 2m



Silver Falls **Cascading**
Dichondra repens 0.3 x 2m



Golden Pothos **Cascading**
Epipermnum aureum 0.3 x 2m



Waterfall Plant **Cascading**
Phyllanthus multiflorus 0.3 x 2m



Climbing Fig **Climber**
Ficus pumila 8 x 3m



Pink Mandevilla **Climber**
Dipladenias 8 x 5m



Trachelospermum jasminoides
Star Jasmine



Funky Bells **Climber**
Pandorea jasminoides 8 x 5m

shepherd

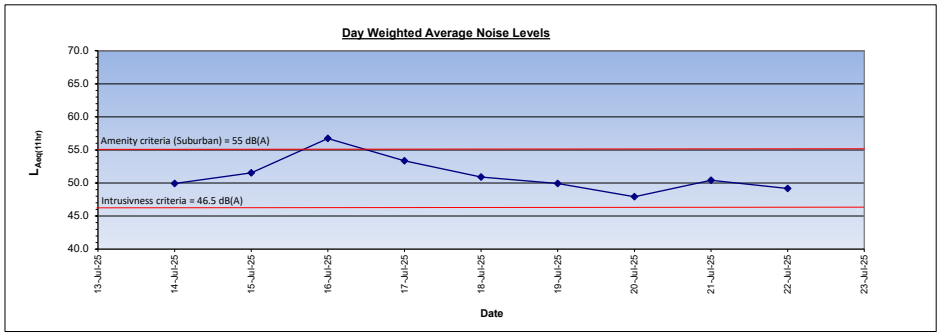
Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	14

B Noise Data

Noise Assessment

Day Period	7am to 6pm		
amenity criteria	55	dB(A)	Suburban
Intrusiveness criteria (RBL+ 5)	46.5	dB(A)	
Interim Construction Noise Guidelines (RBL + 10)	51.5	dB(A)	
Average LaeqDay 07:00-18:00	51.1	dB(A)	

Day	Date	$L_{Aeq(day)}$	ABL	RBL
Monday	14/07/2025	49.9	40.3	
Tuesday	15/07/2025	51.5	41.9	
Wednesday	16/07/2025	56.7	40.5	
Thursday	17/07/2025	53.3	39.9	
Friday	18/07/2025	50.9	41.7	**41.5**
Saturday	19/07/2025	49.9	41.8	
Sunday	20/07/2025	47.9	39.9	
Monday	21/07/2025	50.4	44.0	
Tuesday	22/07/2025	49.2	41.5	



no.	Date	time	$L_{Aeq(15\ minute)}$	$L_{A90(15minute)}$	$L_{A90(15min)}$ assending order	$10^{((L_{Aeq(15\ minute)}/10))}$	period sums	hrly sums	hrly Laeq
1	2025-07-14	10:30:00	49.5	42.6	40.0	90070			
2	2025-07-14	10:45:00	48.2	42.0	40.2	66688			
3	2025-07-14	11:00:00	50.0	42.6	40.3	100698		364463	49.6
4	2025-07-14	11:15:00	50.3	41.9	40.5	107006			
5	2025-07-14	11:30:00	52.1	41.6	40.6	163798			
6	2025-07-14	11:45:00	49.9	41.8	41.1	96972			
7	2025-07-14	12:00:00	46.0	41.3	41.1	40251		408028	50.1
	2025-07-14	13:00:00	49.4	42.7	41.5				
8	2025-07-14	13:15:00	49.7	42.3	41.6	94255			
9	2025-07-14	13:30:00	50.7	42.6	41.6	118271			
10	2025-07-14	13:45:00	49.1	42.0	41.8	80386		356914	49.5
11	2025-07-14	14:00:00	48.1	41.6	41.8	64002			
12	2025-07-14	14:15:00	48.4	41.1	41.9	69321			
13	2025-07-14	14:30:00	46.1	40.2	42.0	40883			
14	2025-07-14	14:45:00	47.8	40.0	42.0	59992		270047	48.3
15	2025-07-14	15:00:00	45.5	40.3	42.0	35848			
16	2025-07-14	15:15:00	49.1	41.4	42.2	81465			
17	2025-07-14	15:30:00	49.9	41.2	42.3	97973			
18	2025-07-14	15:45:00	49.0	40.5	42.4	78629		904734	53.5
19	2025-07-14	16:00:00	49.2	40.6	42.6	83708			
20	2025-07-14	16:15:00	50.7	42.2	42.6	116731			
21	2025-07-14	16:30:00	50.2	43.0	42.6	105226			
22	2025-07-14	16:45:00	50.6	43.5	42.7	114631		1163057	54.6
23	2025-07-14	17:00:00	53.8	46.1	43.0	242240			
24	2025-07-14	17:15:00	55.8	45.6	43.0	376794			
25	2025-07-14	17:30:00	48.0	42.0	43.5	63625			
26	2025-07-14	17:45:00	43.9	41.5	45.6	24816		707474	52.5
27	2025-07-14	18:00:00	45.5	41.8	46.1	35287			
27							**2649567**		
1	2025-07-15	07:15:00	50.2	46.0	41.1	105028			
2	2025-07-15	07:30:00	49.4	46.4	41.6	86505			
3	2025-07-15	07:45:00	49.7	45.7	41.8	94327			
4	2025-07-15	08:00:00	48.8	45.6	41.9	75260		169587	46.3
5	2025-07-15	08:15:00	49.3	45.9	42.0	84910			
6	2025-07-15	08:30:00	48.4	45.4	42.1	68610			
7	2025-07-15	08:45:00	49.2	44.4	42.2	82698			
8	2025-07-15	09:00:00	47.5	44.2	42.2	56310		139008	45.4
9	2025-07-15	09:15:00	47.4	43.5	42.3	54348			
10	2025-07-15	09:30:00	46.8	43.0	42.3	47500			
11	2025-07-15	09:45:00	51.9	43.7	42.4	153853			
12	2025-07-15	10:00:00	47.2	43.1	42.6	52950		206803	47.1
13	2025-07-15	10:15:00	47.3	42.2	42.7	54273			
14	2025-07-15	10:30:00	47.4	43.1	42.9	55439			
15	2025-07-15	10:45:00	52.9	42.6	43.0	195013			

16	2025-07-15	11:00:00	47.1	43.1	43.1	50787		245800	47.9
17	2025-07-15	11:15:00	44.9	41.6	43.1	30976			
18	2025-07-15	11:30:00	46.1	41.9	43.1	40450			
19	2025-07-15	11:45:00	45.2	41.1	43.5	33175			
20	2025-07-15	12:00:00	47.0	42.0	43.5	49834		83009	43.2
21	2025-07-15	13:00:00	52.5	45.3	44.2	177388			
22	2025-07-15	13:15:00	50.1	43.5	44.2	102762			
23	2025-07-15	13:30:00	51.7	43.9	44.3	149135			
24	2025-07-15	13:45:00	55.3	44.6	44.4	337585		486720	50.9
25	2025-07-15	14:00:00	51.5	44.3	44.6	141695			
26	2025-07-15	14:15:00	50.2	41.8	44.6	104644			
27	2025-07-15	14:30:00	46.4	42.1	44.8	44052			
28	2025-07-15	14:45:00	49.6	42.4	45.0	91092		135143	45.3
29	2025-07-15	15:00:00	48.4	42.7	45.1	68776			
30	2025-07-15	15:15:00	51.1	44.2	45.2	129297			
31	2025-07-15	15:30:00	48.9	44.8	45.3	77731			
32	2025-07-15	15:45:00	58.1	44.6	45.4	639940		717671	52.5
33	2025-07-15	16:00:00	49.3	45.0	45.5	84805			
34	2025-07-15	16:15:00	53.0	45.5	45.6	198017			
35	2025-07-15	16:30:00	59.8	45.9	45.7	950371			
36	2025-07-15	16:45:00	51.9	46.9	45.9	153613		1103983	54.4
37	2025-07-15	17:00:00	54.7	47.4	45.9	293693			
38	2025-07-15	17:15:00	54.1	45.1	46.0	257668			
39	2025-07-15	17:30:00	46.9	42.9	46.4	49327			
40	2025-07-15	17:45:00	54.1	42.3	46.9	258000		307327	48.9
41	2025-07-15	18:00:00	45.8	42.3	47.4	38010			
41							**5819846**		
1	2025-07-16	07:15:00	54.7	46.0	39.6	295381			
2	2025-07-16	07:30:00	50.2	44.7	40.3	105613			
3	2025-07-16	07:45:00	68.4	45.6	40.4	6906754			
4	2025-07-16	08:00:00	48.0	45.0	40.5	63371		6970126	62.4
5	2025-07-16	08:15:00	68.4	45.3	40.6	6908249			
6	2025-07-16	08:30:00	52.9	44.0	40.7	192891			
7	2025-07-16	08:45:00	48.8	43.1	40.8	76363			
8	2025-07-16	09:00:00	47.2	43.2	40.9	53072		129435	45.1
9	2025-07-16	09:15:00	48.0	42.1	41.0	62470			
10	2025-07-16	09:30:00	50.2	42.7	41.2	103889			
11	2025-07-16	09:45:00	47.2	41.9	41.2	52847			
12	2025-07-16	10:00:00	46.9	41.6	41.3	48848		101695	44.1
13	2025-07-16	10:15:00	48.1	42.1	41.3	64270			
14	2025-07-16	10:30:00	49.5	42.5	41.3	89638			
15	2025-07-16	10:45:00	57.9	45.8	41.5	613943			
16	2025-07-16	11:00:00	55.6	41.2	41.6	367051		980994	53.9
17	2025-07-16	11:15:00	46.4	41.0	41.6	43885			
18	2025-07-16	11:30:00	49.0	43.3	41.6	79838			
19	2025-07-16	11:45:00	45.4	40.6	41.9	35049			
20	2025-07-16	12:00:00	50.4	41.3	42.1	110649		145697	45.6
21	2025-07-16	13:00:00	54.4	41.6	42.3	278160			
22	2025-07-16	13:15:00	51.5	41.5	42.4	141698			
23	2025-07-16	13:30:00	47.2	40.4	42.5	51954			
24	2025-07-16	13:45:00	47.3	40.5	42.7	54151		106105	44.2
25	2025-07-16	14:00:00	44.7	39.6	42.7	29664			
26	2025-07-16	14:15:00	46.6	40.3	43.1	45672			
27	2025-07-16	14:30:00	48.3	40.7	43.2	67377			
28	2025-07-16	14:45:00	48.7	40.8	43.3	73603		140980	45.5
29	2025-07-16	15:00:00	47.3	41.3	43.4	53971			
30	2025-07-16	15:15:00	48.6	42.1	43.9	73056			
31	2025-07-16	15:30:00	49.2	42.4	44.0	82264			
32	2025-07-16	15:45:00	46.2	41.3	44.1	41860		124124	44.9
33	2025-07-16	16:00:00	53.0	42.2	44.7	198278			
34	2025-07-16	16:15:00	55.6	44.7	44.7	363015			
35	2025-07-16	16:30:00	50.7	42.7	45.0	117446			
36	2025-07-16	16:45:00	52.1	44.1	45.3	163889		281335	48.5
37	2025-07-16	17:00:00	54.4	45.9	45.6	278102			
38	2025-07-16	17:15:00	58.0	47.5	45.8	624909			
39	2025-07-16	17:30:00	53.9	43.4	45.9	242669			

40	2025-07-16	17:45:00	44.9	41.2	46.0	30907		273576	48.4
41	2025-07-16	18:00:00	45.0	40.9	47.5	31980			
41							**19318695**		
1	2025-07-17	07:15:00	52.0	44.1	39.6	157303			
2	2025-07-17	07:30:00	48.8	44.2	39.6	76630			
3	2025-07-17	07:45:00	48.7	44.6	39.8	73724			
4	2025-07-17	08:00:00	50.4	44.3	39.9	110819		184542	46.6
5	2025-07-17	08:15:00	50.8	44.9	40.1	119818			
6	2025-07-17	08:30:00	47.9	44.3	40.1	61461			
7	2025-07-17	08:45:00	48.0	44.2	40.1	62418			
8	2025-07-17	09:00:00	47.9	43.7	40.2	62150		124569	44.9
9	2025-07-17	09:15:00	53.4	42.8	40.3	217028			
10	2025-07-17	09:30:00	50.6	41.5	40.3	115677			
11	2025-07-17	09:45:00	48.0	41.7	40.3	62557			
12	2025-07-17	10:00:00	50.8	41.5	40.5	119185		181742	46.6
13	2025-07-17	10:15:00	50.0	42.6	40.6	99215			
14	2025-07-17	10:30:00	47.5	41.2	40.7	56520			
15	2025-07-17	10:45:00	47.5	42.1	40.7	56570			
16	2025-07-17	11:00:00	45.9	41.0	40.9	38548		95118	43.8
17	2025-07-17	11:15:00	45.3	40.3	40.9	33614			
18	2025-07-17	11:30:00	48.4	40.7	41.0	69446			
19	2025-07-17	11:45:00	47.7	40.6	41.1	58455			
20	2025-07-17	12:00:00	47.8	40.1	41.2	60872		119327	44.7
21	2025-07-17	13:00:00	45.3	40.1	41.7	33748			
22	2025-07-17	13:15:00	44.4	40.5	42.0	27402			
23	2025-07-17	13:30:00	48.9	41.1	42.1	78230			
24	2025-07-17	13:45:00	51.0	40.2	42.1	124457		202687	47.0
25	2025-07-17	14:00:00	46.1	40.1	42.3	41050			
26	2025-07-17	14:15:00	53.0	40.3	42.6	199695			
27	2025-07-17	14:30:00	47.2	40.9	42.6	52691			
28	2025-07-17	14:45:00	51.0	40.7	42.7	126242		178933	46.5
29	2025-07-17	15:00:00	61.6	42.6	42.8	1458257			
30	2025-07-17	15:15:00	52.5	41.7	43.6	176828			
31	2025-07-17	15:30:00	53.7	42.3	43.7	234046			
32	2025-07-17	15:45:00	64.3	42.0	43.8	2685419		2919465	58.6
33	2025-07-17	16:00:00	49.7	42.1	44.1	94123			
34	2025-07-17	16:15:00	53.5	43.8	44.2	221416			
35	2025-07-17	16:30:00	53.4	43.6	44.2	220156			
36	2025-07-17	16:45:00	50.7	42.7	44.3	118244		338399	49.3
37	2025-07-17	17:00:00	54.7	45.5	44.3	292672			
38	2025-07-17	17:15:00	59.3	47.7	44.6	843892			
39	2025-07-17	17:30:00	48.9	40.9	44.9	77775			
40	2025-07-17	17:45:00	44.0	40.3	45.5	25217		102991	44.1
41	2025-07-17	18:00:00	42.5	39.6	47.7	17901			
41							**8861470**		
	2025-07-18	07:15:00	52.1	46.9	41.2				
	2025-07-18	07:30:00	51.7	46.2	41.7				
	2025-07-18	07:45:00	52.7	46.8	41.7				
	2025-07-18	08:00:00	49.2	45.4	42.3			0	#NUM!
	2025-07-18	08:15:00	54.5	45.3	42.4				
	2025-07-18	08:30:00	50.3	44.9	42.8				
	2025-07-18	08:45:00	50.3	44.6	42.8				
	2025-07-18	09:00:00	53.2	44.7	43.1			0	#NUM!
1	2025-07-18	09:15:00	55.0	44.9	43.1	314088			
2	2025-07-18	09:30:00	48.5	43.9	43.1	70412			
3	2025-07-18	09:45:00	51.7	43.6	43.4	146268			
4	2025-07-18	10:00:00	53.3	46.7	43.5	215960		362228	49.6
5	2025-07-18	10:15:00	52.4	45.5	43.6	174953			
6	2025-07-18	10:30:00	49.5	44.9	43.8	88803			
7	2025-07-18	10:45:00	50.1	45.0	43.9	101780			
8	2025-07-18	11:00:00	49.3	44.1	43.9	84335		186115	46.7
9	2025-07-18	11:15:00	49.4	44.1	44.0	86463			
10	2025-07-18	11:30:00	51.3	44.0	44.1	134785			
11	2025-07-18	11:45:00	49.0	43.5	44.1	79086			
12	2025-07-18	12:00:00	49.9	43.8	44.1	97328		176414	46.4
13	2025-07-18	13:00:00	48.3	43.1	44.6	67894			

14	2025-07-18	13:15:00	48.6	42.8	44.7	72489			
15	2025-07-18	13:30:00	49.7	44.3	44.8	94097			
16	2025-07-18	13:45:00	53.4	45.0	44.9	217517		311614	48.9
17	2025-07-18	14:00:00	51.0	44.1	44.9	125643			
18	2025-07-18	14:15:00	48.1	42.4	44.9	63934			
19	2025-07-18	14:30:00	46.6	41.7	45.0	46060			
20	2025-07-18	14:45:00	47.3	41.2	45.0	53787		99847	44.0
21	2025-07-18	15:00:00	48.0	42.3	45.1	62857			
22	2025-07-18	15:15:00	47.4	42.8	45.3	54489			
23	2025-07-18	15:30:00	53.9	46.1	45.3	244757			
24	2025-07-18	15:45:00	50.7	45.1	45.3	117537		362294	49.6
25	2025-07-18	16:00:00	50.3	44.1	45.4	106160			
26	2025-07-18	16:15:00	52.5	44.8	45.5	177005			
27	2025-07-18	16:30:00	53.2	45.3	45.7	211296			
28	2025-07-18	16:45:00	50.6	45.3	46.1	114792		326088	49.1
29	2025-07-18	17:00:00	53.7	46.2	46.2	233010			
30	2025-07-18	17:15:00	50.0	44.1	46.2	100437			
31	2025-07-18	17:30:00	50.6	45.7	46.7	114593			
32	2025-07-18	17:45:00	47.6	43.1	46.8	57944		172537	46.3
	2025-07-18	18:00:00	45.2	41.7	46.9				
32							**3930561**		
1	2025-07-19	07:15:00	46.3	43.1	41.1	42783			
2	2025-07-19	07:30:00	47.4	43.2	41.7	55530			
3	2025-07-19	07:45:00	49.7	43.6	41.8	93929			
4	2025-07-19	08:00:00	48.6	43.8	42.4	72534		166463	46.2
5	2025-07-19	08:15:00	49.3	44.2	42.6	85349			
6	2025-07-19	08:30:00	47.5	43.5	42.7	56244			
7	2025-07-19	08:45:00	47.8	43.9	42.7	60809			
8	2025-07-19	09:00:00	48.1	44.4	42.8	64732		125540	45.0
9	2025-07-19	09:15:00	50.1	44.1	43.0	102380			
10	2025-07-19	09:30:00	49.5	43.0	43.0	89540			
11	2025-07-19	09:45:00	51.4	44.1	43.1	136805			
12	2025-07-19	10:00:00	49.2	43.2	43.1	82691		219497	47.4
13	2025-07-19	10:15:00	51.3	43.6	43.1	133894			
14	2025-07-19	10:30:00	53.1	43.9	43.1	204724			
15	2025-07-19	10:45:00	55.2	44.9	43.1	334567			
	2025-07-19	11:00:00	54.2	45.9	43.2			334567	49.2
	2025-07-19	11:15:00	52.9	45.8	43.2				
	2025-07-19	11:30:00	53.6	45.8	43.5				
	2025-07-19	11:45:00	53.1	45.4	43.6				
	2025-07-19	12:00:00	55.9	45.4	43.6			0	#NUM!
16	2025-07-19	13:00:00	49.6	44.2	43.8	91456			
17	2025-07-19	13:15:00	50.3	42.7	43.9	106517			
18	2025-07-19	13:30:00	47.2	42.7	43.9	52637			
19	2025-07-19	13:45:00	47.5	43.0	44.0	55701		108338	44.3
20	2025-07-19	14:00:00	49.5	44.1	44.1	88840			
21	2025-07-19	14:15:00	46.6	42.6	44.1	45804			
22	2025-07-19	14:30:00	50.1	43.1	44.1	102264			
23	2025-07-19	14:45:00	48.7	42.8	44.2	73982		176245	46.4
	2025-07-19	15:00:00	52.5	43.7	44.2				
	2025-07-19	15:15:00	51.2	44.7	44.4				
24	2025-07-19	15:30:00	54.5	43.1	44.5	280837			
25	2025-07-19	15:45:00	48.7	44.0	44.7	73475		354312	49.5
26	2025-07-19	16:00:00	50.2	44.8	44.8	103597			
27	2025-07-19	16:15:00	50.9	43.1	44.9	122438			
28	2025-07-19	16:30:00	48.3	42.4	45.0	66957			
29	2025-07-19	16:45:00	52.7	43.1	45.4	188139		255095	48.0
	2025-07-19	17:00:00	52.7	43.6	45.4				
	2025-07-19	17:15:00	57.4	43.8	45.8				
30	2025-07-19	17:30:00	43.9	41.7	45.8	24654			
31	2025-07-19	17:45:00	44.5	41.8	45.9	28431		53084	41.2
32	2025-07-19	18:00:00	43.8	41.1	46.9	24182			
32							**3146422**		
1	2025-07-20	07:15:00	47.6	43.0	39.9	57908			
2	2025-07-20	07:30:00	46.4	43.1	40.1	43284			
3	2025-07-20	07:45:00	48.7	43.6	41.6	73756			

4	2025-07-20	08:00:00	48.6	43.0	42.0	72761		146517	45.6
5	2025-07-20	08:15:00	48.3	42.4	42.1	67193			
6	2025-07-20	08:30:00	46.8	43.1	42.3	47612			
7	2025-07-20	08:45:00	47.2	42.0	42.3	52374			
8	2025-07-20	09:00:00	50.0	42.9	42.3	99323		151698	45.8
9	2025-07-20	09:15:00	50.2	44.2	42.4	105237			
	2025-07-20	09:30:00	50.7	44.4	42.4				
	2025-07-20	09:45:00	53.9	45.7	42.7				
	2025-07-20	10:00:00	54.6	46.3	42.7			0	#NUM!
	2025-07-20	10:15:00	55.7	49.8	42.9				
	2025-07-20	10:30:00	54.1	48.2	42.9				
	2025-07-20	10:45:00	49.1	43.0	42.9				
	2025-07-20	11:00:00	53.9	42.1	43.0			0	#NUM!
	2025-07-20	11:15:00	53.9	44.0	43.0				
	2025-07-20	11:30:00	53.5	44.2	43.0				
	2025-07-20	11:45:00	51.8	42.9	43.0				
	2025-07-20	12:00:00	48.9	43.6	43.1			0	#NUM!
	2025-07-20	13:00:00	50.4	43.8	43.3				
	2025-07-20	13:15:00	51.4	43.2	43.4				
	2025-07-20	13:30:00	50.6	43.4	43.4				
	2025-07-20	13:45:00	50.8	43.7	43.4			0	#NUM!
	2025-07-20	14:00:00	52.3	43.8	43.5				
	2025-07-20	14:15:00	56.3	45.7	43.6				
	2025-07-20	14:30:00	52.6	42.3	43.6				
	2025-07-20	14:45:00	51.5	43.0	43.7			0	#NUM!
	2025-07-20	15:00:00	50.5	43.5	43.8				
	2025-07-20	15:15:00	53.0	44.3	43.8				
	2025-07-20	15:30:00	52.7	42.3	44.0				
	2025-07-20	15:45:00	48.0	42.4	44.2			0	#NUM!
	2025-07-20	16:00:00	48.9	42.3	44.2				
	2025-07-20	16:15:00	48.1	43.3	44.3				
	2025-07-20	16:30:00	49.8	42.7	44.4				
	2025-07-20	16:45:00	50.5	43.4	44.4			0	#NUM!
	2025-07-20	17:00:00	53.4	44.4	45.7				
	2025-07-20	17:15:00	53.1	43.4	45.7				
	2025-07-20	17:30:00	47.1	41.6	46.3				
	2025-07-20	17:45:00	43.3	40.1	48.2			0	#NUM!
10	2025-07-20	18:00:00	44.2	39.9	49.8				
10							**619448**		
	2025-07-21	07:15:00	59.8	47.6	42.5				
	2025-07-21	07:30:00	59.3	51.3	42.8				
	2025-07-21	07:45:00	52.7	49.1	42.9				
	2025-07-21	08:00:00	51.7	48.0	42.9			0	#NUM!
	2025-07-21	08:15:00	50.7	47.3	43.0				
	2025-07-21	08:30:00	54.2	46.7	43.1				
	2025-07-21	08:45:00	51.8	47.8	43.6				
	2025-07-21	09:00:00	57.3	49.0	43.6			0	#NUM!
	2025-07-21	09:15:00	57.5	48.5	44.0				
1	2025-07-21	09:30:00	56.3	52.7	44.0	427236			
2	2025-07-21	09:45:00	53.4	48.9	44.2	218311			
3	2025-07-21	10:00:00	52.1	47.7	44.2	163059		381369	49.8
4	2025-07-21	10:15:00	50.1	47.0	44.5	102831			
5	2025-07-21	10:30:00	51.0	46.9	44.7	126864			
6	2025-07-21	10:45:00	51.0	47.0	45.1	124784			
7	2025-07-21	11:00:00	50.5	46.6	45.5	112565		237349	47.7
8	2025-07-21	11:15:00	50.4	46.3	45.8	109908			
9	2025-07-21	11:30:00	49.1	45.5	46.1	81592			
10	2025-07-21	11:45:00	48.8	45.8	46.3	76373			
11	2025-07-21	12:00:00	48.6	44.5	46.6	73019		149392	45.7
12	2025-07-21	13:00:00	48.6	43.6	47.0	71654			
13	2025-07-21	13:15:00	49.4	44.7	47.0	87801			
14	2025-07-21	13:30:00	47.3	43.1	47.1	53832			
15	2025-07-21	13:45:00	46.2	42.9	47.3	41632		95464	43.8
16	2025-07-21	14:00:00	46.0	42.8	47.6	39759			
17	2025-07-21	14:15:00	48.0	42.9	47.6	62437			
18	2025-07-21	14:30:00	47.4	42.5	47.7	55570			

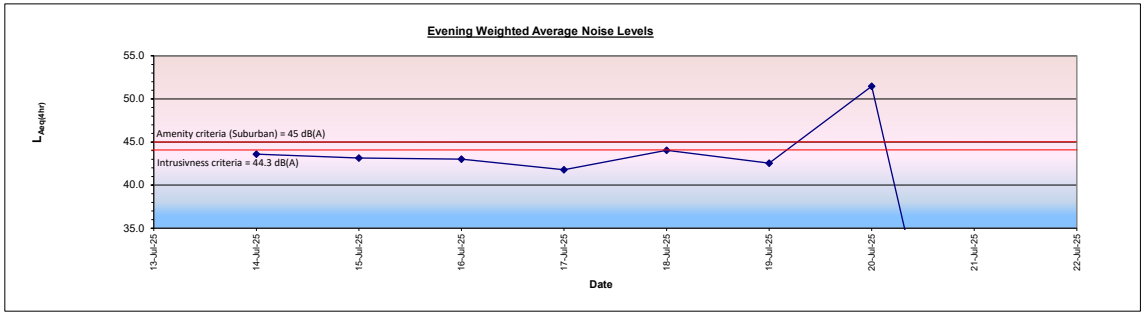
19	2025-07-21	14:45:00	47.5	43.0	47.7	56169		111739	44.5
	2025-07-21	15:00:00	52.7	44.0	47.7				
	2025-07-21	15:15:00	50.7	43.6	47.8				
	2025-07-21	15:30:00	62.2	45.1	48.0				
	2025-07-21	15:45:00	53.8	49.2	48.0				
	2025-07-21	16:00:00	51.6	47.6	48.5				
	2025-07-21	16:15:00	49.7	46.9	48.5				
	2025-07-21	16:30:00	53.7	47.1	48.9				
	2025-07-21	16:45:00	53.5	48.0	49.0				
	2025-07-21	17:00:00	54.9	48.5	49.1				
	2025-07-21	17:15:00	56.8	49.3	49.2				
	2025-07-21	17:30:00	53.2	47.7	49.3				
	2025-07-21	17:45:00	49.8	47.7	51.3				
	2025-07-21	18:00:00	47.8	46.1	52.7				
19							**2085395**		
	2025-07-22	07:15:00	51.1	44.9	41.0				
	2025-07-22	07:30:00	50.5	44.4	41.5				
	2025-07-22	07:45:00	48.9	44.8	41.6			0	#NUM!
	2025-07-22	08:00:00	48.4	44.6	41.9				
	2025-07-22	08:15:00	51.8	44.9	42.1				
	2025-07-22	08:30:00	50.6	44.5	42.2				
	2025-07-22	08:45:00	49.1	44.3	42.2			0	#NUM!
	2025-07-22	09:00:00	50.0	43.4	42.3				
	2025-07-22	09:15:00	49.0	43.1	42.3				
1	2025-07-22	09:30:00	54.4	43.5	42.4	274667			
2	2025-07-22	09:45:00	46.5	42.5	42.5	44614		319281	49.0
3	2025-07-22	10:00:00	48.9	42.3	42.5	76833			
4	2025-07-22	10:15:00	47.5	42.7	42.5	56817			
5	2025-07-22	10:30:00	46.7	42.5	42.6	46510			
6	2025-07-22	10:45:00	45.8	42.5	42.6	38306		84816	43.3
7	2025-07-22	11:00:00	51.4	43.1	42.7	137008			
8	2025-07-22	11:15:00	45.5	41.9	42.7	35509			
9	2025-07-22	11:30:00	45.5	41.5	42.7	35891			
10	2025-07-22	11:45:00	47.7	41.0	42.8	58937		94828	43.7
11	2025-07-22	12:00:00	48.7	41.6	42.8	73599			
12	2025-07-22	13:00:00	50.0	45.3	43.4	99913			
13	2025-07-22	13:15:00	46.9	42.7	43.4	49083			
14	2025-07-22	13:30:00	46.9	42.7	43.5	49099		98182	43.9
15	2025-07-22	13:45:00	50.1	42.1	44.0	101844			
16	2025-07-22	14:00:00	47.5	43.4	44.3	56211			
17	2025-07-22	14:15:00	48.3	44.0	44.4	68017			
18	2025-07-22	14:30:00	46.1	42.9	44.5	40598		108615	44.3
19	2025-07-22	14:45:00	46.0	42.6	44.6	39384			
20	2025-07-22	15:00:00	45.1	42.2	44.8	32225			
21	2025-07-22	15:15:00	45.1	42.3	44.9	32440			
22	2025-07-22	15:30:00	47.6	42.4	44.9	57241		89681	43.5
23	2025-07-22	15:45:00	56.0	42.8	45.3	394141			
23							**1898888**		

Noise Assessment

Evening Period	6pm to 10pm		
amenity criteria	45	dB(A)	Suburban
Intrusiveness criteria (RBL+ 5)	44.3	dB(A)	
Median LAeqEvening 18:00-22:00	43.2	dB(A)	

**WI: Refers to Weather Impacted*

Day	Date	$L_{Aeq(evening)}$	ABL	RBL
Monday	14/07/2025	43.6	39.9	
Tuesday	15/07/2025	43.2	39.2	
Wednesday	16/07/2025	43.0	39.3	
Thursday	17/07/2025	41.8	38.0	39.3
Friday	18/07/2025	44.0	40.8	
Saturday	19/07/2025	42.5	39.9	
Sunday	20/07/2025	51.5	39.1	
Monday	21/07/2025	WI*	WI*	



item	Date	time	$L_{Aeq(15\ minute)}$	$L_{A90(15minute)}$	$L_{A90(15min)}$ assending order	$10^{((L_{Aeq(15\ minute)}/10))}$	period sums	hrly sums	hrly Laeq
1	2025-07-14	18:15:00	43.2	41.0	39.7	21129			
2	2025-07-14	18:30:00	46.3	40.7	39.9	42403			
3	2025-07-14	18:45:00	42.6	40.9	40.0	18324			
4	2025-07-14	19:00:00	42.9	40.7	40.0	19345		101202	44.0
5	2025-07-14	19:15:00	42.5	40.7	40.0	17693			
6	2025-07-14	19:30:00	42.2	40.6	40.2	16754			
7	2025-07-14	19:45:00	41.8	40.0	40.3	15031			
8	2025-07-14	20:00:00	45.5	40.3	40.3	35378		84856	43.3
9	2025-07-14	20:15:00	48.5	40.5	40.3	71057			
10	2025-07-14	20:30:00	42.8	40.0	40.5	18996			
11	2025-07-14	20:45:00	42.1	40.3	40.6	16316			
12	2025-07-14	21:00:00	41.8	40.3	40.7	15162		121531	44.8
13	2025-07-14	21:15:00	42.0	40.2	40.7	15862			
14	2025-07-14	21:30:00	41.3	40.0	40.7	13500			
15	2025-07-14	21:45:00	42.3	39.9	40.9	16916			
16	2025-07-14	22:00:00	40.9	39.7	41.0	12187		58465	41.6
16							**366054**		
1	2025-07-15	18:15:00	47.9	41.4	39.0	61626			
2	2025-07-15	18:30:00	43.9	41.4	39.2	24324			
3	2025-07-15	18:45:00	43.4	41.1	39.7	22092			
4	2025-07-15	19:00:00	42.4	40.7	39.8	17496		125538	45.0
5	2025-07-15	19:15:00	42.9	40.6	40.0	19444			
6	2025-07-15	19:30:00	42.7	40.1	40.0	18521			
7	2025-07-15	19:45:00	43.6	40.8	40.1	22969			
8	2025-07-15	20:00:00	42.1	40.2	40.1	16072		77007	42.8
9	2025-07-15	20:15:00	41.9	39.8	40.2	15565			
10	2025-07-15	20:30:00	42.3	40.0	40.5	17161			
11	2025-07-15	20:45:00	42.6	40.5	40.6	18311			
12	2025-07-15	21:00:00	42.8	40.1	40.7	19229		70266	42.4
13	2025-07-15	21:15:00	41.6	40.0	40.8	14552			
14	2025-07-15	21:30:00	42.4	39.7	41.1	17306			
15	2025-07-15	21:45:00	40.3	39.2	41.4	10815			
16	2025-07-15	22:00:00	41.8	39.0	41.4	15277		57950	41.6
16							**330761**		
1	2025-07-16	18:15:00	43.3	40.2	39.1	21225			
2	2025-07-16	18:30:00	43.6	40.9	39.3	22876			
3	2025-07-16	18:45:00	44.8	41.4	39.4	29985			
4	2025-07-16	19:00:00	45.8	40.7	39.5	38279		112364	44.5
5	2025-07-16	19:15:00	43.4	40.5	39.7	21816			
6	2025-07-16	19:30:00	47.0	40.3	39.7	50689			
7	2025-07-16	19:45:00	42.3	40.1	39.8	16827			
8	2025-07-16	20:00:00	40.9	39.7	40.0	12405		101737	44.1
9	2025-07-16	20:15:00	41.9	40.3	40.1	15431			
10	2025-07-16	20:30:00	42.2	40.0	40.2	16417			
11	2025-07-16	20:45:00	41.5	39.8	40.3	14162			

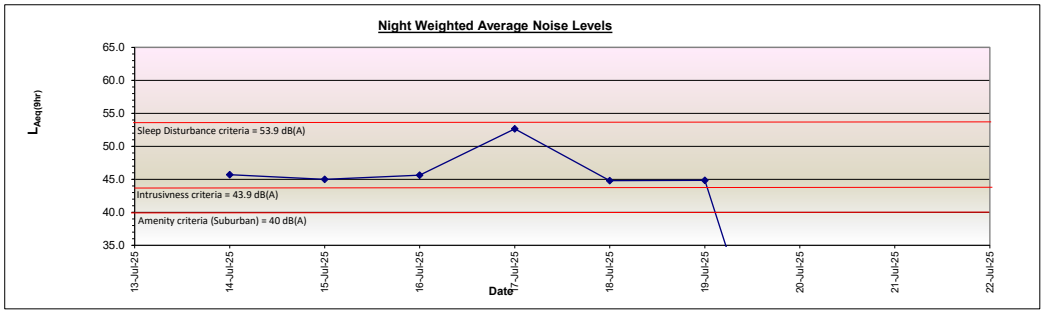
12	2025-07-16	21:00:00	41.4	39.7	40.3	13773		59784	41.7
13	2025-07-16	21:15:00	40.9	39.5	40.5	12181			
14	2025-07-16	21:30:00	40.5	39.3	40.7	11146			
15	2025-07-16	21:45:00	40.8	39.4	40.9	11933			
16	2025-07-16	22:00:00	40.5	39.1	41.4	11244		46503	40.7
16							**320388**		
1	2025-07-17	18:15:00	42.1	39.6	37.8	16084			
2	2025-07-17	18:30:00	41.0	39.2	38.0	12534			
3	2025-07-17	18:45:00	42.8	39.1	38.3	19200			
4	2025-07-17	19:00:00	42.2	39.6	38.3	16482		64301	42.1
5	2025-07-17	19:15:00	41.9	39.1	38.4	15636			
6	2025-07-17	19:30:00	43.6	39.2	38.4	22815			
7	2025-07-17	19:45:00	41.8	39.1	38.5	15183			
8	2025-07-17	20:00:00	42.1	38.5	38.6	16058		69693	42.4
9	2025-07-17	20:15:00	41.8	38.6	38.8	15121			
10	2025-07-17	20:30:00	39.7	38.3	39.1	9404			
11	2025-07-17	20:45:00	41.8	38.4	39.1	15227			
12	2025-07-17	21:00:00	39.7	38.4	39.1	9390		49142	40.9
13	2025-07-17	21:15:00	40.9	38.8	39.2	12181			
14	2025-07-17	21:30:00	39.4	38.3	39.2	8675			
15	2025-07-17	21:45:00	40.0	38.0	39.6	9890			
16	2025-07-17	22:00:00	44.4	37.8	39.6	27377		58124	41.6
16							**241259**		
	2025-07-18	18:15:00	50.4	44.1	40.1				
	2025-07-18	18:30:00	50.9	45.6	40.1				
	2025-07-18	18:45:00	49.7	44.7	40.6				
1	2025-07-18	19:00:00	47.2	41.9	40.8	52544		52544	41.2
2	2025-07-18	19:15:00	46.4	41.9	40.9	43159			
3	2025-07-18	19:30:00	43.4	42.0	41.1	21708			
4	2025-07-18	19:45:00	43.5	42.0	41.1	22481			
5	2025-07-18	20:00:00	44.7	42.3	41.5	29472		116821	44.7
6	2025-07-18	20:15:00	43.7	41.5	41.9	23445			
7	2025-07-18	20:30:00	42.4	40.8	41.9	17539			
8	2025-07-18	20:45:00	42.2	40.9	42.0	16666			
9	2025-07-18	21:00:00	43.4	41.1	42.0	21734		79384	43.0
10	2025-07-18	21:15:00	43.5	41.1	42.3	22522			
11	2025-07-18	21:30:00	43.4	40.6	44.1	21644			
12	2025-07-18	21:45:00	41.6	40.1	44.7	14421			
13	2025-07-18	22:00:00	43.4	40.1	45.6	21662		80248	43.0
13							**328997**		
1	2025-07-19	18:15:00	42.7	40.6	39.8	18816			
2	2025-07-19	18:30:00	43.4	40.4	39.9	21661			
3	2025-07-19	18:45:00	42.0	40.5	39.9	15973			
4	2025-07-19	19:00:00	45.8	40.9	40.0	38087		94537	43.7
5	2025-07-19	19:15:00	42.6	40.6	40.1	18225			
6	2025-07-19	19:30:00	42.4	40.9	40.3	17211			
7	2025-07-19	19:45:00	43.1	40.5	40.4	20522			
8	2025-07-19	20:00:00	41.2	39.9	40.4	13100		69059	42.4
9	2025-07-19	20:15:00	41.1	39.9	40.4	12736			
10	2025-07-19	20:30:00	41.9	40.1	40.4	15552			
11	2025-07-19	20:45:00	41.3	39.8	40.5	13447			
12	2025-07-19	21:00:00	41.3	40.0	40.5	13465		55199	41.4
13	2025-07-19	21:15:00	43.0	40.4	40.6	19995			
14	2025-07-19	21:30:00	41.6	40.4	40.6	14486			
15	2025-07-19	21:45:00	42.9	40.4	40.9	19705			
16	2025-07-19	22:00:00	41.6	40.3	40.9	14452		68638	42.3
16							**287433**		
1	2025-07-20	18:15:00	41.5	39.4	38.9	14093			
2	2025-07-20	18:30:00	43.2	39.2	39.1	20989			
3	2025-07-20	18:45:00	45.7	39.2	39.1	37170			
4	2025-07-20	19:00:00	41.5	39.4	39.2	14203		86455	43.3
5	2025-07-20	19:15:00	40.8	39.1	39.2	12143			
6	2025-07-20	19:30:00	41.5	39.3	39.3	14132			
7	2025-07-20	19:45:00	41.9	40.1	39.3	15478			
8	2025-07-20	20:00:00	41.9	39.1	39.3	15317		57069	41.5
9	2025-07-20	20:15:00	41.5	39.3	39.4	14136			

10	2025-07-20	20:30:00	41.6	38.9	39.4	14517			
11	2025-07-20	20:45:00	45.3	39.3	40.1	34023			
12	2025-07-20	21:00:00	54.2	47.1	47.1	260561		323237	49.1
13	2025-07-20	21:15:00	54.0	50.9	50.3	249259			
14	2025-07-20	21:30:00	57.0	50.3	50.9	504380			
15	2025-07-20	21:45:00	55.7	52.3	52.3	374171			
16	2025-07-20	22:00:00	58.1	53.3	53.3	648971		1776781	56.5
16							**2243543**		
	2025-07-21	18:15:00	47.3	45.3	41.5				
	2025-07-21	18:30:00	46.6	44.6	41.6				
	2025-07-21	18:45:00	45.5	44.3	41.9				
	2025-07-21	19:00:00	49.8	44.0	42.1			0	#NUM!
	2025-07-21	19:15:00	44.9	43.2	42.1				
	2025-07-21	19:30:00	43.9	42.7	42.2				
	2025-07-21	19:45:00	44.9	42.5	42.2				
	2025-07-21	20:00:00	43.2	42.2	42.3			0	#NUM!
	2025-07-21	20:15:00	43.8	42.3	42.5				
	2025-07-21	20:30:00	44.4	42.1	42.5				
	2025-07-21	20:45:00	44.0	42.1	42.7				
	2025-07-21	21:00:00	44.0	42.2	43.2			0	#NUM!
	2025-07-21	21:15:00	44.9	42.5	44.0				
	2025-07-21	21:30:00	43.1	41.9	44.3				
	2025-07-21	21:45:00	43.1	41.5	44.6				
	2025-07-21	22:00:00	43.8	41.6	45.3			0	#NUM!
0							**0**		

Noise Assessment

Night Period	10pm to 7am		
amenity criteria	40	dB(A)	Suburban
Intrusiveness criteria (RBL+ 5)	43.9	dB(A)	
Sleep Disturbance criteria (RBL+ 15)	53.9	dB(A)	
Median LAeqNight 22:00-07:00	45.3	dB(A)	

Night	Date	$L_{aeq(night)}$	ABL	RBL
Monday	14/07/2025	45.7	39.4	
Tuesday	15/07/2025	45.0	38.9	
Wednesday	16/07/2025	45.6	38.7	
Thursday	17/07/2025	52.7	38.3	38.9
Friday	18/07/2025	44.8	39.5	
Saturday	19/07/2025	44.9	38.9	
Sunday	20/07/2025	WI*	WI*	
Monday	21/07/2025	WI*	WI*	



no.	date	time	$L_{Aeq(15\ minute)}$	$L_{A90(15minute)}$	$L_{A90(15min)}$ assending order	$10^{((L_{Aeq(15\ minute)}/10))}$	period sums	hrly sums	hrly Laeq	Sleep Disturbance events
1	2025-07-14	22:15:00	41.6	39.8	39.3	14473				0
2	2025-07-14	22:30:00	41.3	40.1	39.4	13497				0
3	2025-07-14	22:45:00	41.0	40.0	39.4	12646				0
4	2025-07-14	23:00:00	41.0	40.0	39.5	12668		53284	41.2	0
5	2025-07-14	23:15:00	41.3	40.0	39.5	13527				0
6	2025-07-14	23:30:00	40.1	39.4	39.5	10305				0
7	2025-07-14	23:45:00	41.2	39.5	39.5	13079				0
8	2025-07-15	00:00:00	40.5	39.7	39.6	11168		48079	40.8	0
9	2025-07-15	00:15:00	40.5	39.6	39.6	11147				0
10	2025-07-15	00:30:00	40.6	39.6	39.6	11555				0
11	2025-07-15	00:45:00	41.5	39.5	39.6	14049				0
	2025-07-15	01:00:00	41.2	39.9	39.6			36751	39.6	0
12	2025-07-15	01:15:00	40.4	39.8	39.7	11005				0
13	2025-07-15	01:30:00	40.3	39.6	39.7	10677				0
14	2025-07-15	01:45:00	40.1	39.3	39.7	10127				0
15	2025-07-15	02:00:00	40.6	39.6	39.8	11513		43322	40.3	0
16	2025-07-15	02:15:00	40.5	39.6	39.8	11092				0
17	2025-07-15	02:30:00	40.2	39.5	39.9	10444				0
18	2025-07-15	02:45:00	40.2	39.4	40.0	10370				0
19	2025-07-15	03:00:00	41.5	39.7	40.0	14160		46067	40.6	0
20	2025-07-15	03:15:00	40.2	39.5	40.0	10403				0
21	2025-07-15	03:30:00	40.4	39.7	40.0	10888				0
22	2025-07-15	03:45:00	42.2	40.2	40.1	16576				0
23	2025-07-15	04:00:00	41.9	40.3	40.2	15545		53413	41.3	0
24	2025-07-15	04:15:00	41.9	40.6	40.3	15579				0
25	2025-07-15	04:30:00	42.2	40.6	40.6	16519				0
26	2025-07-15	04:45:00	41.0	40.0	40.6	12585				0
27	2025-07-15	05:00:00	41.8	40.8	40.8	15168		59852	41.8	0
28	2025-07-15	05:15:00	43.4	41.6	41.6	21959				0
29	2025-07-15	05:30:00	44.1	42.4	42.4	25616				0
30	2025-07-15	05:45:00	44.6	42.8	42.8	28646				0
31	2025-07-15	06:00:00	55.1	44.2	44.2	320479		396700	50.0	0
32	2025-07-15	06:15:00	53.1	45.3	45.3	205248				0
33	2025-07-15	06:30:00	52.2	45.6	45.6	164412				0
34	2025-07-15	06:45:00	50.5	46.3	45.8	112501				0
35	2025-07-15	07:00:00	49.0	45.8	46.3	80195		562356	51.5	0
35							**1299823**			0
1	2025-07-15	22:15:00	41.4	39.4	38.7	13739				0
2	2025-07-15	22:30:00	39.9	39.3	38.8	9799				0
3	2025-07-15	22:45:00	40.2	39.3	38.9	10567				0
4	2025-07-15	23:00:00	39.7	39.2	39.0	9305		43409	40.4	0
5	2025-07-15	23:15:00	39.8	39.1	39.1	9555				0
6	2025-07-15	23:30:00	39.9	38.9	39.1	9727				0

7	2025-07-15	23:45:00	39.4	38.8	39.1	8757				0
8	2025-07-16	00:00:00	40.6	39.3	39.1	11388		39428	39.9	0
9	2025-07-16	00:15:00	39.6	39.0	39.1	9143				0
10	2025-07-16	00:30:00	40.3	39.3	39.2	10609				0
11	2025-07-16	00:45:00	40.1	39.4	39.2	10247				0
12	2025-07-16	01:00:00	40.2	39.6	39.2	10532		40531	40.1	0
13	2025-07-16	01:15:00	40.2	39.6	39.3	10507				0
14	2025-07-16	01:30:00	40.3	39.4	39.3	10709				0
15	2025-07-16	01:45:00	39.7	39.1	39.3	9398				0
16	2025-07-16	02:00:00	39.9	39.1	39.3	9688		40302	40.0	0
17	2025-07-16	02:15:00	39.8	39.1	39.3	9571				0
18	2025-07-16	02:30:00	40.7	39.2	39.3	11809				0
19	2025-07-16	02:45:00	39.4	38.7	39.4	8674				0
20	2025-07-16	03:00:00	40.7	39.3	39.4	11867		41921	40.2	0
21	2025-07-16	03:15:00	39.9	39.3	39.4	9881				0
22	2025-07-16	03:30:00	40.3	39.7	39.4	10810				0
23	2025-07-16	03:45:00	39.7	39.1	39.6	9253				0
24	2025-07-16	04:00:00	40.1	39.2	39.6	10170		40114	40.0	0
25	2025-07-16	04:15:00	42.0	39.7	39.7	15849				0
26	2025-07-16	04:30:00	40.1	39.4	39.7	10223				0
27	2025-07-16	04:45:00	41.7	39.9	39.9	14836				0
28	2025-07-16	05:00:00	43.6	40.3	40.3	23134		64042	42.0	0
29	2025-07-16	05:15:00	43.6	41.2	41.2	22660				0
30	2025-07-16	05:30:00	43.5	41.5	41.5	22398				0
31	2025-07-16	05:45:00	43.9	42.3	42.3	24591				0
32	2025-07-16	06:00:00	52.6	43.1	43.1	183201		252850	48.0	0
33	2025-07-16	06:15:00	52.8	45.1	45.1	189385				0
34	2025-07-16	06:30:00	51.4	45.4	45.4	137728				0
35	2025-07-16	06:45:00	50.4	45.8	45.8	110032				0
36	2025-07-16	07:00:00	51.5	46.2	46.2	140599		577744	51.6	0
36							**1140340**			0
1	2025-07-16	22:15:00	40.6	39.6	38.6	11517				0
2	2025-07-16	22:30:00	40.6	39.3	38.6	11444				0
3	2025-07-16	22:45:00	40.5	39.3	38.6	11151				0
4	2025-07-16	23:00:00	40.2	39.2	38.7	10485		44598	40.5	0
5	2025-07-16	23:15:00	39.3	38.7	38.7	8504				0
6	2025-07-16	23:30:00	39.7	38.9	38.8	9433				0
7	2025-07-16	23:45:00	39.8	38.9	38.9	9471				0
8	2025-07-17	00:00:00	41.1	39.1	38.9	12872		40281	40.0	0
9	2025-07-17	00:15:00	39.7	39.0	38.9	9284				0
10	2025-07-17	00:30:00	39.4	38.8	38.9	8645				0
11	2025-07-17	00:45:00	39.8	39.2	38.9	9647				0
12	2025-07-17	01:00:00	39.6	39.0	38.9	9058		36634	39.6	0
13	2025-07-17	01:15:00	39.6	38.9	38.9	9048				0
14	2025-07-17	01:30:00	39.5	38.9	39.0	8936				0
15	2025-07-17	01:45:00	39.3	38.7	39.0	8526				0
16	2025-07-17	02:00:00	39.1	38.6	39.0	8180		34690	39.4	0
17	2025-07-17	02:15:00	39.4	38.9	39.0	8639				0
18	2025-07-17	02:30:00	39.1	38.6	39.1	8103				0
19	2025-07-17	02:45:00	39.2	38.6	39.1	8238				0
20	2025-07-17	03:00:00	39.8	38.9	39.2	9521		34501	39.4	0
21	2025-07-17	03:15:00	39.7	39.1	39.2	9373				0
22	2025-07-17	03:30:00	39.6	39.0	39.2	9064				0
23	2025-07-17	03:45:00	39.6	38.9	39.2	9074				0
24	2025-07-17	04:00:00	45.5	39.3	39.2	35869		63381	42.0	0
25	2025-07-17	04:15:00	43.2	39.2	39.3	20964				0
26	2025-07-17	04:30:00	40.0	39.0	39.3	10009				0
27	2025-07-17	04:45:00	39.9	39.2	39.3	9713				0
28	2025-07-17	05:00:00	40.0	39.2	39.6	9925		50611	41.0	0
29	2025-07-17	05:15:00	42.1	39.8	39.8	16221				0
30	2025-07-17	05:30:00	41.9	40.5	40.5	15616				0
31	2025-07-17	05:45:00	45.1	41.2	41.2	32515				0
32	2025-07-17	06:00:00	56.0	41.8	41.8	395666		460018	50.6	0
33	2025-07-17	06:15:00	49.6	43.4	43.4	92116				0
34	2025-07-17	06:30:00	51.8	43.7	43.7	149917				0
35	2025-07-17	06:45:00	51.3	44.3	44.3	134197				0

36	2025-07-17	07:00:00	52.5	44.4	44.4	179855		556086	51.4	0
36							**1320798**			0
1	2025-07-17	22:15:00	40.2	38.4	38.2	10458				0
2	2025-07-17	22:30:00	40.8	38.7	38.2	11904				0
3	2025-07-17	22:45:00	39.2	38.7	38.3	8326				0
4	2025-07-17	23:00:00	39.5	38.7	38.4	8971		39659	40.0	0
5	2025-07-17	23:15:00	39.2	38.4	38.4	8313				0
6	2025-07-17	23:30:00	39.3	38.3	38.4	8481				0
7	2025-07-17	23:45:00	39.7	38.7	38.4	9325				0
8	2025-07-18	00:00:00	39.4	38.6	38.5	8683		34802	39.4	0
9	2025-07-18	00:15:00	39.4	38.7	38.6	8805				0
10	2025-07-18	00:30:00	40.5	39.4	38.6	11300				0
11	2025-07-18	00:45:00	39.4	38.9	38.6	8746				0
12	2025-07-18	01:00:00	39.5	38.8	38.7	8923		37774	39.8	0
13	2025-07-18	01:15:00	39.7	38.9	38.7	9228				0
14	2025-07-18	01:30:00	39.3	38.5	38.7	8455				0
15	2025-07-18	01:45:00	40.2	38.2	38.7	10403				0
16	2025-07-18	02:00:00	39.2	38.4	38.7	8281		36367	39.6	0
17	2025-07-18	02:15:00	39.0	38.2	38.7	7855				0
18	2025-07-18	02:30:00	39.3	38.4	38.8	8427				0
19	2025-07-18	02:45:00	39.4	38.6	38.8	8685				0
20	2025-07-18	03:00:00	39.4	38.6	38.8	8643		33610	39.2	0
21	2025-07-18	03:15:00	39.6	38.8	38.8	9054				0
22	2025-07-18	03:30:00	40.2	38.8	38.9	10459				0
23	2025-07-18	03:45:00	39.7	38.8	38.9	9376				0
24	2025-07-18	04:00:00	39.6	38.7	39.1	9204		38093	39.8	0
25	2025-07-18	04:15:00	40.0	39.1	39.4	9989				0
26	2025-07-18	04:30:00	41.3	39.4	39.4	13546				0
27	2025-07-18	04:45:00	66.7	45.0	45.0	4730663				0
	2025-07-18	05:00:00	55.1	45.8	45.8			4754198	60.8	0
	2025-07-18	05:15:00	60.0	52.9	47.3					0
	2025-07-18	05:30:00	59.7	54.0	48.9					0
	2025-07-18	05:45:00	59.7	55.9	51.0					0
	2025-07-18	06:00:00	61.1	58.3	52.9			0	#NUM!	0
	2025-07-18	06:15:00	59.4	54.7	54.0					0
	2025-07-18	06:30:00	60.2	51.0	54.7					0
	2025-07-18	06:45:00	55.3	48.9	55.9					0
	2025-07-18	07:00:00	53.1	47.3	58.3			0	#NUM!	0
27							**4974504**			0
1	2025-07-18	22:15:00	45.9	40.5	39.2	38579				0
2	2025-07-18	22:30:00	42.2	40.2	39.3	16478				0
3	2025-07-18	22:45:00	41.2	40.0	39.3	13293				0
4	2025-07-18	23:00:00	40.8	39.8	39.4	12067		80417	43.0	0
5	2025-07-18	23:15:00	40.9	39.5	39.5	12203				0
6	2025-07-18	23:30:00	40.4	39.5	39.5	11075				0
7	2025-07-18	23:45:00	40.1	39.2	39.5	10198				0
8	2025-07-19	00:00:00	45.5	39.5	39.5	35592		69068	42.4	0
9	2025-07-19	00:15:00	40.7	39.7	39.6	11656				0
10	2025-07-19	00:30:00	41.2	39.8	39.6	13114				0
11	2025-07-19	00:45:00	40.5	39.9	39.7	11144				0
12	2025-07-19	01:00:00	40.3	39.6	39.7	10737		46652	40.7	0
13	2025-07-19	01:15:00	40.5	39.7	39.7	11200				0
14	2025-07-19	01:30:00	40.5	39.7	39.7	11275				0
15	2025-07-19	01:45:00	40.7	39.7	39.7	11799				0
16	2025-07-19	02:00:00	41.0	40.2	39.8	12452		46726	40.7	0
17	2025-07-19	02:15:00	41.0	40.3	39.8	12669				0
18	2025-07-19	02:30:00	41.6	40.3	39.9	14575				0
19	2025-07-19	02:45:00	40.6	39.7	39.9	11428				0
20	2025-07-19	03:00:00	40.1	39.5	40.0	10169		48841	40.9	0
21	2025-07-19	03:15:00	40.0	39.3	40.0	10032				0
22	2025-07-19	03:30:00	40.1	39.3	40.1	10221				0
23	2025-07-19	03:45:00	40.3	39.4	40.1	10658				0
24	2025-07-19	04:00:00	41.7	39.6	40.1	14701		45612	40.6	0
25	2025-07-19	04:15:00	40.7	40.1	40.2	11823				0
26	2025-07-19	04:30:00	40.8	40.0	40.2	12024				0
27	2025-07-19	04:45:00	41.1	40.1	40.2	12898				0

28	2025-07-19	05:00:00	41.3	40.1	40.3	13520		50266	41.0	0
29	2025-07-19	05:15:00	41.2	39.9	40.3	13229				0
30	2025-07-19	05:30:00	41.8	40.2	40.5	15117				0
31	2025-07-19	05:45:00	42.6	40.7	40.7	18189				0
32	2025-07-19	06:00:00	53.6	42.4	42.4	230957		277493	48.4	0
33	2025-07-19	06:15:00	48.6	42.7	42.6	72754				0
34	2025-07-19	06:30:00	48.1	42.6	42.7	64449				0
35	2025-07-19	06:45:00	48.5	43.5	43.5	70696				0
36	2025-07-19	07:00:00	53.4	43.5	43.5	218063		425961	50.3	0
36							**1091034**			
1	2025-07-19	22:15:00	41.8	40.3	38.7	15104				0
2	2025-07-19	22:30:00	42.5	40.4	38.7	17848				0
3	2025-07-19	22:45:00	41.9	40.1	38.9	15321				0
4	2025-07-19	23:00:00	41.5	40.0	38.9	13970		62243	41.9	0
5	2025-07-19	23:15:00	40.7	39.5	38.9	11742				0
6	2025-07-19	23:30:00	40.9	39.6	38.9	12408				0
7	2025-07-19	23:45:00	40.9	40.0	39.0	12268				0
8	2025-07-20	00:00:00	41.9	39.9	39.1	15562		51981	41.1	0
9	2025-07-20	00:15:00	40.5	39.7	39.1	11147				0
10	2025-07-20	00:30:00	40.9	39.8	39.2	12373				0
11	2025-07-20	00:45:00	49.0	39.5	39.4	79697				0
12	2025-07-20	01:00:00	40.8	39.5	39.5	12047		115265	44.6	0
13	2025-07-20	01:15:00	39.6	38.9	39.5	9222				0
14	2025-07-20	01:30:00	40.0	39.1	39.5	9939				0
15	2025-07-20	01:45:00	40.3	39.4	39.5	10606				0
16	2025-07-20	02:00:00	40.6	39.5	39.5	11508		41275	40.1	0
17	2025-07-20	02:15:00	40.3	39.1	39.6	10748				0
18	2025-07-20	02:30:00	40.1	39.2	39.6	10301				0
19	2025-07-20	02:45:00	39.5	38.9	39.7	8941				0
20	2025-07-20	03:00:00	39.4	38.9	39.7	8734		38724	39.9	0
21	2025-07-20	03:15:00	39.5	38.7	39.8	8847				0
22	2025-07-20	03:30:00	41.7	38.7	39.9	14730				0
23	2025-07-20	03:45:00	40.1	38.9	40.0	10242				0
24	2025-07-20	04:00:00	40.0	39.0	40.0	10052		43871	40.4	0
25	2025-07-20	04:15:00	40.4	39.5	40.0	10846				0
26	2025-07-20	04:30:00	40.5	39.6	40.1	11166				0
27	2025-07-20	04:45:00	40.9	40.0	40.1	12302				0
28	2025-07-20	05:00:00	40.8	39.7	40.2	11953		46267	40.6	0
29	2025-07-20	05:15:00	42.9	40.1	40.3	19708				0
30	2025-07-20	05:30:00	43.8	40.2	40.4	23892				0
31	2025-07-20	05:45:00	45.0	41.0	41.0	31701				0
32	2025-07-20	06:00:00	50.2	42.3	42.3	105782		181083	46.6	0
33	2025-07-20	06:15:00	53.3	42.8	42.4	213379				0
34	2025-07-20	06:30:00	52.1	43.4	42.8	161727				0
35	2025-07-20	06:45:00	49.6	43.0	43.0	90553				0
36	2025-07-20	07:00:00	47.6	42.4	43.4	57543		523202	51.2	0
36							**1103910**			
1	2025-07-20	22:15:00	59.1	52.9	41.4	813885				0
	2025-07-20	22:30:00	59.7	53.1	41.6					0
	2025-07-20	22:45:00	54.4	47.7	41.6					0
	2025-07-20	23:00:00	56.7	51.5	41.6			813885	53.1	0
	2025-07-20	23:15:00	52.5	47.6	41.7					0
	2025-07-20	23:30:00	47.7	46.0	41.7					0
	2025-07-20	23:45:00	46.4	44.4	41.8					0
	2025-07-21	00:00:00	44.1	43.2	41.9			0	#NUM!	0
	2025-07-21	00:15:00	43.4	42.7	42.0					0
	2025-07-21	00:30:00	42.9	42.3	42.0					0
	2025-07-21	00:45:00	42.3	41.8	42.0					0
	2025-07-21	01:00:00	42.1	41.6	42.1			0	#NUM!	0
	2025-07-21	01:15:00	54.8	41.6	42.3					0
	2025-07-21	01:30:00	50.9	44.0	42.3					0
	2025-07-21	01:45:00	45.0	42.9	42.5					0
	2025-07-21	02:00:00	43.6	41.9	42.7			0	#NUM!	0
	2025-07-21	02:15:00	45.8	42.5	42.9					0
	2025-07-21	02:30:00	43.3	42.3	43.2					0
	2025-07-21	02:45:00	47.3	42.0	43.2					0

	2025-07-21	03:00:00	48.6	43.2	44.0		0 #NUM!	0
	2025-07-21	03:15:00	42.6	42.0	44.4			0
	2025-07-21	03:30:00	42.3	41.6	45.9			0
	2025-07-21	03:45:00	42.1	41.4	46.0			0
	2025-07-21	04:00:00	43.2	42.0	46.2		0 #NUM!	0
	2025-07-21	04:15:00	43.1	42.1	46.2			0
	2025-07-21	04:30:00	42.3	41.7	46.6			0
	2025-07-21	04:45:00	61.9	41.7	46.8			0
	2025-07-21	05:00:00	60.0	54.2	46.9		0 #NUM!	0
	2025-07-21	05:15:00	57.3	49.3	47.6			0
	2025-07-21	05:30:00	50.1	47.7	47.7			0
	2025-07-21	05:45:00	48.1	46.8	47.7			0
	2025-07-21	06:00:00	49.2	46.2	49.3		0 #NUM!	0
	2025-07-21	06:15:00	58.5	46.9	51.5			0
	2025-07-21	06:30:00	52.9	45.9	52.9			0
	2025-07-21	06:45:00	52.4	46.6	53.1			0
	2025-07-21	07:00:00	52.5	46.2	54.2		0 #NUM!	0
1						813885		
	2025-07-21	22:15:00	42.3	41.5	40.6			0
	2025-07-21	22:30:00	42.5	41.5	40.6			0
	2025-07-21	22:45:00	41.5	41.0	40.7			0
	2025-07-21	23:00:00	41.9	40.9	40.7		0 #NUM!	0
	2025-07-21	23:15:00	41.4	40.9	40.8			0
	2025-07-21	23:30:00	41.5	40.9	40.8			0
	2025-07-21	23:45:00	41.4	40.8	40.8			0
	2025-07-22	00:00:00	41.5	40.8	40.8		0 #NUM!	0
	2025-07-22	00:15:00	41.5	40.8	40.8			0
	2025-07-22	00:30:00	41.4	40.8	40.8			0
	2025-07-22	00:45:00	41.9	41.1	40.9			0
	2025-07-22	01:00:00	41.6	40.6	40.9		0 #NUM!	0
	2025-07-22	01:15:00	41.2	40.7	40.9			0
	2025-07-22	01:30:00	41.0	40.6	40.9			0
	2025-07-22	01:45:00	41.3	40.7	40.9			0
	2025-07-22	02:00:00	42.2	41.1	41.0		0 #NUM!	0
	2025-07-22	02:15:00	42.2	41.5	41.0			0
	2025-07-22	02:30:00	42.4	41.2	41.0			0
	2025-07-22	02:45:00	41.5	41.0	41.0			0
	2025-07-22	03:00:00	41.3	40.8	41.0		0 #NUM!	0
	2025-07-22	03:15:00	41.5	40.8	41.1			0
	2025-07-22	03:30:00	41.7	41.0	41.1			0
	2025-07-22	03:45:00	41.5	40.9	41.1			0
	2025-07-22	04:00:00	42.0	41.1	41.1		0 #NUM!	0
	2025-07-22	04:15:00	42.0	41.0	41.1			0
	2025-07-22	04:30:00	41.7	41.0	41.2			0
	2025-07-22	04:45:00	41.3	40.9	41.5			0
	2025-07-22	05:00:00	41.7	41.1	41.5		0 #NUM!	0
	2025-07-22	05:15:00	42.1	41.1	41.5			0
	2025-07-22	05:30:00	44.2	41.9	41.9			0
	2025-07-22	05:45:00	43.8	42.0	42.0			0
	2025-07-22	06:00:00	51.1	42.5	42.5		0 #NUM!	0
	2025-07-22	06:15:00	52.1	44.6	43.8			0
	2025-07-22	06:30:00	49.1	43.8	44.3			0
	2025-07-22	06:45:00	47.7	44.3	44.6			0
	2025-07-22	07:00:00	49.9	44.9	44.9		0 #NUM!	0
0						0		

ATTACHMENT 10

ENVIRONMENTAL CONSULTING Pty Ltd

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

September 2025

Prepared for: 4WS (No1) The Weaver St Unit Trust

Lot 17 DP 17964
4 Weaver Street
Lismore NSW

HMC2025.1537.02

RE: Lot 17 DP 17964, 4 Weaver Street, Lismore NSW.

HMC Environmental Consulting Pty Ltd is pleased to present our Site Waste Minimisation and Management Plan at the abovementioned site. We trust this report meets with your requirements. If you require further information, please contact HMC Environmental Consulting directly on the numbers provided.

HMC Environmental Consulting		PH:	0755 368 863
Suite 29, Level 2, 75-77 Wharf Street		Email:	admin@hmcenvironment.com.au
PO Box 311		Web:	www.hmcenvironment.com.au
Tweed Heads NSW 2485		ABN:	60 108 085 614
Title:	Site Waste Minimisation and Management Plan		
Job No:	2025.1537.02		
Client:	4WS (No1) The Weaver St Unit Trust		

Document Record:				
Version	Date	Prepared by	Checked by	Issued by
Draft Issue A	09.09.2025	MF		MJ

Distribution List	Date	Version	Comments
4WS (No 1) Pty Ltd	09.09.2025	Draft Issue A	For Review

This report should be cited as '*HMC Environmental Consulting (2025), Site Waste Minimisation and Management Plan, Lot 17 DP 17964: 4 Weaver Street, Lismore NSW, NSW. Report No. HMC2025.1537.02.'*

DRAFT

COPYRIGHT
© HMC Environmental Consulting Pty Ltd, 2025
All intellectual property and copyright reserved.
Apart from any fair dealing for the purpose of private study, research, criticism, or review, as permitted under the Copyright Act, 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission.
Enquiries should be addressed to HMC Environmental Consulting Pty Ltd.

TABLE OF CONTENTS

1 INTRODUCTION 5
1.1 Site Information 5
1.2 Aim 5
1.3 Objectives 6
2 STATUTES AND POLICY 6
2.1 Relevant Legislation & Guidelines 6
3 HAZARDOUS MATERIALS 8
4 WASTE GENERATION 9
4.1 Demolition Stage 9
4.2 Construction Stage 10
4.3 Occupation Stage 11
5 WASTE STORAGE REQUIREMENTS 11
5.1 Demolition Stage 12
5.2 Construction Stage 12
5.3 Occupation Stage 12
6 BIN IDENTIFICATION AND SIGNAGE 13
6.1 Signage 13
7 EDUCATION & EVALUATION 13
7.1 Information & Awareness 13
8 REVIEW & MONITORING 14
8.1 Monitoring of Waste Management 14
8.1.1 Occupation 14
8.2 Review of WMP 14
9 RECOMMENDATIONS 14
10 CONCLUSION 15
11 LIMITATIONS 15
12 SIGNATURE 15
13 APPENDICES 16
APPENDIX 1 - LOCATION MAPS 17
APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT 20
APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION 21
APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION 22
APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION 23
APPENDIX 6 – TYPICAL BIN SIZES 24
APPENDIX 7 - PHOTOGRAPHIC LOG 27
APPENDIX 8 – CRANE POINT EXAMPLE 30
APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY 32
APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST 33

LIST OF TABLES

Table 1 Project Summary 5
Table 2 Environmental Legislation and Policy Specific to Waste Management 6
Table 3 Management of Hazardous Materials 8
Table 4 Demolition Stage – Waste Generation/Recycling Potential 10
Table 5 Estimated Waste Generation – Construction 11
Table 6 Estimated Waste Generation – Occupation 11
Table 7 Recommended Waste Storage Receptacles –Demolition Stage 12
Table 8 Recommended Waste Storage Bins - Construction 12
Table 9 Recommended Waste Storage Bins - Occupation 13
Table 10 Summary of Waste Management Recommendations 14

DRAFT

KEY CONTACTS

Company/Name	Contact Details	Phone Number/contacts	Available:
HMC Environmental Consulting	Mark Tunks	0408 279212	Business Hours
Lismore City Council	Council Offices	(02) 6625 0500 council@lismore.nsw.gov.au	Mon - Fri 8.30am to 4.30pm
Lismore Recycling and Recovery Centre	313 Wyrallah Road East Lismore NSW 2480	(02) 6625 0500	Monday to Friday: 7.30am to 3.30pm Weekends: 9.00 am to 4.00pm
Richmond Waste	Tony Martin	(02) 6621 7431	Mon - Fri 7am - 4pm
Project Manager	TBA	TBA	TBA
Maintenance Manager	TBA	TBA	TBA

ENVIRONMENTAL EMERGENCY RESPONSE CONTACTS

Organisation	Incident	Contact
Ambulance	Injury/Illness	000 land line 112 mobile
Fire Brigade – Emergencies	Fire Chemical/hazardous waste spill	000
NSW Environment Protection Authority	Pollution	1300 130 372
Lismore City Council	Pollution (Environmental Health)	(02) 6625 0500 council@lismore.nsw.gov.au

ABBREVIATIONS

LCC	Lismore City Council
ACM	Asbestos containing material
EPA	Environmental Protection Authority
HMC	HMC Environmental Consulting Pty Ltd
LRV	Large Rigid Vehicle. Also known has a Heavy Rigid Vehicle (HRV). Typical length of 12.5m and a height of 4.5m
MGB	Mobile Garbage Bin
MRV	Medium Rigid Vehicle. Typical length of 8.8m and a height of 4.5m
OWMP	Operational Waste Management Plan
Proponent	4WS (No1) The Weaver St Unit Trust
Site	Lot 17 DP 17964, 4 Weaver Street, Lismore NSW, NSW
SMF	*Synthetic Mineral Fibres*
SWMMP	Site Waste Minimisation and Management Plan
Guidelines	
LDCP 2012	A15 Lismore City DCP 2012
NSW EPA (2012)	*Better Practice Guidelines for Waste Management in Commercial and Industrial Facilities*
WARR	*NSW Waste Avoidance and Resource Recovery Strategy 2021*

DRAFT

1 INTRODUCTION

HMC Environmental Consulting (HMC) has been engaged by 4WS (No1) The Weaver St Unit Trust on behalf of the proponent, 4WS (No1) The Weaver St Unit Trust, to provide a Site Waste Minimisation and Management Plan (SWMMP) for a proposed Lismore Health Accommodation Precinct for the site located at Lot 17 DP 17964, 4 Weaver Street, Lismore NSW.

The proposed development would involve the construction of a five-storey short term medical accommodation building, ancillary to the surrounding medical practices and Lismore Base Hospital. The structure would include ground floor carparking and 3 accommodation units, and an additional four stories of accommodation units (total 38 units including 1 managers unit), along with communal living and laundry spaces. Each unit is single bedroom, single bathroom spaces. There is an existing dwelling on the subject site which would be demolished to facilitate the new development.

The SWMMP is to be used to assist in the management of waste storage and collection for the purpose of maximising reuse/recycling, improving the services and safety of the contractors, improving the amenity of the area, and to reduce costs of waste management.

1.1 SITE INFORMATION

Table 1 Project Summary

Site Address	4 Weaver Street, Lismore NSW
Property description	Lot 17 DP 17964
Report commissioned by	4WS (No1) The Weaver St Unit Trust
Existing buildings/structures on site	Existing Dwelling
Zoning	R3 - Medium Density Residential
Local Government Authority	Lismore City
Proposed development	Proposed Lismore Health Accommodation Precinct Waste would be generated during the Demolition, Construction and Occupation stages of the development. The location of the site, its topographic features and relationship with adjoining development is shown on the map and aerial photograph in Appendix 1.
This development achieves the waste objectives set out in A15 Lismore City DCP 2012. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as LCC, NSW EPA or Safework NSW.	

1.2 AIM

The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition, construction and operation activities associated with the proposed Lismore Health Accommodation Precinct and facilitate effective ongoing waste management practices consistent with the principles of Ecologically Sustainable Development (ESD).

1.3 OBJECTIVES

This Site Waste Minimisation and Management Plan (SWMMP) has been prepared in alignment with the aims, objectives, and guidelines of the NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2021, as well as relevant environmental legislation and policies specific to waste management. The overarching objectives and targets of these guidelines are as follows:

1. To maximise resource recovery and minimise residual waste
2. To maximise reuse and recycling of materials
3. To minimise waste generation
4. To ensure appropriate storage and collection of waste
5. To minimise the environmental impacts associated with waste management
6. To avoid illegal dumping
7. To promote improved project management.

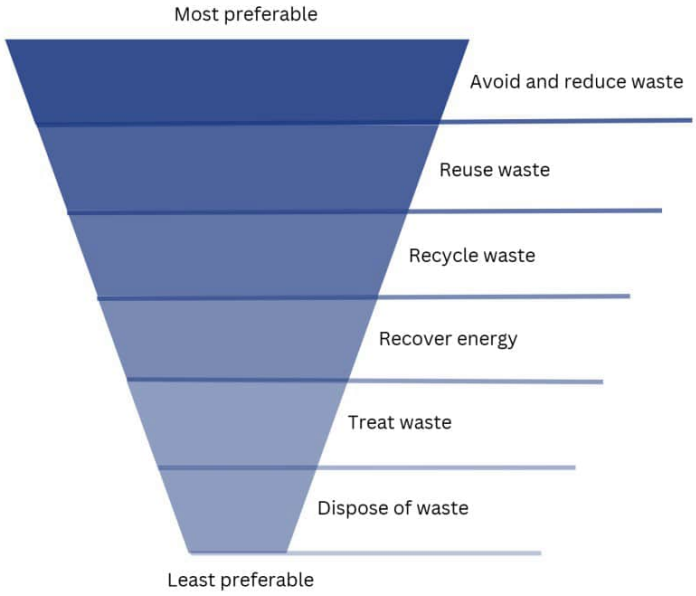


Figure 1 – The waste hierarchy: NSW Waste Avoidance and Resource Recovery Act 2001

2 STATUTES AND POLICY

2.1 RELEVANT LEGISLATION & GUIDELINES

Table 2 Environmental Legislation and Policy Specific to Waste Management

Legislation	Details	Approvals/Permits Required
Waste Avoidance and Resource Recovery Act 2001	Repeals the Waste Minimisation and Management Act and replaces a target of 60% reduction in waste to landfill with a process for the preparation of waste strategies which identify more specific targets and objectives for waste reduction.	Compliance must be achieved in relation to waste management during construction. Permits may be required for offsite disposal of

		hazardous or contaminated material.
Contaminated Land Management Act 1997	Provides for the investigation and remediation of contaminated land.	Specific approvals are not required; however, construction works must comply.
Environmentally Hazardous Chemicals Act 1985	Provides for the control of the effect on the environment of chemicals and chemical waste. Scheduled chemicals would not be used in the proposed development.	
Protection of the Environment Operations Act 1997	This Act is the primary NSW environment protection legislation that covers air, noise, water, land, and waste management. It provides a framework to regulate and enforce pollution control in NSW. The Act identifies mechanisms for preventing environmental degradation including, pollution prevention, cleaner production, reduction in discharge levels likely to cause harm to the environment, recycling, and progressive environmental improvement. The proposed development would adhere to the requirements of this legislation.	
Protection of the Environment Operations (Waste) Regulation 2014	The Waste Regulation 2014 provides for contributions to be paid by occupiers of scheduled waste facilities for each tonne of waste received at the facility or generated in a particular area; exempts certain occupiers or types of waste from these contributions; and allows deductions to be claimed in relation to certain types of waste. It sets out provisions covering: ● record-keeping requirements, measurement of waste and monitoring for waste facilities ● tracking of certain waste ● reporting ● transportation of waste ● transportation and management of asbestos waste ● recycling of consumer packaging ● classification of waste containing immobilised contaminants ● miscellaneous topics.	
A15 Lismore City DCP 2012	Identifies requirement for Site Waste Minimisation and Management Plan and the information to be provided within the SWMMP regarding waste storage and collection facilities and controls. Appendix C within Chapter 15 describes waste generation rates. Appendix G within Chapter 15 provides requirements for location, design, and construction of waste storage rooms. This SWMMP has been prepared to meet the objectives of this DCP.	
NSW Environment Protection Authority *Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities 2012*	Identifies installation and maintenance practices for services and infrastructure for waste handling and collection systems. The systems are aiming to achieve the best possible waste minimisation and resource recovery outcome. The waste management systems identified include effective, efficient, and safe systems for both their ease of use by residents and their ability to be serviced by collection crews.	
Construction and Demolition Waste Guide – Recycling and Reuse Across the Supply Chain Department of Sustainability, Environment, Water Population and Communities 2011	The aim of this guide is to help develop effective markets for materials diverted or derived from the construction and demolition waste stream.	

3 HAZARDOUS MATERIALS

The proposed demolition would include a raised weatherboard dwelling, along with ancillary paving and fencing. No hazardous waste investigations have been completed on the development site, however given the age of the structures, asbestos containing material (ACM) may be present in the internal linings which would require removal by a Safework NSW Class B licensed contractor.

Management of hazardous material is to occur prior to general demolition, and is to be in accordance with Safework NSW requirements, as detailed in Table 3. Demolition contractors generally have Safework NSW licensed personnel trained for the identification and removal of hazardous waste in demolition projects.

No opportunities for recycling and reuse are available for hazardous materials. Co-mingling of hazardous material is to be prevented. Separate receptacles to be provided and managed in accordance with Safework NSW and Safe Work Australia requirements.

Table 3 Management of Hazardous Materials

Type of Waste	Disposal at approved landfill facility Measures to include, but not limited to:
Hazardous Material: **Asbestos** containing material (ACM) including fibro sheeting & vinyl tiles.	● Identified or suspected (ACM) is to be removed, prepared & disposed of by licensed asbestos handing contractor approved by Safework NSW. ● Asbestos material may be disposed at the: Stotts Creek Resource Recovery Centre at Leddays Creek Road, Stotts Creek, 02 66707400 or Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore 1300 87 83 87 A minimum of 24 hours' notice must be given on, prior to the disposal of asbestos to allow Council's Landfill staff to manage the disposal of the asbestos at the facility.
Hazardous Material: **Lead** including lead flashing.	● Use personal respirators according to AS/NZS 1715 and as per Synthetic Mineral Fibre removal in this table. ● Structures covered with lead-based paint should be removed intact, as far as possible. ● The safe work methods used in removal or demolition will determine how elaborate the containment system should be. ● Avoid power tools and any actions which create dust. However, if power tools need to be used, a higher level of containment must be used as opposed to when manual methods, such as scraping is used. ● All waste and debris collection and disposal procedures must be clearly stated in the Safe Work Methods Statement. ● Disposable suits and any vacuum bags/wet cloths to be appropriately bagged and disposed of as Hazardous Waste.
Hazardous Material: **Mercury** i.e. fluorescent lights	● Remove fluorescent lights intact prior to mechanical demolition. ● Any removed lights to be appropriately bagged and disposed of as general waste in domestic quantities only. ● Personal Protective Equipment to be worn to minimise dust inhalation and eye/skin irritation. ● More information, including how and where fluorescent lights can be recycled, can be found at http://www.fluorocycle.org.au/ or http://www.environment.gov.au/settlements/ waste/lamp-mercury.html. FluoroCycle is a voluntary program established

	by the Commonwealth Government and the Australian Lighting Council to help reduce the number of fluorescent lights going to landfill. ● SUEZ Environment provide a national fluorescent light collection and recycling service to dispose of used fluorescent tubes, HID and CFL light globes.
Hazardous Material: Synthetic Mineral Fibre (SMF) e.g. fibrewool insulation	● Filter mask, goggles, gloves, and disposable coveralls. ● Dust control measure such as use of plastic screen &/or exhaust fan to be used if significant contamination present. ● Disposable suits and any removed insulation to be appropriately bagged and disposed of as general waste.
Hazardous Material: Refrigerants e.g. CFCs HFCs	● All refrigerants should be recovered and either recycled, reclaimed, or returned to supplier, prior to disposal of unit.

4 WASTE GENERATION

4.1 DEMOLITION STAGE

The existing dwelling (approximately 130m^2) is the primary structure to be demolished. Other elements to be removed include fencing, paving, and underground services.

Services (if any) would be disconnected including power, gas and town water supply, and the connection point to the Council sewer would be cut and sealed to prevent groundwater, debris or other material entering Council sewer system.

Initially the Safework NSW licensed demolition contractor would inspect the structure for the presence of asbestos containing materials and other hazardous wastes. These would be removed prior to further demolition occurring.

Demolition would occur over a short period of time (2-3 weeks) to allow subsequent installation of erosion and sediment control prior to site stripping and earthworks for the proposed development.

Waste generation and management activities during the demolition stage would comprise:

- An initial inspection of the structures subject to demolition by a suitably qualified Occupational Hygienist, Safework NSW licenced contractor, or similar to assess hazardous materials including asbestos containing material, lead flashing and paint, synthetic mineral fibres, and refrigerants.
- Any identified hazardous materials to be removed by a Safework NSW licensed contractor prior to demolition to avoid co-mingling with general waste.
- Removal dwelling and other structures following removal of any hazardous material.

Note: Discussions with resource recovery facilities indicate that a minimum 80% resource recovery is provided and may be up to 95% with significant heavy concrete and bricks. Lismore Recycling and Recovery Centre also accepts co-mingled demolition waste with significant resource recovery and recycling rates achieved.

DRAFT

Separation of masonry, brick, concrete from other recyclables is encouraged, with significant savings on resource recovery costs.

Metal, including copper pipe, is also a profitable waste stream with recyclers providing significant returns. The following waste generation volumes have been estimated based on approximate calculations using floor areas and similar demolition sites.

Table 4 Demolition Stage – Waste Generation/Recycling Potential

Material Description	Estimated Volume/Area [1]	Potential Method of Recycling / Reuse
Asbestos Containing Material (bonded fibro)	To be determined on site by Safework NSW licensed contractor	Nil Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore, 1300 87 83 87
Electrical Lighting	<5m^3	Preliminary discussions have confirmed that various resource recovery and recycling facilities are available from contractors operating in the Lismore City Council area including: ● Lismore Recycling and Recovery Centre ● JR Richards & Sons ● Proskips ● Red Neds ● Cliffords Metal Recycling ● Veolia Other demolition contractors would also have preferred resource recovery and recycling options.
Electrical Cable		
Distribution Boards		
Switchboards		
Pipework PVC HPDE Pipe	<100 lineal m	
Tap ware	<2m^3	
Gutters	Approx. 50 lineal m	
Roof metal sheeting	<150m^2	
Timber Trusses & Roof Timber	<50m^3	
Weatherboard Walls	<200m^3	
Plasterboard/ Other	<40m^3	
Windows/ Doors	Doors <20 Windows <20	
Copper	<100 lineal m	
Fittings/fixtures/PC items	TBC	
Carpet/flooring	<150m^2	

[1] Note: Volumes/areas are indicative only and are subject to change.

4.2 CONSTRUCTION STAGE

Waste generating activities during the construction stage would generally comprise:

- Site stripping & removal of vegetative material
- Erosion and sediment control
- Earthworks including footings and services
- Construction of the multi-storey accommodation building, including building shells, fitouts, carparking and landscaping.

The following typical waste generation figures have been provided based on similar construction sites. As discussed in the previous section, resource recovery centres in the Lismore City Council area indicate that 80-90% by volume (95% by weight) of construction waste is able to be recycled (see Table 5).

Table 5 Estimated Waste Generation – Construction

Type of Waste	Reuse	Recycling	Disposal	Method of Reuse/Recycling or Waste Depot
	Estimated Volume or Weight	*Estimated Volume or Weight*	*Estimated Volume or Weight*	
Excavation Material	<100m^3	-	<200m^3	Waste classification of excavated material would be required prior to removal off-site.
Timber Concrete Bricks/pavers Tiles Metal Glass Furniture Fixtures/fittings Floor coverings	Limited on construction sites.	80-90% construction and demolition waste recycled by resource recovery centres	10-20% Including site office general waste and packaging & debris/offcuts that cannot be recycled	• Lismore Recycling and Recovery Centre • JR Richards & Sons • Proskips • Red Neds • Cliffords Metal Recycling • Veolia
Packaging Green waste organics Containers (cans/glass/plastic) Paper/cardboard Residual waste		<100m^3	<40m^3	80-90% recycled/reused: Lismore Recycling and Recovery Centre

4.3 OCCUPATION STAGE

Waste generating activities during operation/occupation of the proposed development would comprise:

- Operation of the proposed Lismore Health Accommodation Precinct

There are no estimated generation rates outline within Part A Chapter 15 LCC DCP 2012 for the proposed use, therefore a combination of both the rates for Boarding/Guest House and Hotel/Motel/Club (Beds) was used to provide a more realistic generation rate for the proposed development.

The generation rate is based on a conservative ultimate capacity including full occupation of all units seven days a week, which in reality may not be the case.

For the purposes of the proposed development, the waste will be sorted into general waste and co-mingled recyclables.

Table 6 Estimated Waste Generation – Occupation

Location	Waste Generation Rates		Waste Generation Volume	
	Part A Chapter 15 LCC DCP 2012			
Health Accommodation Units (38 Units)	General (L/Unit/Week)	Recycling (L/Unit/Week)	General (L/Week)	Recycling (L/Week)
	40	10	1520	380

5 WASTE STORAGE REQUIREMENTS

The following design storage volume recommendations have been based on the waste generation rates as detailed in the previous section and are provided to establish site suitability.

5.1 DEMOLITION STAGE

During demolition, the site would be secured with safety fencing and demolition waste would be initially placed in waste streams in designated skip bins for transport to the resource recovery centre. Skip bins would be provided for:

- Hazardous waste (if identified)
- Co-mingled waste
- General waste

Any identified Hazardous waste to be separated and managed in accordance with Safework NSW requirements (e.g., no co-mingling, wetting, wrapping ACM).

Discussions with demolition contractors indicates that direct loading into transport vehicles does occur for both co-mingled demolition waste and waste is also sorted on site. With the volumes of bricks, roof tiles, and concrete waste on this site, loads of this heavy material may be transported directly to resource recovery facilities for recycling.

Table 7 Recommended Waste Storage Receptacles –Demolition Stage

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point (1)
Recycling & General Waste Service	• 1 x 6m^3 skip bin for general waste (includes site office) • 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	• 1 x 6m^3 skip bin serviced on demand for general waste • 1 x 6m3 skip bin serviced on demand for co-mingled building waste • 1 x 6m^3 skip bin serviced on demand for hazardous waste (if required).

(1) Direct loading into transport vehicles for transport to landfill/resource recovery facility/recyclers would reduce required waste storage receptacles and servicing arrangements.

5.2 CONSTRUCTION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 4.

The construction would be staged. As the construction proceeds above ground, a tower crane, mobile crane, waste points (Preston Hire Super Deck or similar) or other suitable method would be provided. Smaller 4-6m^3 or similar skip bins would be used as appropriate with the ongoing waste point configuration.

Table 8 Recommended Waste Storage Bins - Construction

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point
Recycling & General Waste Service	• 1x 6m^3 skip bin for general waste (includes site office) • 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	• 1 x 6m^3 skip bin serviced on demand for general waste • 1 x 6m^3 skip bin serviced on demand for co-mingled building waste

5.3 OCCUPATION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 5.

Waste will be sorted within each unit and transported to the waste room on each floor by guests/residents or staff/manager. Each waste/storage room will contain a general waste MGB and a dedicated receptacle for recyclable waste which will be transported to the waste room on the ground floor into the recycling MGBs.

Additional MGBs will also be located on the ground floor to swap out for any full bins on the upper levels. The general waste MGBs will be easily manoeuvrable and transported between the levels via the proposed lift access. A temporary bins storage area has been allocated adjacent to the driveway access for the storage of the bins prior to servicing.

Green waste generated from general property maintenance would be collected and transported to an appropriate waste disposal facility by contracted gardens or the property manager.

It is recommended that the waste management system be monitored in the initial stages to ensure that sufficient bins and servicing have been provided to handle the waste generated. The estimated waste storage is based on ultimate capacity. Depending on occupancy, ultimate capacity may not be achieved for a period of time. Should waste generation in any waste stream exceed estimates, additional receptacles or increased servicing above proposed weekly frequency is able to be provided.

Table 9 Recommended Waste Storage Bins - Occupation

Waste Type	Estimated waste generation (L/Week)	Proposed Receptacle Size at Collection Point
General Waste	1520	7 x 240L MGB serviced weekly
Co-Mingled Recycled Waste	380	2 x 240L MGB serviced weekly

Bins would be wheeled to the adjacent roadside kerb along Weaver Street for collection. Existing waste servicing is conducted along this roadway.

Construction of the waste storage areas would be in accordance with Appendix G within Chapter 15 of A15 Lismore City DCP 2012.

6 BIN IDENTIFICATION AND SIGNAGE

6.1 SIGNAGE

All bins, collection facilities will be clearly marked with labels, colour coding, symbols, and words. Signs will be highly visible.

Signage should be consistent with those used at garbage storage areas.

7 EDUCATION & EVALUATION

7.1 INFORMATION & AWARENESS

It is good practice for all sub-contractors, staff and guests to be made aware of the aims and benefits of the waste minimisation program to encourage maximum participation.

Several strategies can be used to avoid mistakes when separating waste and recyclables and make sure bins and equipment are used correctly. These include:

- using clear signage with consistent design and colours in waste storage areas and on bins (standard signage).
- The staff and guests would be responsible for the proper separation of waste, waste storage area and collection. The staff are to be also responsible for having the receptacles out for collection at the nominated collection point.

8 REVIEW & MONITORING

8.1 MONITORING OF WASTE MANAGEMENT

Waste monitoring is necessary to assess whether the strategies implemented have been effective in achieving the WMP's aims.

8.1.1 Occupation

Ongoing regular monitoring would be undertaken by the waste supervisor with input from staff and waste contractors. Community feedback would also be assessed via complaints and other consultation.

8.2 REVIEW OF WMP

This WMP will be reviewed and updated, if necessary, using the results of monitoring of the waste volume and type being generated.

The review will also address and reflect:

- changes or requests directed by local or state authorities i.e., Lismore City Council, State Government Departments;
- changes in the environment.
- changes in generally accepted environmental management practices.
- changes in legislation
- new risks to the environment or public health.
- any pollution or contamination events.

9 RECOMMENDATIONS

The waste storage and servicing recommendations, as detailed in this report, are summarised below:

Table 10 Summary of Waste Management Recommendations

Project Stage	Activity	Waste Storage/Servicing
Demolition	Skip bins for: ● General waste ● Co-mingled demolition waste Recycling of building materials where possible	Site fenced & skip bins located for collection. ● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste. ● 1 x 6m^3 skip bin for hazardous waste (if required)
Construction	Building Servicing/trenching Waste offcuts, packaging, excess materials, Site office	● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste.
Occupation	Proposed Lismore Health Accommodation Precinct	General Waste: ● 7 x 240L MGBs serviced weekly. Recyclable Waste: ● 2 x 240L MGBs serviced weekly.

(1) Indicative receptacle size and servicing only final volumes would depend on business, event frequency and other factors including adherence to signage and waste recycling practices. Other waste receptable configuration and servicing may be applicable to meet ongoing waste generation.

DRAFT

10 CONCLUSION

A review of the plans shows there is adequate area available on the site to provide suitable storage facilities for waste generated during the operation of the proposed Lismore Health Accommodation Precinct. Significant emphasis has been placed on eco-friendly waste generation and management strategies including composting and waste minimisation.

Sections 4 & 5 of this report demonstrate that the expected waste storage and collection services are generally compliant with the waste storage volumes estimates within *A15 Lismore City DCP 2012 (LDCP 2012)*, while based on site specific waste information. Close monitoring of the waste levels is required to ensure that the servicing is adequate, with ample opportunities to increase the bin sizes and servicing frequency available via private waste contractors.

The proposed waste management arrangements within this report are considered adequate for the purposes of the proposed development to be located at Lot 17 DP 17964, 4 Weaver Street, Lismore NSW.

11 LIMITATIONS

The information within this document is and shall remain the property of HMC Environmental Consulting Pty Ltd.

This document was prepared for the sole use of client and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of HMC Environmental Pty Ltd and client.

Your report is based on the assumption that the site conditions as revealed through a site inspection and review of plans are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary.

Because a report is based on conditions which existed at the time of the inspection, decisions should not be based on a report whose adequacy may have been affected by time, natural processes and the activities of man.

12 SIGNATURE

This report has been prepared by Mark Tunks, Principal of HMC Environmental Consulting Pty. Ltd. Note that HMC Environmental Consulting holds current Professional Indemnity Insurance to 4th August 2026.



Mark Tunks
Principal

9 September 2025
Completion Date

DRAFT

13 APPENDICES

See following pages

DRAFT

APPENDIX 1 - LOCATION MAPS



Figure 2 - Surrounding Area (Source: Nearmap, 2025)



Figure 3 – Subject Site (Source: Nearmap 2025)

DRAFT

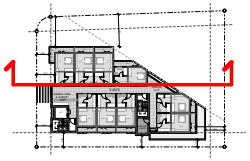
APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT

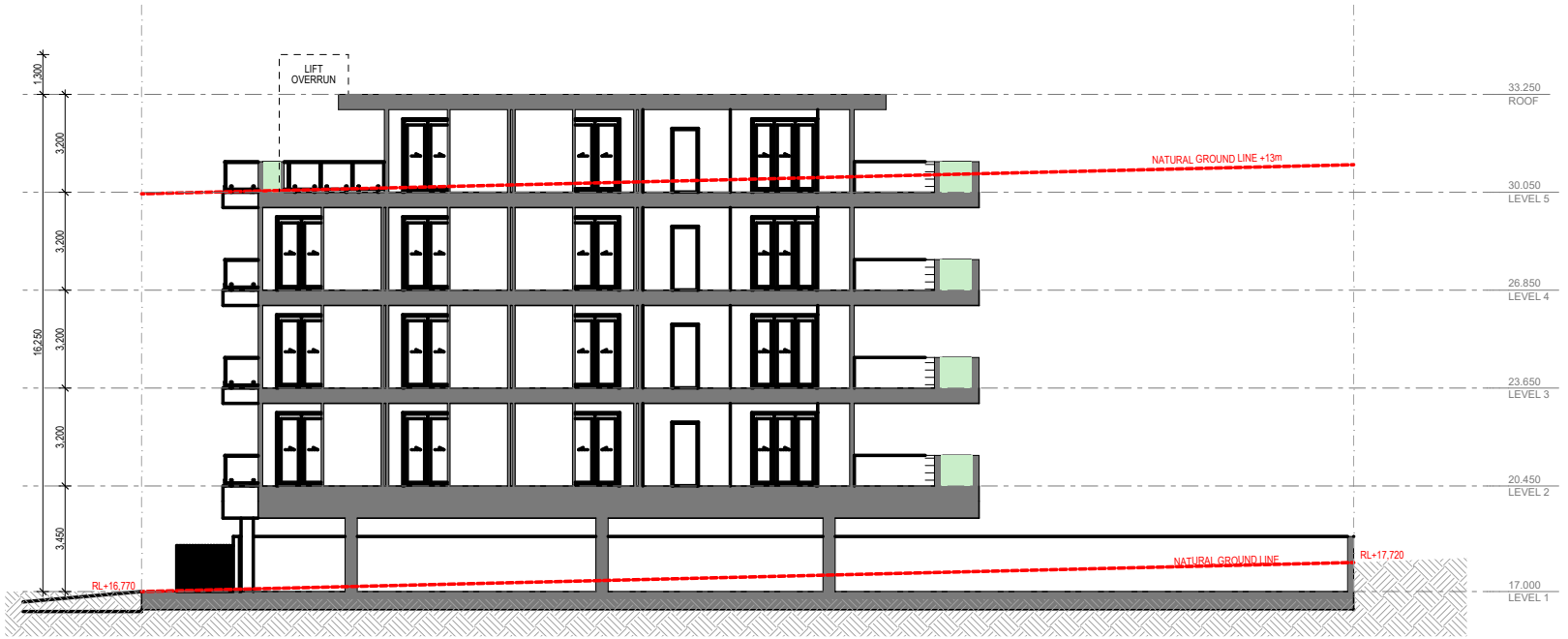


Work in Progress.
Saved on 21/05/2025 at 8:51 AM
By MichaelSchmelzer

LEVEL 1 - GROUNI

25127 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 PE



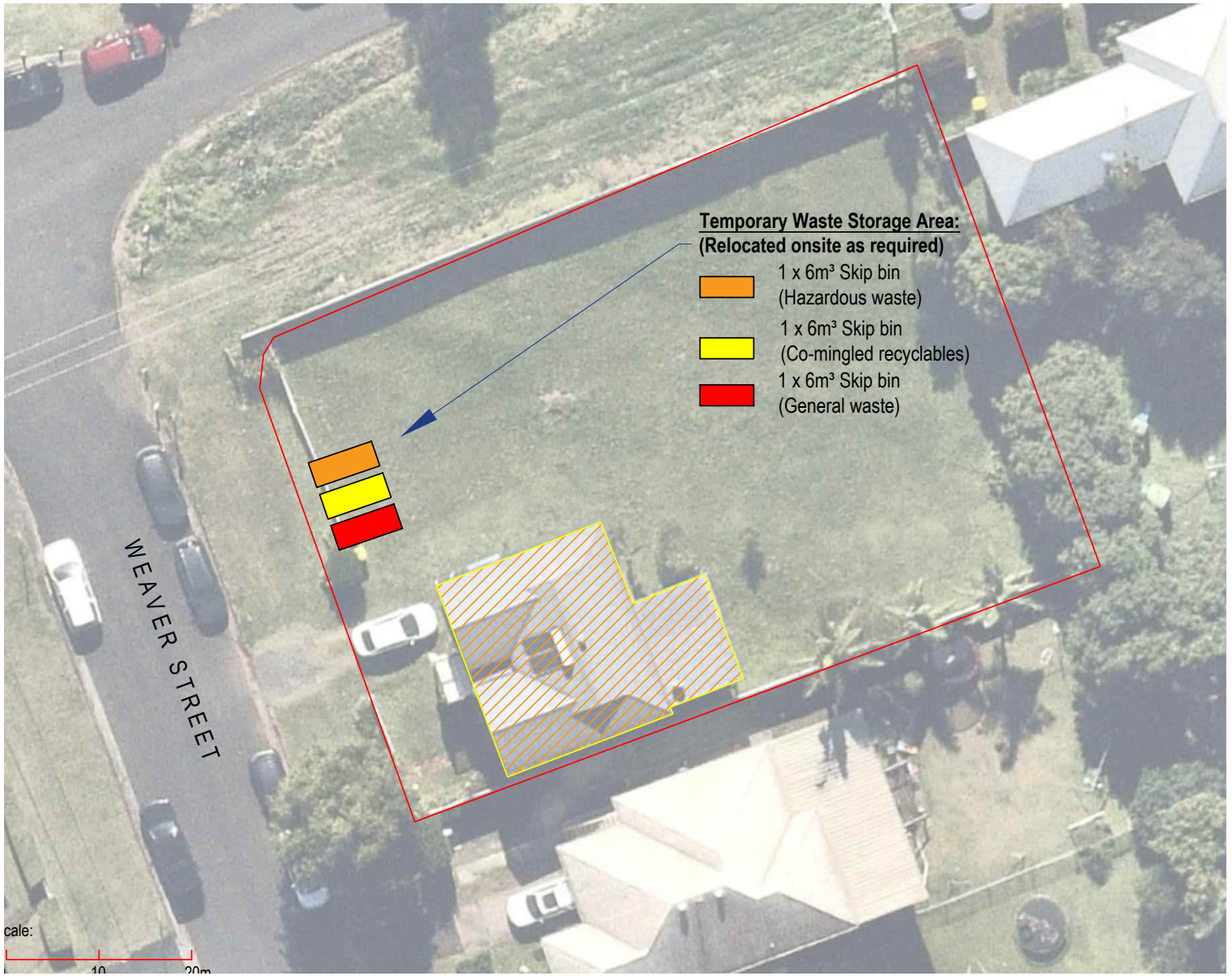


RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:51 AM
By MichaelSchmelzer

1:150@A
SECTIONS
25127 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION



MINIMISATION AI MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING DEMOLITIC

Proposed Demolition Area

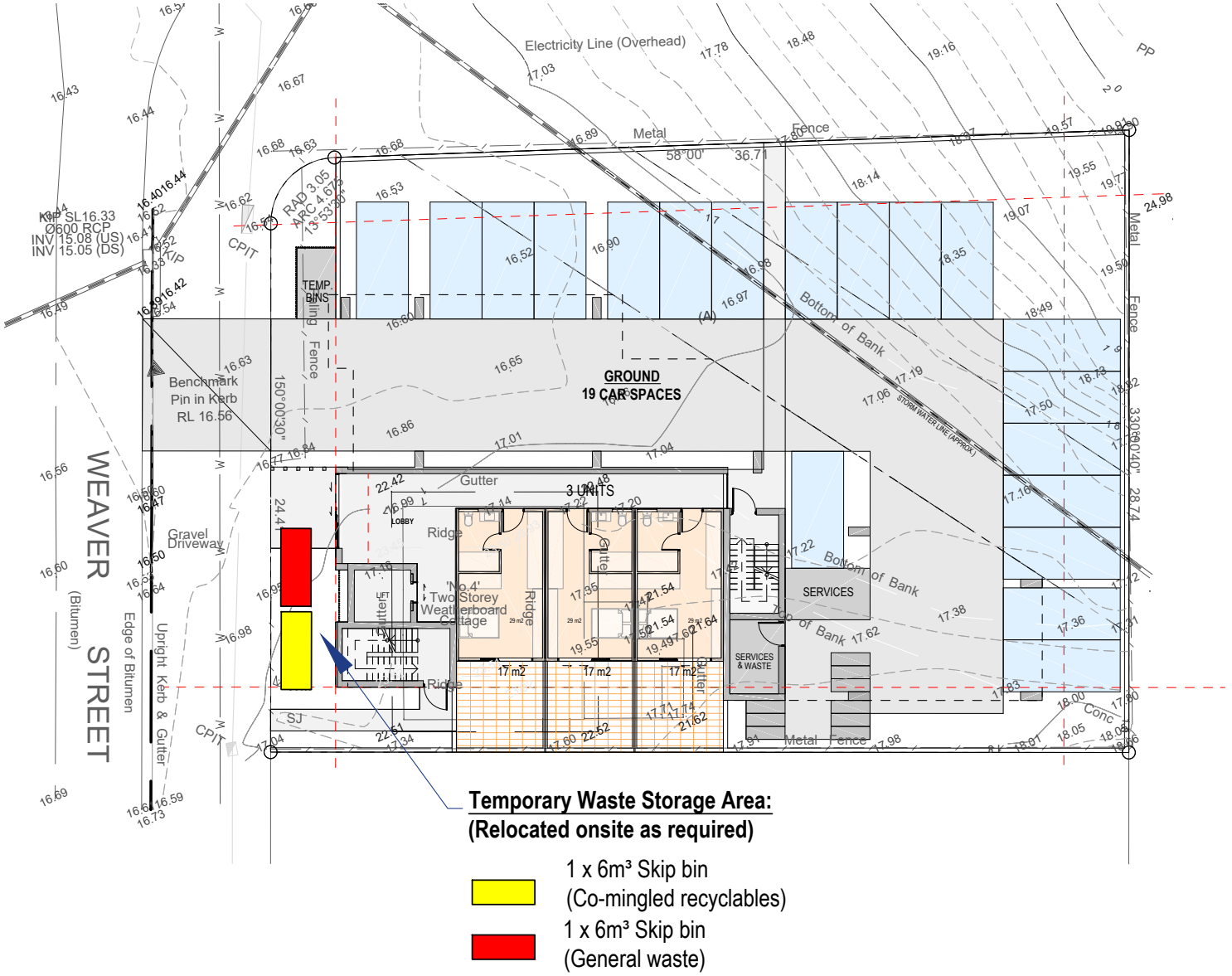
Lot 17 DP 17964
4 Weaver Street
Lismore NSW

HMC2025.1537
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: Nearmap 2025

PROPOSED LAYOUT O WASTE STORAGE ARE IS GENERAL ONLY ANI IS TO BE CONFIRMED (SITE BY SITE MANAGE

HMC ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION



MINIMISATION AI MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING CONSTRUCTION

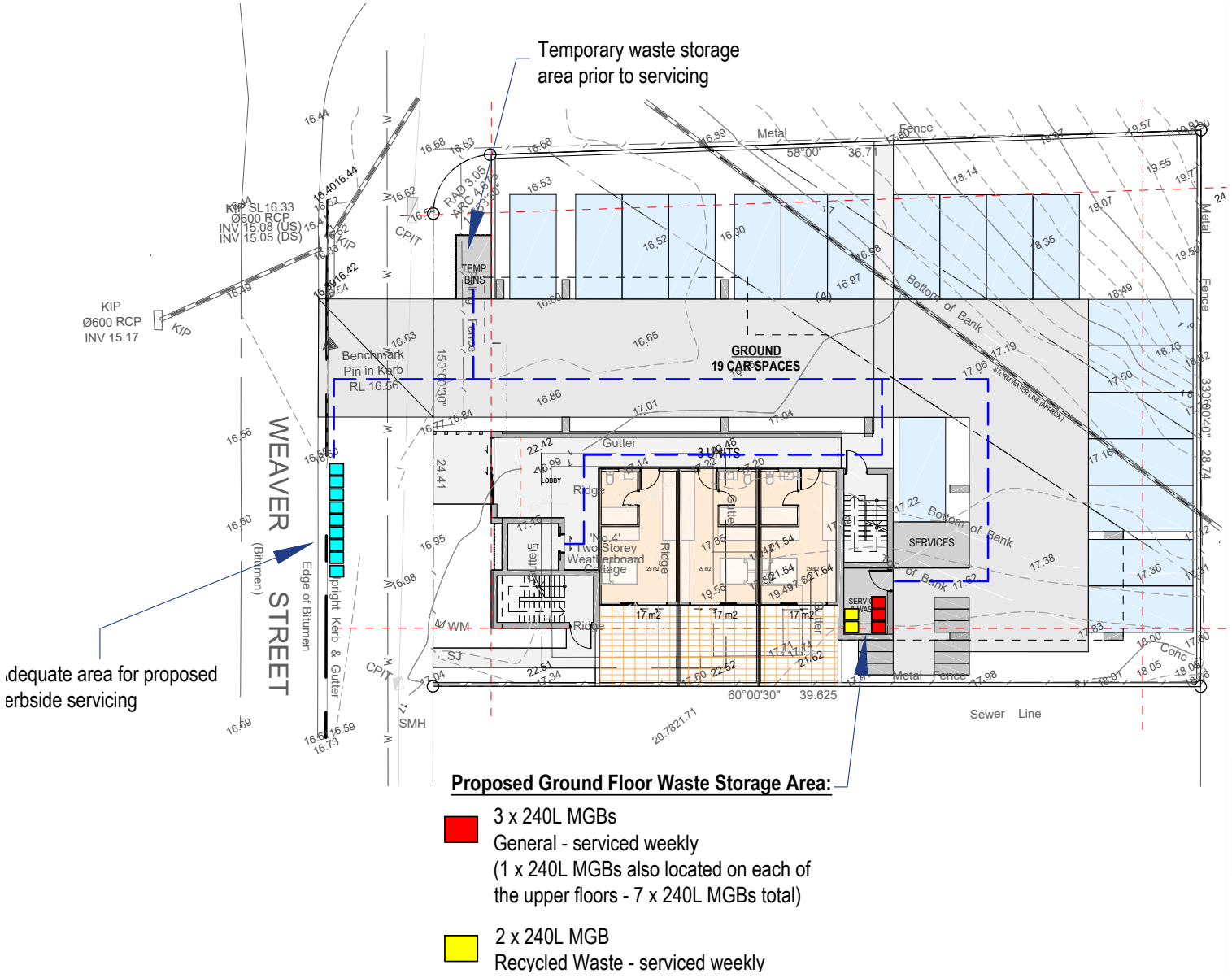
Lot 17 DP 17964
4 Weaver Street
Lismore NSW

HMC2025.1537
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK -
Ground Floor Pla

PROPOSED LAYOUT O WASTE STORAGE ARE IS GENERAL ONLY ANI IS TO BE CONFIRMED (SITE BY SITE MANAGE

HMC ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION



MINIMISATION AN MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING OCCUPATIC

Receptacle Path of Travel to Temporar Collection Point

Construction of the waste storage area would be generally in accordance with the Lismore City DC The waste storage area i to be of weatherproof construction and easy to clean, with provision of cold water supply and wastewater discharged t sewer.

Lot 17 DP 17964
4 Weaver Street
Lismore NSW

HMC2025.1537
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK - Ground Floor Pla

PROPOSED LAYOUT OI WASTE STORAGE ARE IS GENERAL ONLY AND IS TO BE CONFIRMED C SITE BY SITE MANAGE

HMC
ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 6 – TYPICAL BIN SIZES

CONTAINER SPECIFICATIONS

Plastic (polyethelene)

Capacity	120L	240L	660L	1100L
Height	0.92m	1.075m	1.235m	1.485m
Width	0.54m	0.58m	1.36m	1.36m
Length	0.62m	0.715m	0.765m	1.07m
Weight	9.5kg	13.5kg	45kg	65kg

**Availability of the complete suite of bin sizes varies across states. Sizes are approximate measurements and may vary by location.*



BIN SIZES

2m3 Skip Bin

Height: 0.86m
Length: 1.8m
Width: 1.4m

Safe working load: 2 tonne



4m3 Skip Bin

Height: 1m
Length: 3.1m
Width: 1.75m

Safe working load: 4 tonne

7m3 Skip Bin

Height: 1.2m
Length: 4.1m
Width: 1.85m

Safe working load: 7 tonne



10m3 Skip Bin

Height: 1.6m
Length: 4.5m
Width: 1.85m

Safe working load: 10 tonne

16m Hook Lift

Height: 1.2m
Length: 6m
Width: 2m

Safe working load: 13 tonne



*16m bins have an opening at one end of the skip for easy access e.g. wheelbarrows, labourers etc.

APPENDIX 7 - PHOTOGRAPHIC LOG

Photo No. 1	Date 24.07.2025
Description: View southeast overlooking the existing raised weatherboard dwelling to be demolished.	

Photo No. 2	Date 24.07.2025
Description: View southwest overlooking the raised weatherboard dwelling to be demolished.	

Photo No. 3	Date 24.07.2025

Description: View northwest overlooking the vacant lawn area at the rear of the existing dwelling.



Photo No. 4	Date 24.07.2025

Description: View south along the western boundary and Weaver Street Frontage.



APPENDIX 8 – CRANE POINT EXAMPLE


PRESTON HIRE
SUPERDECK

APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

Ner
Qld 4
Ph
(07) 5533 2
(07) 5533 2
En
info@proskips.co
A
89 114 580

Environmental Policy

Proskips is one of the Gold Coasts leading waste management and recycling companies. We specialise in construction and demolition waste. The company is locally owned and operates it's own waste transfer station. As a responsible corporate citizen we have chosen to work closely with the Environmental protection agency to adopt it's best business practice methods of dealing with all our C&D waste.

The EPA classify all waste transfer stations with a capacity of 20,000t or more a year to be an ERA-82 (environmentally relevant activity) and as such are required to be licensed by the EPA. Proskips engaged a national environmental planning agency "Planit Consulting" to lodge both the development application to the Gold Coast City Council and the ERA-82 (waste transfer station) to the EPA

The reason we have chosen to go to the expense and time of operating our own waste transfer station is one of economics, which at the same time is good for the environment. We have taken what we believe are the best methods from both European and Australia companies to develop our methods of dealing with C&D waste.

Our goal is to recycle 95% of all waste that comes into the transfer station, with only 5% going to landfill. The break up of our waste is as follows-:

20%	Concrete and Hardcore
20%	Wood
20%	Soil
10%	Green waste
10%	Metal
10%	Plastic
4%	Cardboard & Paper
3%	Gyprock
3%	Other

Recycling Methods

Concrete: All concrete and hardcore is crushed through an impact crusher and screened to several small aggregates and roadbase and is sold back to the building industry for drainage, walls, under slabs etc.

Wood/Green waste: The wood is transported to Rocky Point power station which is then used to generate power for the sugar mill with the excess power being sold to the national grid.

Soil: The soil is screen through a 10mm trommel and sold to landscape gardeners and builders.

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

N
Qld
P
(07) 5533
(07) 5533
info@proskips.
89 114 58

Metal: The metal is separated into copper, aluminium, heavy gauge steel and pig metal then sold to One Steel to be melted down.
Cardboard: All cardboard is transported to Amcor recycling at Molendinar.
Gyprock: The gyprock is transported to Marlyn Compost at Jacobs Well where it is grinded down and added to garden soil and mulches.
Plastic: Landfill
Other: Landfill

This has been a brief outline of our recycling practices, as you can see when using the services of Pro Skips you can be confident of an environmentally conscious business.

These methods of collecting and recycling C&D waste will be adopted for all Constructions jobs on the Gold Coast. I have read through all the criteria for the Green Star rating system, where they are looking for 80% recycling by weight. We can easily achieve this for you as we currently recycle 80-90% by volume – in real terms this would amount to 95% recycling by weight as the only waste we send to landfill is very light after we have taken sand, soil, metal & concrete out of the equation.

To comply with the green star rating system we can give you a monthly environmental report to show the breakdown of waste generated from each job and percentage of waste recycled.

I trust this meets with your approval and assuring you of our best attention at all times

Yours sincerely

John Sheerin
Director

APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST

NSW GOVERNMENT WorkCover

Work Health and Safety Act 2011 (WHS Act) –
Work Health and Safety Regulation 2011 (WHS Regulation)

Asbestos and demolition checklist

Completed by		**Date**		**Time**	
Company name		**Nominated supervisor**			
Site address		**Contact number**			

On completion of the asbestos removal work, a clearance inspection will be performed by:

Name		**Contact number**	

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Will fencing stop unauthorised entry?	298				
Does site signage show an after hours contact number?	308 and 469				
Are adequate facilities available for workers (toilets, meal area, drinking water, means to wash hands)?	41				
Is there an adequate first aid kit available?	42				
Is someone trained in first aid?	42				
Is there a readily available competent supervisor on-site?	459 and 529				
Does the contractor hold the correct licence for the work being undertaken?	485 and 487				
Has the work been notified to WorkCover NSW?	142 and 466				
Are work surfaces and access ways clear of debris and trip hazards?	40				
Is there an asbestos removal control plan prepared (if needed)?	464				
Are there arrangements (eg health and safety representative, health and safety committee or other agreed arrangements) to consult with workers on safety matters?	Sections 47 – 49 of the WHS Act				

WORK SAFE HOME SAFE

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Have safe work method statements been prepared?	299				
Has asbestos been identified and noted in the workplace asbestos register?	450 – 453 and 463				
Do all persons working with asbestos have correct training/qualifications?	460				
Do all workers have construction induction cards?	316				
Is plant inspected on a regular basis?	213				
Do plant operators have high risk work licences (if required)?	81				
Is correct personal protective equipment provided and used?	44				
Have all services been disconnected?	163				
Is dust generated by demolition activity controlled?	35				
Are workers prevented from falling through penetrations?	78				
Are exclusion zones or overhead protection in place to stop building debris from falling on workers below?	54				
Is a compliant scaffold provided?	225				
Has the handover certificate been provided for the scaffold?	225				
Are there arrangements for an inspection to be carried out, after asbestos is removed, by an independent licensed assessor or competent person?	473				
Has notification of asbestos removal been given to the neighbours?	467				
Has health monitoring for workers been undertaken by a licensed medical practitioner? NB: A transitional period has been implemented for this requirement. Must be completed within 12 months from 1 January 2012.	435				

Notes:

Catalogue No. **WC03832** WorkCover Publications Hotline **1300 799 003**
WorkCover NSW, 92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252 | WorkCover Assistance Service **13 10 50**
Website **workcover.nsw.gov.au**

ISBN 978 1 74341 158 2 ©Copyright WorkCover NSW 1012

ENVIRONMENTAL CONSULTING Pty Ltd

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

October 2025

Prepared for: 4WS (No1) The Weaver St Unit Trust

Lots 18 & 19 DP 17964
6-8 Weaver Street
Lismore NSW

HMC2025.1536.02

RE: Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

HMC Environmental Consulting Pty Ltd is pleased to present our Site Waste Minimisation and Management Plan at the abovementioned site. We trust this report meets with your requirements. If you require further information, please contact HMC Environmental Consulting directly on the numbers provided.

HMC Environmental Consulting		PH:	0755 368 863
Suite 29, Level 2, 75-77 Wharf Street		Email:	admin@hmcenvironment.com.au
PO Box 311		Web:	www.hmcenvironment.com.au
Tweed Heads NSW 2485		ABN:	60 108 085 614
Title:	Site Waste Minimisation and Management Plan		
Job No:	2025.1536.02		
Client:	4WS (No1) The Weaver St Unit Trust		

Document Record:				
Version	Date	Prepared by	Checked by	Issued by
Draft Issue A	09.09.2025	MF		MJ
Final Issue A	21.10.2025	MF		MJ

Distribution List	Date	Version	Comments
4WS (No 1) Pty Ltd	09.09.2025	Draft Issue A	For Review
4WS (No 1) Pty Ltd	21.10.2025	Final Issue A	Final

This report should be cited as '*HMC Environmental Consulting (2025), Site Waste Minimisation and Management Plan, Lots 18 & 19 DP 17964: 6-8 Weaver Street, Lismore NSW, NSW. Report No. HMC2025.1536.02.*'

COPYRIGHT
© HMC Environmental Consulting Pty Ltd, 2025
All intellectual property and copyright reserved.
Apart from any fair dealing for the purpose of private study, research, criticism, or review, as permitted under the Copyright Act, 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission.
Enquiries should be addressed to HMC Environmental Consulting Pty Ltd.

TABLE OF CONTENTS

1 INTRODUCTION 5
1.1 Site Information 5
1.2 Aim 5
1.3 Objectives 6
2 STATUTES AND POLICY 6
2.1 Relevant Legislation & Guidelines 6
3 HAZARDOUS MATERIALS 8
4 WASTE GENERATION 9
4.1 Demolition Stage 9
4.2 Construction Stage 10
4.3 Occupation Stage 11
5 WASTE STORAGE REQUIREMENTS 12
5.1 Demolition Stage 12
5.2 Construction Stage 12
5.3 Occupation Stage 13
6 BIN IDENTIFICATION AND SIGNAGE 13
6.1 Signage 13
7 EDUCATION & EVALUATION 13
7.1 Information & Awareness 13
8 REVIEW & MONITORING 14
8.1 Monitoring of Waste Management 14
8.1.1 Occupation 14
8.2 Review of WMP 14
9 RECOMMENDATIONS 14
10 CONCLUSION 15
11 LIMITATIONS 15
12 SIGNATURE 15
13 APPENDICES 16
APPENDIX 1 - LOCATION MAPS 17
APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT 20
APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION 21
APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION 22
APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION 23
APPENDIX 6 – TYPICAL BIN SIZES 24
APPENDIX 7 - PHOTOGRAPHIC LOG 27
APPENDIX 8 – CRANE POINT EXAMPLE 31
APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY 33
APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST 34

LIST OF TABLES

Table 1 Project Summary 5
Table 2 Environmental Legislation and Policy Specific to Waste Management 6
Table 3 Management of Hazardous Materials 8
Table 4 Demolition Stage – Waste Generation/Recycling Potential 10
Table 5 Estimated Waste Generation – Construction 11
Table 6 Estimated Waste Generation – Occupation 11
Table 7 Recommended Waste Storage Receptacles –Demolition Stage 12
Table 8 Recommended Waste Storage Bins - Construction 12
Table 9 Recommended Waste Storage Bins - Occupation 13
Table 10 Summary of Waste Management Recommendations 14

KEY CONTACTS

Company/Name	Contact Details	Phone Number/contacts	Available:
HMC Environmental Consulting	Mark Tunks	0408 279212	Business Hours
Lismore City Council	Council Offices	(02) 6625 0500 council@lismore.nsw.gov.au	Mon - Fri 8.30am to 4.30pm
Lismore Recycling and Recovery Centre	313 Wyrallah Road East Lismore NSW 2480	(02) 6625 0500	Monday to Friday: 7.30am to 3.30pm Weekends: 9.00 am to 4.00pm
Richmond Waste	Tony Martin	(02) 6621 7431	Mon - Fri 7am - 4pm
Project Manager	TBA	TBA	TBA
Maintenance Manager	TBA	TBA	TBA

ENVIRONMENTAL EMERGENCY RESPONSE CONTACTS

Organisation	Incident	Contact
Ambulance	Injury/Illness	000 land line 112 mobile
Fire Brigade – Emergencies	Fire Chemical/hazardous waste spill	000
NSW Environment Protection Authority	Pollution	1300 130 372
Lismore City Council	Pollution (Environmental Health)	(02) 6625 0500 council@lismore.nsw.gov.au

ABBREVIATIONS

LCC	Lismore City Council
ACM	Asbestos containing material
EPA	Environmental Protection Authority
HMC	HMC Environmental Consulting Pty Ltd
LRV	Large Rigid Vehicle. Also known has a Heavy Rigid Vehicle (HRV). Typical length of 12.5m and a height of 4.5m
MGB	Mobile Garbage Bin
MRV	Medium Rigid Vehicle. Typical length of 8.8m and a height of 4.5m
OWMP	Operational Waste Management Plan
Proponent	4WS (No1) The Weaver St Unit Trust
Site	Lots 18 & 19 DP 17964: 6-8 Weaver Street, Lismore NSW, NSW
SMF	*Synthetic Mineral Fibres*
SWMMP	Site Waste Minimisation and Management Plan
Guidelines	
LDCP 2012	A15 Lismore City DCP 2012
NSW EPA (2012)	*Better Practice Guidelines for Waste Management in Commercial and Industrial Facilities*
WARR	*NSW Waste Avoidance and Resource Recovery Strategy 2021*

1 INTRODUCTION

HMC Environmental Consulting (HMC) has been engaged by 4WS (No1) The Weaver St Unit Trust on behalf of the proponent, 4WS (No1) The Weaver St Unit Trust, to provide a Site Waste Minimisation and Management Plan (SWMMP) for a proposed Lismore Health Accommodation Precinct for the site located at Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

The proposed development would involve the amalgamation of the two existing lots for the construction of a five-storey medical accommodation building, ancillary to the surrounding medical practices and Lismore Base Hospital. The structure would include ground floor carparking and a single unit, and four stories of accommodation units (total 48 units total including 1 managers residence), along with communal living and laundry spaces. Each unit is single bedroom, single bathroom spaces. There are two existing dwellings on the subject site which would be demolished to facilitate the new development.

The SWMMP is to be used to assist in the management of waste storage and collection for the purpose of maximising reuse/recycling, improving the services and safety of the contractors, improving the amenity of the area, and to reduce costs of waste management.

1.1 SITE INFORMATION

Table 1 Project Summary

Site Address	6-8 Weaver Street, Lismore NSW
Property description	Lots 18 & 19 DP 17964
Report commissioned by	4WS (No1) The Weaver St Unit Trust
Existing buildings/structures on site	Two existing Dwellings
Zoning	R3 - Medium Density Residential
Local Government Authority	Lismore City
Proposed development	Proposed Lismore Health Accommodation Precinct Waste would be generated during the Demolition, Construction and Occupation stages of the development. The location of the site, its topographic features and relationship with adjoining development is shown on the map and aerial photograph in Appendix 1.
This development achieves the waste objectives set out in A15 Lismore City DCP 2012. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as LCC, NSW EPA or Safework NSW.	

1.2 AIM

The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition, construction and operation activities associated with the proposed Lismore Health Accommodation Precinct and facilitate effective ongoing waste management practices consistent with the principles of Ecologically Sustainable Development (ESD).

1.3 OBJECTIVES

This Site Waste Minimisation and Management Plan (SWMMP) has been prepared in alignment with the aims, objectives, and guidelines of the NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2021, as well as relevant environmental legislation and policies specific to waste management. The overarching objectives and targets of these guidelines are as follows:

1. To maximise resource recovery and minimise residual waste
2. To maximise reuse and recycling of materials
3. To minimise waste generation
4. To ensure appropriate storage and collection of waste
5. To minimise the environmental impacts associated with waste management
6. To avoid illegal dumping
7. To promote improved project management.

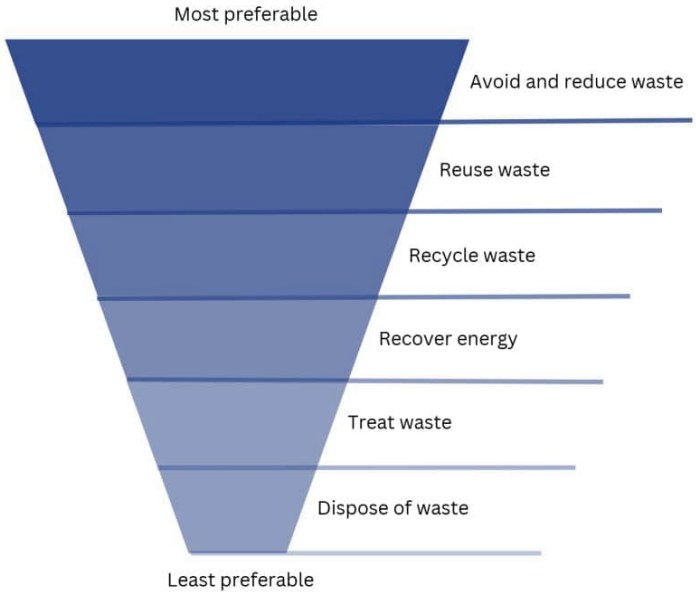


Figure 1 – The waste hierarchy: NSW Waste Avoidance and Resource Recovery Act 2001

2 STATUTES AND POLICY

2.1 RELEVANT LEGISLATION & GUIDELINES

Table 2 Environmental Legislation and Policy Specific to Waste Management

Legislation	Details	Approvals/Permits Required
Waste Avoidance and Resource Recovery Act 2001	Repeals the Waste Minimisation and Management Act and replaces a target of 60% reduction in waste to landfill with a process for the preparation of waste strategies which identify more specific targets and objectives for waste reduction.	Compliance must be achieved in relation to waste management during construction. Permits may be required for offsite disposal of

		hazardous or contaminated material.
Contaminated Land Management Act 1997	Provides for the investigation and remediation of contaminated land.	Specific approvals are not required; however, construction works must comply.
Environmentally Hazardous Chemicals Act 1985	Provides for the control of the effect on the environment of chemicals and chemical waste. Scheduled chemicals would not be used in the proposed development.	
Protection of the Environment Operations Act 1997	This Act is the primary NSW environment protection legislation that covers air, noise, water, land, and waste management. It provides a framework to regulate and enforce pollution control in NSW. The Act identifies mechanisms for preventing environmental degradation including, pollution prevention, cleaner production, reduction in discharge levels likely to cause harm to the environment, recycling, and progressive environmental improvement. The proposed development would adhere to the requirements of this legislation.	
Protection of the Environment Operations (Waste) Regulation 2014	The Waste Regulation 2014 provides for contributions to be paid by occupiers of scheduled waste facilities for each tonne of waste received at the facility or generated in a particular area; exempts certain occupiers or types of waste from these contributions; and allows deductions to be claimed in relation to certain types of waste. It sets out provisions covering: ● record-keeping requirements, measurement of waste and monitoring for waste facilities ● tracking of certain waste ● reporting ● transportation of waste ● transportation and management of asbestos waste ● recycling of consumer packaging ● classification of waste containing immobilised contaminants ● miscellaneous topics.	
A15 Lismore City DCP 2012	Identifies requirement for Site Waste Minimisation and Management Plan and the information to be provided within the SWMMP regarding waste storage and collection facilities and controls. Appendix C within Chapter 15 describes waste generation rates. Appendix G within Chapter 15 provides requirements for location, design, and construction of waste storage rooms. This SWMMP has been prepared to meet the objectives of this DCP.	
NSW Environment Protection Authority *Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities 2012*	Identifies installation and maintenance practices for services and infrastructure for waste handling and collection systems. The systems are aiming to achieve the best possible waste minimisation and resource recovery outcome. The waste management systems identified include effective, efficient, and safe systems for both their ease of use by residents and their ability to be serviced by collection crews.	
Construction and Demolition Waste Guide – Recycling and Reuse Across the Supply Chain Department of Sustainability, Environment, Water Population and Communities 2011	The aim of this guide is to help develop effective markets for materials diverted or derived from the construction and demolition waste stream.	

3 HAZARDOUS MATERIALS

The proposed demolition would include two raised weatherboard and masonry dwellings, along with ancillary paving and fencing. No hazardous waste investigations have been completed on the development site, however given the age of the structures, asbestos containing material (ACM) may be present in the internal linings which would require removal by a Safework NSW Class B licensed contractor.

Management of hazardous material is to occur prior to general demolition, and is to be in accordance with Safework NSW requirements, as detailed in Table 3. Demolition contractors generally have Safework NSW licensed personnel trained for the identification and removal of hazardous waste in demolition projects.

No opportunities for recycling and reuse are available for hazardous materials. Co-mingling of hazardous material is to be prevented. Separate receptacles to be provided and managed in accordance with Safework NSW and Safe Work Australia requirements.

Table 3 Management of Hazardous Materials

Type of Waste	Disposal at approved landfill facility Measures to include, but not limited to:
Hazardous Material: **Asbestos** containing material (ACM) including fibro sheeting & vinyl tiles.	• Identified or suspected (ACM) is to be removed, prepared & disposed of by licensed asbestos handing contractor approved by Safework NSW. • Asbestos material may be disposed at the: Stotts Creek Resource Recovery Centre at Leddays Creek Road, Stotts Creek, 02 66707400 or Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore 1300 87 83 87 A minimum of 24 hours' notice must be given on, prior to the disposal of asbestos to allow Council's Landfill staff to manage the disposal of the asbestos at the facility.
Hazardous Material: **Lead** including lead flashing.	• Use personal respirators according to AS/NZS 1715 and as per Synthetic Mineral Fibre removal in this table. • Structures covered with lead-based paint should be removed intact, as far as possible. • The safe work methods used in removal or demolition will determine how elaborate the containment system should be. • Avoid power tools and any actions which create dust. However, if power tools need to be used, a higher level of containment must be used as opposed to when manual methods, such as scraping is used. • All waste and debris collection and disposal procedures must be clearly stated in the Safe Work Methods Statement. • Disposable suits and any vacuum bags/wet cloths to be appropriately bagged and disposed of as Hazardous Waste.
Hazardous Material: **Mercury** i.e. fluorescent lights	• Remove fluorescent lights intact prior to mechanical demolition. • Any removed lights to be appropriately bagged and disposed of as general waste in domestic quantities only. • Personal Protective Equipment to be worn to minimise dust inhalation and eye/skin irritation. • More information, including how and where fluorescent lights can be recycled, can be found at http://www.fluorocycle.org.au/ or http://www.environment.gov.au/settlements/ waste/lamp-mercury.html. FluoroCycle is a voluntary program established

	by the Commonwealth Government and the Australian Lighting Council to help reduce the number of fluorescent lights going to landfill. ● SUEZ Environment provide a national fluorescent light collection and recycling service to dispose of used fluorescent tubes, HID and CFL light globes.
Hazardous Material: Synthetic Mineral Fibre (SMF) e.g. fibrewool insulation	● Filter mask, goggles, gloves, and disposable coveralls. ● Dust control measure such as use of plastic screen &/or exhaust fan to be used if significant contamination present. ● Disposable suits and any removed insulation to be appropriately bagged and disposed of as general waste.
Hazardous Material: Refrigerants e.g. CFCs HFCs	● All refrigerants should be recovered and either recycled, reclaimed, or returned to supplier, prior to disposal of unit.

4 WASTE GENERATION

4.1 DEMOLITION STAGE

The existing dwellings at 6 Weaver Street (approximately 200m^2) and 8 Weaver Street (approximately 135m^2) are the primary structures to be demolished. Other elements to be removed include fencing, paving, and underground services.

Services (if any) would be disconnected including power, gas and town water supply, and the connection point to the Council sewer would be cut and sealed to prevent groundwater, debris or other material entering Council sewer system.

Initially the Safework NSW licensed demolition contractor would inspect the structure for the presence of asbestos containing materials and other hazardous wastes. These would be removed prior to further demolition occurring.

Demolition would occur over a short period of time (2-3 weeks) to allow subsequent installation of erosion and sediment control prior to site stripping and earthworks for the proposed development.

Waste generation and management activities during the demolition stage would comprise:

- An initial inspection of the structures subject to demolition by a suitably qualified Occupational Hygienist, Safework NSW licenced contractor, or similar to assess hazardous materials including asbestos containing material, lead flashing and paint, synthetic mineral fibres, and refrigerants.
- Any identified hazardous materials to be removed by a Safework NSW licensed contractor prior to demolition to avoid co-mingling with general waste.
- Removal of 2 x Dwellings and other structures following removal of any hazardous material.

Note: Discussions with resource recovery facilities indicate that a minimum 80% resource recovery is provided and may be up to 95% with significant heavy concrete and bricks. Lismore Recycling and Recovery Centre also accepts co-mingled demolition waste with significant resource recovery and recycling rates achieved.

Separation of masonry, brick, concrete from other recyclables is encouraged, with significant savings on resource recovery costs.

Metal, including copper pipe, is also a profitable waste stream with recyclers providing significant returns. The following waste generation volumes have been estimated based on approximate calculations using floor areas and similar demolition sites.

Table 4 Demolition Stage – Waste Generation/Recycling Potential

Material Description	Estimated Volume/Area [1]	Potential Method of Recycling / Reuse
Asbestos Containing Material (bonded fibro)	To be determined on site by Safework NSW licensed contractor	Nil Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore, 1300 87 83 87
Electrical Lighting	<5m^3	Preliminary discussions have confirmed that various resource recovery and recycling facilities are available from contractors operating in the Lismore City Council area including: ● Lismore Recycling and Recovery Centre ● JR Richards & Sons ● Proskips ● Red Neds ● Cliffords Metal Recycling ● Veolia Other demolition contractors would also have preferred resource recovery and recycling options.
Electrical Cable		
Distribution Boards		
Switchboards		
Pipework PVC HPDE Pipe	<100 lineal m	
Tap ware	<2m^3	
Gutters	Approx. 110 lineal m	
Roof metal sheeting	<350m^2	
Timber Trusses & Roof Timber	<50m^3	
Masonry/Brick Walls	<400m^3	
Weatherboard Walls	<150m^3	
Concrete Slab	<250m^2	
Plasterboard/ Other	<40m^3	
Windows/ Doors	Doors <20 Windows <20	
Copper	<100 lineal m	
Fittings/fixtures/PC items	TBC	
Carpet/flooring	<350m^2	

[1] Note: Volumes/areas are indicative only and are subject to change.

4.2 CONSTRUCTION STAGE

Waste generating activities during the construction stage would generally comprise:

- Site stripping & removal of vegetative material
- Erosion and sediment control
- Earthworks including footings and services
- Construction of the multi-storey accommodation building, including building shells, fitouts, carparking and landscaping.

The following typical waste generation figures have been provided based on similar construction sites. As discussed in the previous section, resource recovery centres in the Lismore City Council area indicate that 80-90% by volume (95% by weight) of construction waste is able to be recycled (see Table 5).

Table 5 Estimated Waste Generation – Construction

Type of Waste	Reuse *Estimated Volume or Weight*	Recycling *Estimated Volume or Weight*	Disposal *Estimated Volume or Weight*	Method of Reuse/Recycling or Waste Depot
Excavation Material	<100m^3	-	<200m^3	Waste classification of excavated material would be required prior to removal off-site.
Timber Concrete Bricks/pavers Tiles Metal Glass Furniture Fixtures/fittings Floor coverings	Limited on construction sites.	80-90% construction and demolition waste recycled by resource recovery centres	10-20% Including site office general waste and packaging & debris/offcuts that cannot be recycled	• Lismore Recycling and Recovery Centre • JR Richards & Sons • Proskips • Red Neds • Cliffords Metal Recycling • Veolia
Packaging Green waste organics Containers (cans/glass/plastic) Paper/cardboard Residual waste		<100m^3	<40m^3	80-90% recycled/reused: Lismore Recycling and Recovery Centre

4.3 OCCUPATION STAGE

Waste generating activities during operation/occupation of the proposed development would comprise:

- Operation of the proposed Lismore Health Accommodation Precinct

There are no estimated generation rates outline within Part A Chapter 15 LCC DCP 2012 for the proposed use, therefore a combination of both the rates for Boarding/Guest House and Hotel/Motel/Club (Beds) was used to provide a more realistic generation rate for the proposed development.

The generation rate is based on a conservative ultimate capacity including full occupation of all units seven days a week, which in reality may not be the case.

For the purposes of the proposed development, the waste will be sorted into general waste and co-mingled recyclables.

Table 6 Estimated Waste Generation – Occupation

Location	Waste Generation Rates		Waste Generation Volume	
Health Accommodation Units (48 Units)	Part A Chapter 15 LCC DCP 2012			
	General (L/Unit/Week)	Recycling (L/Unit/Week)	General (L/Week)	Recycling (L/Week)
	40	10	1920	480

5 WASTE STORAGE REQUIREMENTS

The following design storage volume recommendations have been based on the waste generation rates as detailed in the previous section and are provided to establish site suitability.

5.1 DEMOLITION STAGE

During demolition, the site would be secured with safety fencing and demolition waste would be initially placed in waste streams in designated skip bins for transport to the resource recovery centre. Skip bins would be provided for:

- Hazardous waste (if identified)
- Co-mingled waste
- General waste

Any identified Hazardous waste to be separated and managed in accordance with Safework NSW requirements (e.g., no co-mingling, wetting, wrapping ACM).

Discussions with demolition contractors indicates that direct loading into transport vehicles does occur for both co-mingled demolition waste and waste is also sorted on site. With the volumes of bricks, roof tiles, and concrete waste on this site, loads of this heavy material may be transported directly to resource recovery facilities for recycling.

Table 7 Recommended Waste Storage Receptacles –Demolition Stage

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point (1)
Recycling & General Waste Service	• 1 x 6m^3 skip bin for general waste (includes site office) • 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	• 1 x 6m^3 skip bin serviced on demand for general waste • 1 x 6m3 skip bin serviced on demand for co-mingled building waste • 1 x 6m^3 skip bin serviced on demand for hazardous waste (if required).

(1) Direct loading into transport vehicles for transport to landfill/resource recovery facility/recyclers would reduce required waste storage receptacles and servicing arrangements.

5.2 CONSTRUCTION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 4.

The construction would be staged. As the construction proceeds above ground, a tower crane, mobile crane, waste points (Preston Hire Super Deck or similar) or other suitable method would be provided. Smaller 4-6m^3 or similar skip bins would be used as appropriate with the ongoing waste point configuration.

Table 8 Recommended Waste Storage Bins - Construction

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point
Recycling & General Waste Service	• 1x 6m^3 skip bin for general waste (includes site office) • 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	• 1 x 6m^3 skip bin serviced on demand for general waste • 1 x 6m^3 skip bin serviced on demand for co-mingled building waste

5.3 OCCUPATION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 5.

Waste will be sorted within each unit and transported to the waste room on each floor by guests/residents or staff/manager. Each waste/storage room will contain a general waste MGB and a dedicated receptacle for recyclable waste which will be transported to the waste room on the ground floor into the recycling MGBs. Additional MGBs will also be located on the ground floor to swap out for any full bins on the upper levels. The general waste MGBs will be easily manoeuvrable and transported between the levels via the proposed lift access. A temporary bins storage area has been allocated adjacent to the driveway access for the storage of the bins prior to servicing.

Green waste generated from general property maintenance would be collected and transported to an appropriate waste disposal facility by contracted gardens or the property manager.

It is recommended that the waste management system be monitored in the initial stages to ensure that sufficient bins and servicing have been provided to handle the waste generated. The estimated waste storage is based on ultimate capacity. Depending on occupancy, ultimate capacity may not be achieved for a period of time. Should waste generation in any waste stream exceed estimates, additional receptacles or increased servicing above proposed weekly frequency is able to be provided.

Table 9 Recommended Waste Storage Bins - Occupation

Waste Type	Estimated waste generation (L/Week)	Proposed Receptacle Size at Collection Point
General Waste	1920	8 x 240L MGB serviced weekly
Co-Mingled Recycled Waste	480	2 x 240L MGB serviced weekly

Bins would be wheeled to the adjacent roadside kerb along Weaver Street for collection. Existing waste servicing is conducted along this roadway.

Construction of the waste storage areas would be in accordance with Appendix G within Chapter 15 of A15 Lismore City DCP 2012.

6 BIN IDENTIFICATION AND SIGNAGE

6.1 SIGNAGE

All bins, collection facilities will be clearly marked with labels, colour coding, symbols, and words. Signs will be highly visible.

Signage should be consistent with those used at garbage storage areas.

7 EDUCATION & EVALUATION

7.1 INFORMATION & AWARENESS

It is good practice for all sub-contractors, staff and guests to be made aware of the aims and benefits of the waste minimisation program to encourage maximum participation.

Several strategies can be used to avoid mistakes when separating waste and recyclables and make sure bins and equipment are used correctly. These include:

- using clear signage with consistent design and colours in waste storage areas and on bins (standard signage).
- The staff and guests would be responsible for the proper separation of waste, waste storage area and collection. The staff are to be also responsible for having the receptacles out for collection at the nominated collection point.

8 REVIEW & MONITORING

8.1 MONITORING OF WASTE MANAGEMENT

Waste monitoring is necessary to assess whether the strategies implemented have been effective in achieving the WMP's aims.

8.1.1 Occupation

Ongoing regular monitoring would be undertaken by the waste supervisor with input from staff and waste contractors. Community feedback would also be assessed via complaints and other consultation.

8.2 REVIEW OF WMP

This WMP will be reviewed and updated, if necessary, using the results of monitoring of the waste volume and type being generated.

The review will also address and reflect:

- changes or requests directed by local or state authorities i.e., Lismore City Council, State Government Departments;
- changes in the environment.
- changes in generally accepted environmental management practices.
- changes in legislation
- new risks to the environment or public health.
- any pollution or contamination events.

9 RECOMMENDATIONS

The waste storage and servicing recommendations, as detailed in this report, are summarised below:

Table 10 Summary of Waste Management Recommendations

Project Stage	Activity	Waste Storage/Servicing
Demolition	Skip bins for: ● General waste ● Co-mingled demolition waste Recycling of building materials where possible	Site fenced & skip bins located for collection. ● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste. ● 1 x 6m^3 skip bin for hazardous waste (if required)
Construction	Building Servicing/trenching Waste offcuts, packaging, excess materials, Site office	● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste.
Occupation	Proposed Lismore Health Accommodation Precinct	General Waste: ● 8 x 240L MGBs serviced weekly. Recyclable Waste: ● 2 x 240L MGBs serviced weekly.

(1) Indicative receptacle size and servicing only final volumes would depend on business, event frequency and other factors including adherence to signage and waste recycling practices. Other waste receptable configuration and servicing may be applicable to meet ongoing waste generation.

10 CONCLUSION

A review of the plans shows there is adequate area available on the site to provide suitable storage facilities for waste generated during the operation of the proposed Lismore Health Accommodation Precinct. Significant emphasis has been placed on eco-friendly waste generation and management strategies including composting and waste minimisation.

Sections 4 & 5 of this report demonstrate that the expected waste storage and collection services are generally compliant with the waste storage volumes estimates within *A15 Lismore City DCP 2012 (LDCP 2012)*, while based on site specific waste information. Close monitoring of the waste levels is required to ensure that the servicing is adequate, with ample opportunities to increase the bin sizes and servicing frequency available via private waste contractors.

The proposed waste management arrangements within this report are considered adequate for the purposes of the proposed development to be located at Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

11 LIMITATIONS

The information within this document is and shall remain the property of HMC Environmental Consulting Pty Ltd.

This document was prepared for the sole use of client and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of HMC Environmental Pty Ltd and client.

Your report is based on the assumption that the site conditions as revealed through a site inspection and review of plans are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary.

Because a report is based on conditions which existed at the time of the inspection, decisions should not be based on a report whose adequacy may have been affected by time, natural processes and the activities of man.

12 SIGNATURE

This report has been prepared by Mark Tunks, Principal of HMC Environmental Consulting Pty. Ltd. Note that HMC Environmental Consulting holds current Professional Indemnity Insurance to 4th August 2026.



Mark Tunks
Principal

21 October 2025
Completion Date

13 APPENDICES

See following pages

APPENDIX 1 - LOCATION MAPS

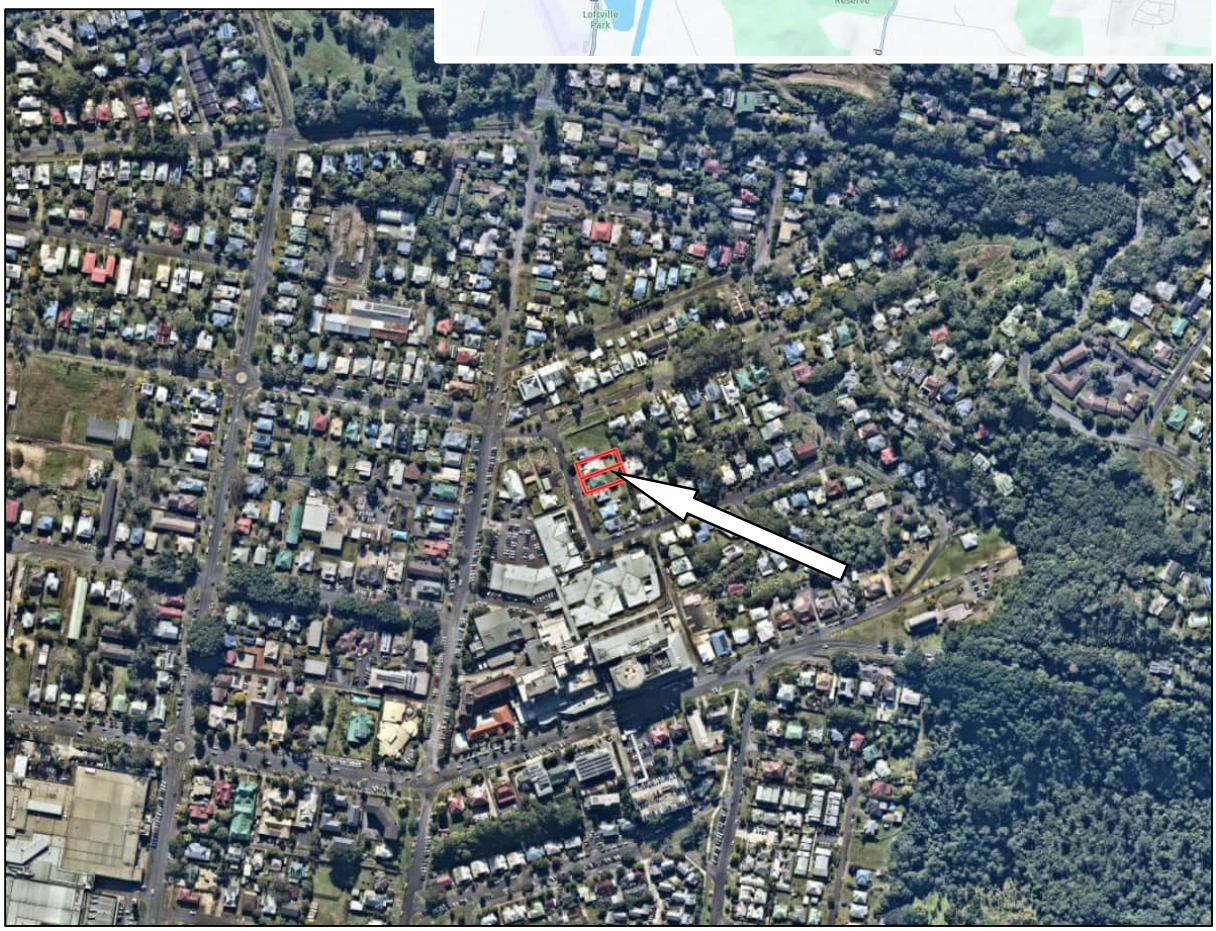
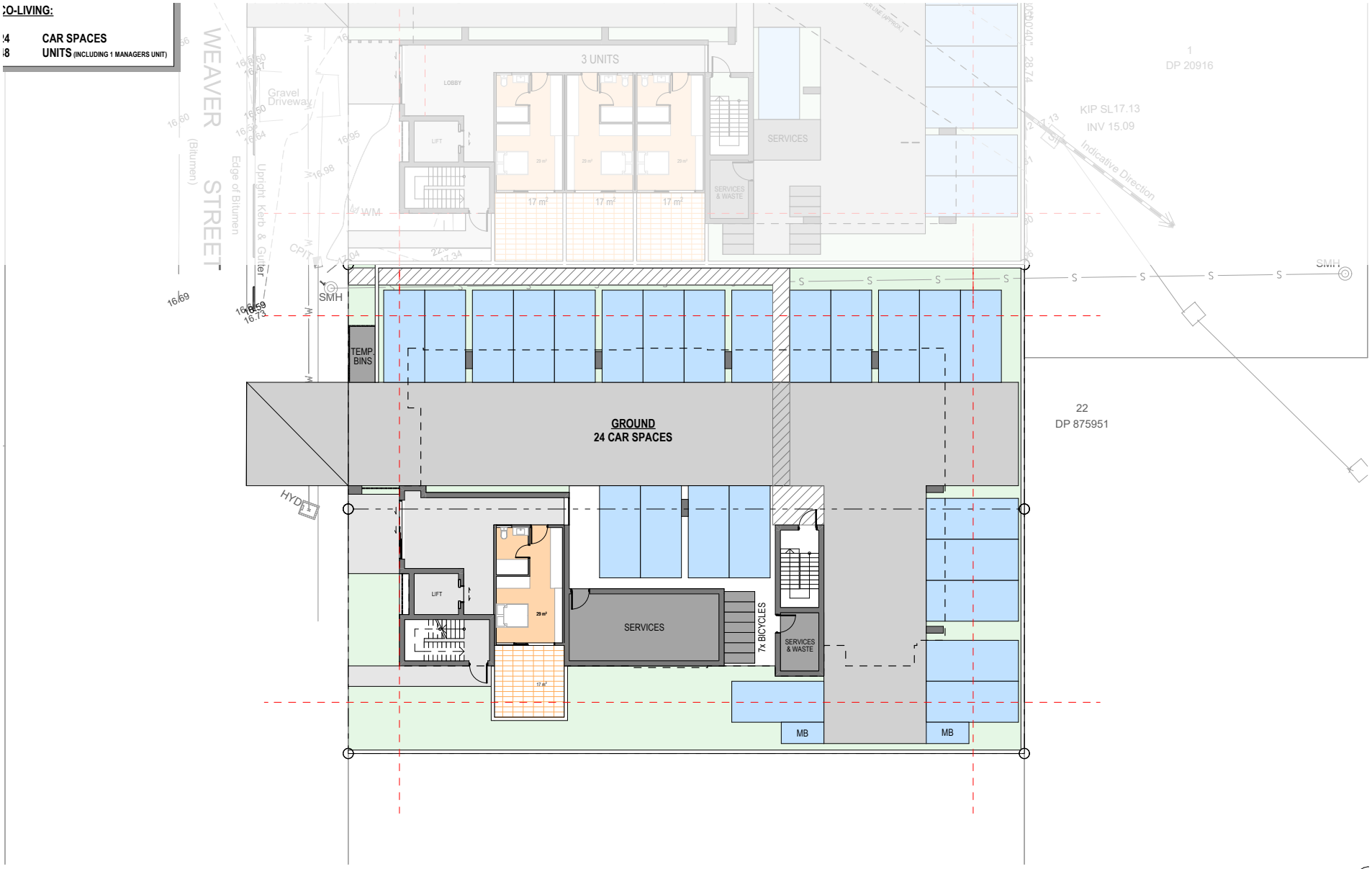


Figure 2 - Surrounding Area (Source: Nearmap, 2025)



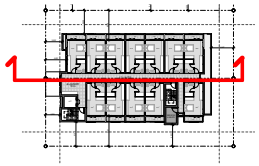
Figure 3 – Subject Site (Source: Nearmap 2025)

APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT



Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVEL 1 - GROUNI
25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 REV E





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:150@A

SECTIONS

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION



MINIMISATION AI
MANAGEMENT
PLAN

TEMPORARY WAST
STORAGE AREA
DURING DEMOLITIC

Proposed
Demolition Area

Lots 18 & 19 DP 179
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: Nearmap 2025

PROPOSED LAYOUT O
WASTE STORAGE ARE
IS GENERAL ONLY ANI
IS TO BE CONFIRMED
SITE BY SITE MANAGE

HMC
ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION



MINIMISATION AI MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING CONSTRUCTION

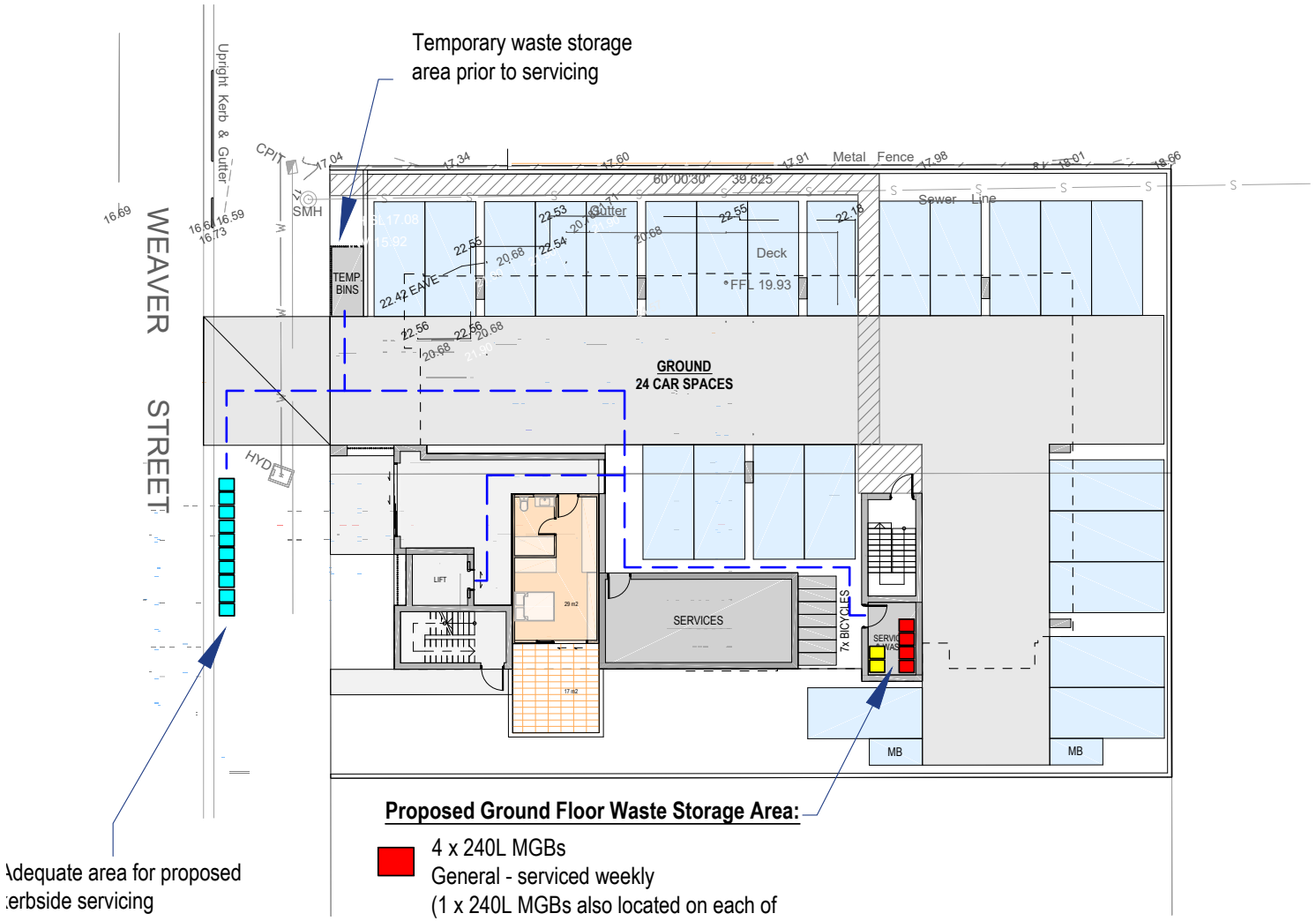
Lots 18 & 19 DP 179(
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK -
Ground Floor Pl

PROPOSED LAYOUT O WASTE STORAGE ARE IS GENERAL ONLY ANI IS TO BE CONFIRMED (SITE BY SITE MANAGE

HMC
ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION



MINIMISATION AN MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING OCCUPATIC

Receptacle Path of Travel to Temporar Collection Point

Construction of the waste storage area would be generally in accordance with the Lismore City DC The waste storage area i to be of weatherproof construction and easy to clean, with provision of cold water supply and wastewater discharged t sewer.

Lots 18 & 19 DP 1796
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK - Ground Floor Pla

PROPOSED LAYOUT OI WASTE STORAGE ARE IS GENERAL ONLY AND IS TO BE CONFIRMED C SITE BY SITE MANAGE

HMC ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 6 – TYPICAL BIN SIZES

CONTAINER SPECIFICATIONS

Plastic (polyethelene)

Capacity	120L	240L	660L	1100L
Height	0.92m	1.075m	1.235m	1.485m
Width	0.54m	0.58m	1.36m	1.36m
Length	0.62m	0.715m	0.765m	1.07m
Weight	9.5kg	13.5kg	45kg	65kg

**Availability of the complete suite of bin sizes varies across states. Sizes are approximate measurements and may vary by location.*



BIN SIZES

2m3 Skip Bin

Height: 0.86m
Length: 1.8m
Width: 1.4m

Safe working load: 2 tonne



4m3 Skip Bin

Height: 1m
Length: 3.1m
Width: 1.75m

Safe working load: 4 tonne

7m3 Skip Bin

Height: 1.2m
Length: 4.1m
Width: 1.85m

Safe working load: 7 tonne



10m3 Skip Bin

Height: 1.6m
Length: 4.5m
Width: 1.85m

Safe working load: 10 tonne

16m Hook Lift

Height: 1.2m
Length: 6m
Width: 2m

Safe working load: 13 tonne



*16m bins have an opening at one end of the skip for easy access e.g. wheelbarrows, labourers etc.

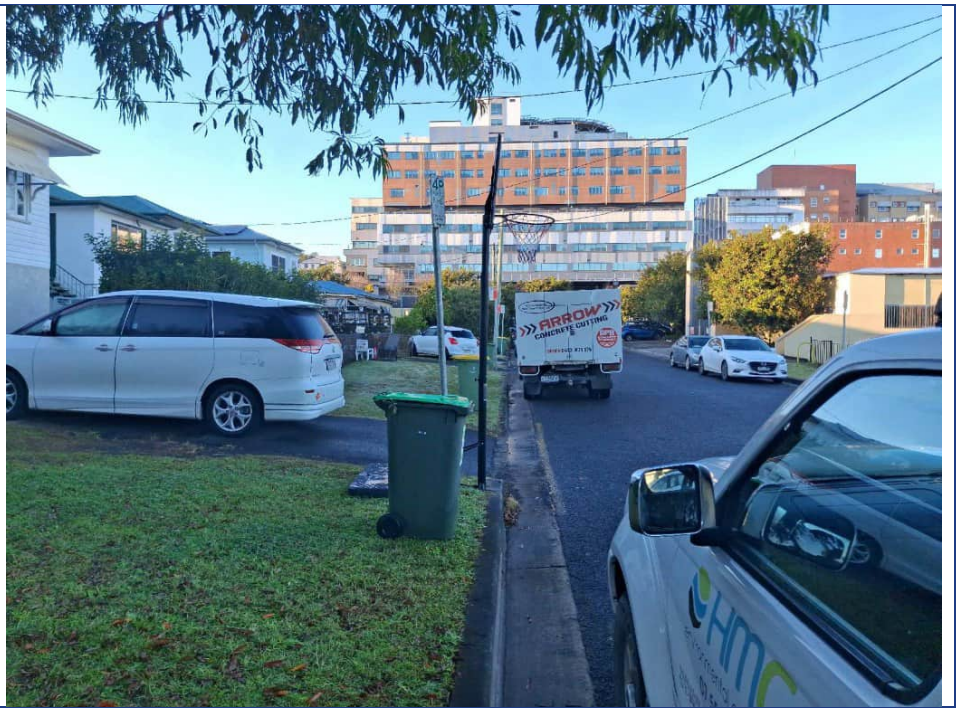
APPENDIX 7 - PHOTOGRAPHIC LOG

Photo No. 1	Date 24.07.2025
Description: View east overlooking the existing raised dwelling at 6 Weaver Street to be demolished.	

Photo No. 2	Date 24.07.2025
Description: View west overlooking the existing raised dwelling at 6 Weaver Street to be demolished.	

Photo No. 3	Date 24.07.2025
Description: View northeast overlooking the existing raised dwelling at 8 Weaver Street to be demolished.	

Photo No. 4	Date 24.07.2025
Description: View southwest overlooking the existing raised dwelling at 8Weaver Street to be demolished.	

Photo No. 5	Date 24.07.2025
Description: View south along the western boundary and Weaver Street Frontage.	

APPENDIX 8 – CRANE POINT EXAMPLE


PRESTON HIRE
SUPERDECK

APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

Ner
Qld 4
Ph
(07) 5533 2
(07) 5533 2
En
info@proskips.co
A
89 114 580

Environmental Policy

Proskips is one of the Gold Coasts leading waste management and recycling companies. We specialise in construction and demolition waste. The company is locally owned and operates it's own waste transfer station. As a responsible corporate citizen we have chosen to work closely with the Environmental protection agency to adopt it's best business practice methods of dealing with all our C&D waste.

The EPA classify all waste transfer stations with a capacity of 20,000t or more a year to be an ERA-82 (environmentally relevant activity) and as such are required to be licensed by the EPA. Proskips engaged a national environmental planning agency "Planit Consulting" to lodge both the development application to the Gold Coast City Council and the ERA-82 (waste transfer station) to the EPA

The reason we have chosen to go to the expense and time of operating our own waste transfer station is one of economics, which at the same time is good for the environment. We have taken what we believe are the best methods from both European and Australia companies to develop our methods of dealing with C&D waste.

Our goal is to recycle 95% of all waste that comes into the transfer station, with only 5% going to landfill. The break up of our waste is as follows-:

20%	Concrete and Hardcore
20%	Wood
20%	Soil
10%	Green waste
10%	Metal
10%	Plastic
4%	Cardboard & Paper
3%	Gyprock
3%	Other

Recycling Methods

Concrete: All concrete and hardcore is crushed through an impact crusher and screened to several small aggregates and roadbase and is sold back to the building industry for drainage, walls, under slabs etc.

Wood/Green waste: The wood is transported to Rocky Point power station which is then used to generate power for the sugar mill with the excess power being sold to the national grid.

Soil: The soil is screen through a 10mm trommel and sold to landscape gardeners and builders.

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

N
Qld
P
(07) 5533
(07) 5533
info@proskips.
89 114 58

Metal: The metal is separated into copper, aluminium, heavy gauge steel and pig metal then sold to One Steel to be melted down.
Cardboard: All cardboard is transported to Amcor recycling at Molendinar.
Gyprock: The gyprock is transported to Marlyn Compost at Jacobs Well where it is grinded down and added to garden soil and mulches.
Plastic: Landfill
Other: Landfill

This has been a brief outline of our recycling practices, as you can see when using the services of Pro Skips you can be confident of an environmentally conscious business.

These methods of collecting and recycling C&D waste will be adopted for all Constructions jobs on the Gold Coast. I have read through all the criteria for the Green Star rating system, where they are looking for 80% recycling by weight. We can easily achieve this for you as we currently recycle 80-90% by volume – in real terms this would amount to 95% recycling by weight as the only waste we send to landfill is very light after we have taken sand, soil, metal & concrete out of the equation.

To comply with the green star rating system we can give you a monthly environmental report to show the breakdown of waste generated from each job and percentage of waste recycled.

I trust this meets with your approval and assuring you of our best attention at all times

Yours sincerely

John Sheerin
Director

APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST

NSW GOVERNMENT WorkCover

Work Health and Safety Act 2011 (WHS Act) –
Work Health and Safety Regulation 2011 (WHS Regulation)

Asbestos and demolition checklist

Completed by		**Date**		**Time**	
Company name		**Nominated supervisor**			
Site address		**Contact number**			

On completion of the asbestos removal work, a clearance inspection will be performed by:

Name		**Contact number**	

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Will fencing stop unauthorised entry?	298				
Does site signage show an after hours contact number?	308 and 469				
Are adequate facilities available for workers (toilets, meal area, drinking water, means to wash hands)?	41				
Is there an adequate first aid kit available?	42				
Is someone trained in first aid?	42				
Is there a readily available competent supervisor on-site?	459 and 529				
Does the contractor hold the correct licence for the work being undertaken?	485 and 487				
Has the work been notified to WorkCover NSW?	142 and 466				
Are work surfaces and access ways clear of debris and trip hazards?	40				
Is there an asbestos removal control plan prepared (if needed)?	464				
Are there arrangements (eg health and safety representative, health and safety committee or other agreed arrangements) to consult with workers on safety matters?	Sections 47 – 49 of the WHS Act				

WORK SAFE HOME SAFE

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Have safe work method statements been prepared?	299				
Has asbestos been identified and noted in the workplace asbestos register?	450 – 453 and 463				
Do all persons working with asbestos have correct training/qualifications?	460				
Do all workers have construction induction cards?	316				
Is plant inspected on a regular basis?	213				
Do plant operators have high risk work licences (if required)?	81				
Is correct personal protective equipment provided and used?	44				
Have all services been disconnected?	163				
Is dust generated by demolition activity controlled?	35				
Are workers prevented from falling through penetrations?	78				
Are exclusion zones or overhead protection in place to stop building debris from falling on workers below?	54				
Is a compliant scaffold provided?	225				
Has the handover certificate been provided for the scaffold?	225				
Are there arrangements for an inspection to be carried out, after asbestos is removed, by an independent licensed assessor or competent person?	473				
Has notification of asbestos removal been given to the neighbours?	467				
Has health monitoring for workers been undertaken by a licensed medical practitioner? NB: A transitional period has been implemented for this requirement. Must be completed within 12 months from 1 January 2012.	435				

Notes:

Catalogue No. **WC03832** WorkCover Publications Hotline **1300 799 003**
WorkCover NSW, 92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252 | WorkCover Assistance Service **13 10 50**
Website **workcover.nsw.gov.au**

ISBN 978 1 74341 158 2 ©Copyright WorkCover NSW 1012

Clause 4.6 Variation

Request to vary Clause 69(2)(b) in State Environmental Planning Policy (Housing) 2021

PROPERTY: 4 & 6-8 Weaver Street, Lismore
OUR REF: 250087
DATE: January 2025



Newton Denny Chapelle Surveyors Planners Engineers

USAGE NOTE

The plans to this document were prepared for the exclusive use of 4WS (No1) Pty Ltd to accompany a Development Application to Lismore City Council for approval for the development of land described herein and is not to be used for any other purpose or by any other person or corporation. Newton Denny Chapelle (NDC) accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

The maps, development plans and exhibits shown in this report are suitable only for the purposes of this report. No reliance should be placed on this information for any purpose other than for the purposes of this report. All dimensions, number, size and shape of lots/buildings as shown on plans in this document are subject to detailed engineering design plans and final survey and may vary subject to conditions of consent issued by the Consent Authority.

The information contained in this report is based on independent research undertaken by NDC. To the best of our knowledge, it does not contain any false, misleading or incomplete information. No extract of text from this document may be reproduced, stored or transmitted in any form without the prior consent of NDC. NDC declares that it does not have, nor expects to have, a beneficial interest in the subject project. Nor does it have any reportable political donations within the meaning of Section 10.4(3) of the Environmental Planning and Assessment Act 1979 to declare.

The information contained within this document is for the use of the intended recipient only and may contain confidential and/or legally privileged material. Any reproduction, publication, retransmission, disclosure, dis- semination or other use of the information contained in this document by persons or entities other than the intended recipient is prohibited. This document may not be used, sold, transferred, copied or reproduced in whole or in part in any way without the prior written consent of Newton Denny Chapelle.

PO Box 1138, Lismore NSW 2480
Suite 1, 31 Carrington Street, Lismore (Head Office)
Shop 8/480 Casuarina Way, Casuarina (The Commons)
Phone: (02) 6622 1011
Email: office@ndc.com.au
Web: www.ndc.com.au
ABN: 18 094 689 845

Newton Denny Chapelle Surveyors Planners Engineers

TABLE OF CONTENTS

Request to Vary Clause 69(2)(b) in SEPP (Housing) 2021 1
Site and Proposed Development 1
1. Describe the Site 1
1.2 Site Analysis 4
2. Describe the Proposed Development 6
Residential Units 8
Open Space & Landscape Area 10
Vehicular access and carparking 11
Infrastructure Services 11
Earthworks 12
Waste Management 12
Demolition 13
Land Use Budget 13
Architectural Design Plans 14
Planning Instrument, Development Standard & Proposed Variation 16
3. What is the Environmental Planning Instrument you are seeking to vary? 16
4. What is the site's zoning? 16
5. Identify the Development Standard to be Varied 16
6. Identify the type of Development Standard to be Varied 16
7. What is the numeric value of the development standard in the environmental planning instrument? 16
8. What is the difference between the existing and proposed numeric values? What is the percentage variation (between the proposal and the environmental planning instrument)? 17
9. Visual representation of the proposed variation (if relevant) 18
Justification for the Proposed Variation 19
10. How is compliance with the development standard unreasonable or unnecessary in the circumstances of this particular case? 19
11. Are there sufficient environmental planning grounds to justify contravening the development standard? 21
12. Is there any other relevant information relating to justifying a variation of the development standard? (If required) 22

Request to Vary Clause 69(2)(b) in SEPP (Housing) 2021

Property Address:	4 & 6-8 Weaver Street, Lismore
Date:	20 January 2026
Prepared by:	Callie Shovlin Newton Denny Chapelle

Site and Proposed Development

1. Describe the Site

Table 1: Site Details

Property Address	4 & 6-8 Weaver Street, Lismore
Property Description	Lots 17, 18 & 19 DP 17964 Parish of Lismore County of Rous
Registered Owners	Lot 17: A Heagney, E Heagney & R Allman Lot 18: J Siong-Len Lim & A Luders Lot 19: R Dixit
Proponent	4WS (No1) Pty Ltd
Applicant	Newton Denny Chapelle for and on behalf of the proponent
Local Authority	Lismore City Council
Site Area	4 Weaver Street: 1,107m^2 6-8 Weaver Street: 1,125.6m^2 (combined)
Easements	4 Weaver Street: drainage easement 6-8 Weaver Street: Nil recorded, however the land is impacted by service infrastructure.
Existing Land Use	Residential
Planning Instrument	Lismore Local Environmental Plan 2012
Land Zoning	R3 Medium Density Residential
Building Height	13m
Floor Space Ratio	Not mapped

The subject site is located at 4 & 6-8 Weaver Street, Lismore, and is illustrated in **Plate 1,** which provides an aerial view of the subject site and its surrounds.

The subject land is identified as Lots 17, 18 & 19 DP 17964. 4 Weaver Street contains a total land area of 1,107m^2, while 6-8 Weaver Street encompasses a combined land area of 1,125.6m^2. 6 & 8 Weaver Street are proposed to be consolidated as part of the subject application.

4 Weaver Street is generally rectangular in shape with truncated corner boundary to the Weaver Street and Orion Street intersection. The site has a 36.7m frontage to Orion Street (north) and 24.4m frontage to Weaver Street (west). 6-8 Weaver Street contains a combined frontage of 28.6m to

Weaver Street (west). **Plate 2** provides an aerial of the land and **Plate 3** provides an extract of the deposited plan for the site.

The site is situated within the Lismore Health Precinct and achieves good accessibility to the Lismore Base Hospital and broader medical facilities, allied health and community health services. The development site is bound by Weaver Street to the west, Orion Street to the north and residential development to the east and south.

Each allotment is currently embellished with a single dwelling, which are all proposed to be demolished as part of the subject application.



Plate 1: Locality plan of subject site
(Source: Lismaps)



Plate 2: Aerial View of Site

(Source: Lismaps)

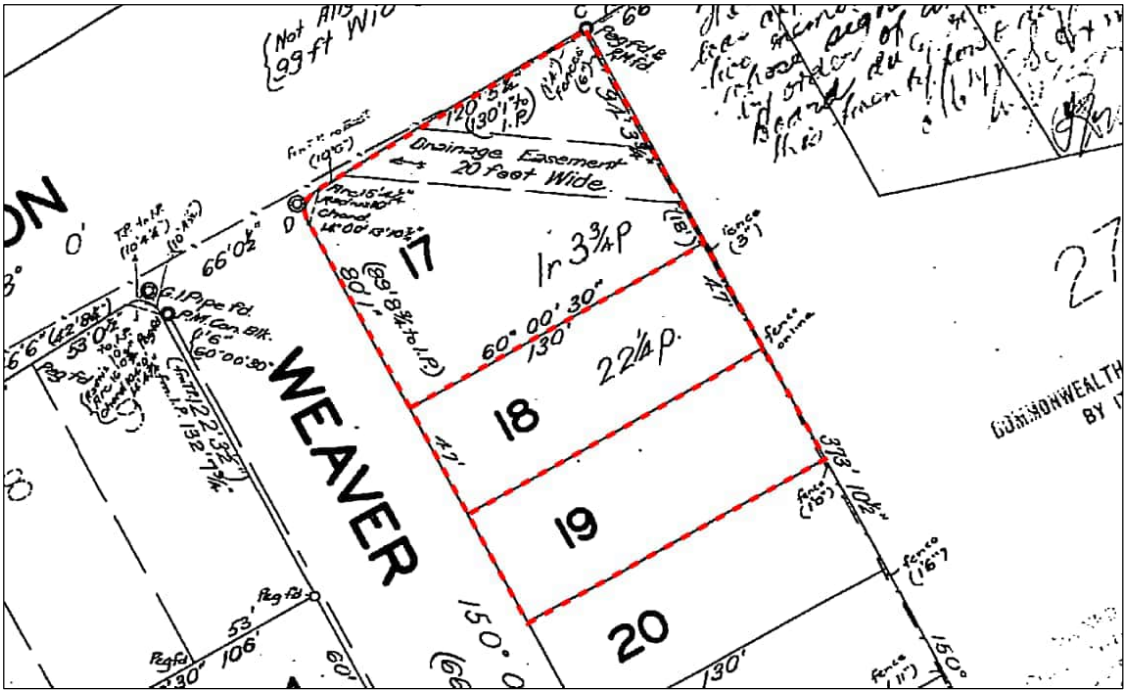
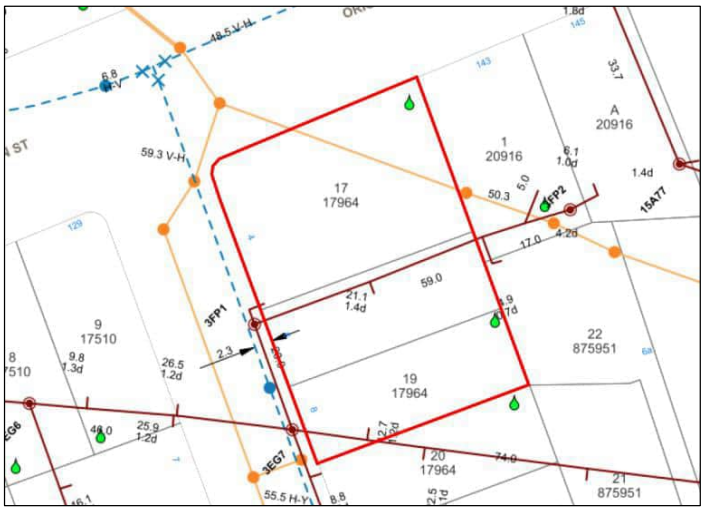


Plate 3: Deposited Plan 17964

1.2 Site Analysis

Site inspection and searches of local government records indicate the key site characteristics as outlined within **Table 2** below.

Table 2: Site Analysis

Site Characteristics	Comment
Existing structures within the subject site	Each lot contains an existing single dwelling and associated driveway and landscaping.
Easements	**Lot 17** – Drainage easement **Lot 18** – Nil recorded, however Council sewer line runs parallel to northern property boundary. **Lot 19** – Nil recorded, however Council sewer line dissects south-west corner of property.
Topography within the subject site	Collectively, the land is generally flat, with a gentle fall towards the Weaver Street road reserve. Lot 17 includes a slightly elevated portion of land located north of the drainage reserve. Further detail regarding site levels and topography is provided in the detail survey for each lot, included in **Attachment 2** of this report.
Vegetation within the subject site	The site consists of established urbanised allotments with landscape plantings existing within the site boundaries. All landscape plantings are proposed to be removed to facilitate the development. The proposed landscaping treatments, including the introduction of additional deep soil zones, are detailed in the landscape plan prepared by *Shepherd Urban Landscape Design*, provided within **Attachment 3** of this report. The existing street tree located within the Weaver Street road reserve will be preserved as part of the application.
Infrastructure Services	The subject site is connected to all essential infrastructure including water, sewer, telecommunications and electricity. Existing water, sewer & drainage infrastructure is illustrated from Council's Lismaps below. The site has frontage to two road frontages being weaver Street and Orion Street. 

Site Characteristics	Comment
Hazard Mapping applicable to the subject site	The subject lands are **not** impacted by any of the below mapped environmental constraints: • Flood prone land • Bushfire prone land • Acid sulfate soils • High class vegetation • Potential contaminated site • Mapped watercourses • Heritage • Koala habitat • Biodiversity values
Adjoining land uses	The subject site is adjoined to the following land uses: • **North** – R1 General Residential zoned land and Orion Street; • **East** – R1 General Residential & R3 Medium Density zoned land; • **South** – R3 Medium Density zoned land; and • **West** – SP2 Infrastructure zoned land and Weaver Street.
Biodiversity Conservation	The site is not identified on the Biodiversity Values Map.

2. Describe the Proposed Development

Development consent is sought from Lismore City Council for a staged co-living housing project at Lots 17, 18 and 19 DP 17964, being 4 and 6–8 Weaver Street, Lismore. The proposal will deliver purpose built key health worker accommodation within the Lismore Heath Precinct.

The development will be undertaken across two (2) stages and will incorporate the following key elements:

Table 3: Proposed Staged Development

Stage 1 (4 Weaver Street)	Demolition of the existing dwelling, associated structures and removal of landscape plantings.
	Earthworks including associated retaining walls.
	Construction of 38 x 1-bedroom apartments within a five storey building.
	19 on-site car parking spaces and 10 on-street car parking spaces (Orion Street).
Stage 2 (6-8 Weaver Street)	Demolition of the existing dwellings, associated structures and removal of landscape plantings.
	Consolidation of Lots 18 & 19 DP 17964
	Earthworks including associated retaining walls.
	Construction of 48 x 1-bedroom apartments within a five storey building.
	24 on-site car parking spaces.

Stage 1: 4 Weaver Street

The proposal delivers a total Gross Floor Area (GFA) of 1,411m² and incorporates 230m² of dedicated landscaped area. The architectural plans prepared by *Raunik Design*, included in **Attachment 1**, provide full details of the built form and layout. The development comprises a high quality five-storey building featuring 38 x residential apartments above ground floor car parking. The design positively contributes to the character and amenity of the Lismore Health Precinct through its contemporary presentation.

The building accommodates 1-bedroom apartments designed to support single occupants. All units achieve a high standard of internal amenity, benefiting from minimum 2.7 metre floor to ceiling heights, generous full height glazing for optimal natural light and ventilation, and functional private balconies that integrate with internal living areas.

The development responds to the dual street frontage. A pedestrian lobby anchors the Weaver Street interface, while deep soil planting along Orion Street provides a green buffer that screens the ground floor parking. Residents will be provided with communal living and open spaces areas on each floor, as detailed in the architectural plans and landscape plans within **Attachments 1 & 3**.

During pre-lodgement consultation, opportunities to realign the existing drainage easement traversing the site were discussed to achieve a more regular building envelope. However, preliminary investigations undertaken by the project engineer confirmed that redirection of the overland flow path is not feasible. The proposal has therefore been designed to remain outside the drainage easement, ensuring the existing overland flow path is not adversely impacted by the development.



Plate 4: Architectural perspective viewed east from Weaver Street (Stage 1)
(Source: Raunik Design)

Stage 2: 6-8 Weaver Street

Stage 2 of the proposal delivers a contemporary five storey residential building comprising 48 x 1-bedroom apartments supported by 24 onsite car parking spaces. The development provides a total GFA of 1,748m² and incorporates 251m² of landscaped area.

To enable the delivery of the co-living housing model, the subject land will be consolidated into a single allotment. The architectural form of the Stage 2 building has been deliberately designed to complement, yet remain visually distinct from Stage 1 through the use of building articulation and material variation. This approach prevents uniformity across the site and contributes to a more engaging built form within the health precinct.

The building incorporates a clearly defined pedestrian entry lobby addressing Weaver Street, creating an accessible arrival point for residents. Deep planting is provided along both side boundaries to soften the built form and provide an improved landscape interface for adjoining properties.



Plate 5: Architectural perspective viewed east from Weaver Street (Stage 2)
(Source: Raunik Design)

Residential Units

As outlined above, the proposal involves the delivery of 86 self contained 1 bedroom apartments delivered across both stages of the development. Each unit has been purpose designed for single occupants, providing efficient layouts ranging between 27m² and 33m² GFA and incorporating a bedroom area, bathroom, kitchenette, built-in storage and a private balcony. Residents will also have access to shared laundry facilities and a range of communal living and open space areas that support day-to-day amenity.

A dedicated Operational Manager will oversee the management of the complex, with a manager's office integrated into the communal living zones. Reference should be made to the Operational Management Plan prepared by *4WS (No1) Pty Ltd* provided within **Attachment 4** of this report.

Building Setbacks

The proposed setbacks applied to the development are outlined in **Tables 4 and 5** below.

Table 4: Building Setbacks (Stage 1)

Setback	Council Standard	Proposal Comment
Front (north)	6m to primary frontage (north)	The proposal provides a compliant front setback of 6450mm to the Orion Street road reserve.
Secondary (west)	3m to secondary frontage (west)	A minor variation is sought to the secondary street setback to Weaver Street. The development provides a setback of 2700mm to Weaver Street, resulting in an encroachment of 300mm into the secondary setback. Reference should be made to the DCP variation request contained within **Attachment 5** of this report.
Side (south)	Refer to Section 4.4.2 of SEE for building separation distance (ADG)	The development provides a minimum side setback of 3000mm to the building wall, and 1500mm to the planter box.
Rear (east)	Refer to Section 4.4.2 of SEE for building separation distance (ADG)	The development provides a minimum rear setback of 6600mm to the building wall, and 4000mm to the planter box.

Table 5: Building Setbacks (Stage 2)

Setback	Council Standard	Proposal Comment
Front (west)	6m to primary frontage (west)	A variation is sought to the front setback. The development provides a setback of 3250mm to Weaver Street. As discussed within the pre-lodgement meeting, once the whole site is developed, it will essentially have a corner lot presence, and therefore the corner allotments setback requirements under the DCP were deemed to be reasonably applied (3m to secondary frontage). Reference should be made to the DCP variation request contained within **Attachment 5** of this report.
Side (north and south)	Refer to Section 4.4.2 of SEE for building separation distance (ADG)	The development provides a side setback of 5520mm to the northern boundary and 5130mm to the southern boundary.
Rear (east)	Refer to Section 4.4.2 of SEE for building separation distance (ADG)	The development provides a rear setback of 3150mm to the rear eastern boundary.

Open Space & Landscape Area

Communal and Private Open Space

All apartments are provided with private balconies, each incorporating privacy screening to enhance occupant amenity and reduce overlooking impacts with adjoining residents.

In addition, each main level features communal terrace areas designed for shared social interaction. These shared communal open spaces comply with the relevant co-living housing standards under the Housing SEPP.

Landscaped Area

The Housing SEPP defers to the Lismore DCP for landscaping controls, which requires that landscaping and open space shall comprise 40% of the site. 70% of the landscaping and open space area is to be permeable.

The proposal provides a combined landscape and open space area of 467m² (42%) for Stage 1 and 489m² (43.3%) for Stage 2. These areas have been derived from the landscaping and open space calculations provided within the design plan set at **Attachment 1**:

	Landscape Area	Landscape %
Stage 1	230m^2	20.7%
Stage 2	251m^2	22.2%

	Open Space Area	Open Space %
Stage 1	237m^2	21.3%
Stage 2	238m^2	21.1%

	Combined Area	Combined %
Stage 1	467m^2	42%
Stage 2	489m^2	43.3%

As shown above, the development complies with the minimum 40% landscaping and open space requirement under the Lismore DCP. However, a variation will be required with respect to the 70% permeability requirement. Reference should be made to the accompanying DCP variation request contained within **Attachment 5** of this report.

While the development does not strictly comply with the 70% permeability requirement, it is noted the development proposes additional on-street car parking within the Orion Street road reserve to support the hospital precinct. The frontage at 4 Weaver Street includes a generous street verge comprising permeable grassed area. While this land is located within the road reserve, visually the grass verge connects the proposed car parking area with co-living housing development to extend the greenspace.

Vehicular access and carparking

Traffic Impact Assessments were completed by *Bitzios Consulting* for both stages of the development. A copy of the assessments can be found within **Attachment 6** of this report. A Summary of the key traffic engineering considerations is provided below for Council's consideration.

Table 6: Traffic Engineering

	Stage 1 4 Weaver Street	Stage 2 6-8 Weaver Street
Traffic Demand	The proposed development is estimated to generate 12 and 14 vehicle trips in the AM and PM. The estimated trip generation is considered negligible from a traffic engineering perspective and is not considered to result in any adverse traffic issues.	The proposed development is estimated to generate 15 and 17 vehicle trips in the AM and PM. The estimated trip generation is considered negligible from a traffic engineering perspective and is not considered to result in any adverse traffic issues.
Car parking provision	The development provides a compliant number of car parking spaces under SEPP (Housing) – 19 spaces. In addition, 10 on-street car parking spaces are proposed on the southern verge of Orion Street.	The development provides a compliant number of car parking spaces under SEPP (Housing) – 24 spaces.
Vehicular Access	The development access is sufficiently designed to accommodate the demands of the development.	
Servicing	The largest vehicle anticipated to regularly service the site is a ute or a van for operational activities such as maintenance, cleaning and laundry services. Such vehicles would stand on site during off peak periods adjacent to the front entry, where the site benefits from a 6.9m parking aisle that allows vehicles to pass.	

The reports conclude there are no transport planning or traffic engineering related matters to preclude approval of the Development Application, subject to the inclusion of relevant and reasonable conditions.

Infrastructure Services

Attachment 7 provides a Concept Engineering Services Report prepared by *Mora Consulting Pty Ltd*. As indicated, the project will be serviced by connection to the existing reticulated infrastructure services as follows:

- **Roads** – The property has road frontages on two (2) boundaries. Works will be required within the Weaver Street reserve to accommodate the proposed driveway crossovers, which will require Section 138 approvals for each stage. Additionally, Section 138 approval will be required for the construction of on-street car parking within the Orion Street road reserve.
- **Water** – The existing water supply property service connections will be capped off and made redundant. A new connection will be constructed to the existing 100mm diameter upvc

water main located in the Weaver Street verge.

- **Sewer –** The existing 100mm in use sewer property service connection will be removed and upgraded to a 150mm property connection to the existing manhole within the Weaver Street verge. The existing sewer line dissecting the south-west corner of Lot 19 will be diverted as part of Stage 2 - refer to plans 2664 S1 & S2 A Stage 2 prepared by *Mora Consulting Pty Ltd.*
- **Stormwater** – Reference should be made to the Stormwater Management Plans prepared by *Mora Consulting Pty Ltd* contained within **Attachment 8** of this report.
- The lawful point of discharge is via piped stormwater drainage to a stormwater gully pit located within Weaver Street. This location is easily accessed and under the lawful control of the local authority and discharge at this location will not cause an actionable nuisance. SWUD and onsite stormwater detention will be incorporated into the stormwater drainage design of the development.
- **Electricity & telecommunications** – The DBYD investigation confirmed the location of underground telecommunications infrastructure, owned and operated by Telstra and NBN, within the Weaver Street road reserve along the site frontage. Similarly, overhead powerlines, owned and operated by Essential Energy, are located within the Weaver Street and Orion Street road reserves along the site frontage.
- It is envisaged that the proposed development will connect to the above existing services as outlined above. The connections to the telecommunications and electrical networks will be confirmed by and undertaken by specialist consultants during the detailed design phase of the project.

Earthworks

Reference should be made to the architectural design plans prepared by *Raunik Design*, provided at **Attachment 1**, for detailed earthworks information.

Stage 1 requires an excavation of approximately 2,150mm to accommodate the underground rainwater tanks and on-site detention system associated with the development. Additional cut will be required across the site to establish level car parking and open space areas. Due to the sloping topography in the north-east corner of the site (north of the sewer easement), the maximum cut will be approximately 2,950mm. Further details are shown on DWG 1-3000 at **Attachment 1**.

Stage 2 requires a maximum cut of approximately 2,250mm to accommodate underground rainwater tanks and on-site detention, and a maximum cut of approximately 1,700mm to facilitate on-grade car parking and usable open space. Further details are shown on DWG 2-3000 at **Attachment 1**.

Both stages of the development incorporate the construction of retaining walls as identified within the plan set. An acoustic barrier will also be required for Stage 1 as outlined within the Environmental Noise Impact Assessment prepared by *Tim Fitzroy & Associates* provided within **Attachment 9**.

Waste Management

The proposed development will be serviced via a common bin system. **Attachment 10** contains a Site Waste Minimisation & Management Plan prepared by *HMC Environmental*.

A communal waste refuse room will be provided at the ground floor for each building, within the car park area to service the proposed apartments. The communal waste room will include a combination of general waste bins and co-mingled recycled waste bins to adequately cater for the operational

waste requirements for the development pursuant to Part A Chapter 15 Waste Minimisation within the Lismore DCP 2012.

Bins will be wheeled to the adjacent roadside kerb along Weaver Street for collection. Existing waste servicing is conducted along this roadway.

Green waste generated from general property maintenance would be collected and transported to an appropriate waste disposal facility by contracted gardeners or the property manager.

Pursuant to the SWMMP, the proponent will ensure the appointment of a waste supervisor responsible for the proper separation of waste, waste storage area and collection. The waste will be responsible for having the receptacles out for collection at the nominated collection point.

Demolition

The proposal includes the demolition of the existing dwellings and associated structures on the site. The design plans provided at **Attachment 1** include demolition plans showing all structures to be removed within Stages 1 and 2 of the proposal.

All demolition works will be undertaken in accordance with SafeWork NSW Guidelines, Australian Standard 2601:2001: "The demolition of structures" and Council conditions of consent.

Land Use Budget

Details of the proposed land use budget are provided within **Tables 7** and **8** below.

Table 7: Building Budget (Stage 1)

Building Component	Budget Details
Site Area	1,107m^2
Proposed GFA	1,411m^2
Communal Living Area (SEPP)	104m^2
Communal Open Space (SEPP)	237m^2
Landscape and open space (DCP)	467m^2 (42%)
Proposed Building Height	17.925m
Car Parking	19 resident parking spaces (off-street) 10 on-street parking spaces 2 motorcycle spaces 10 bicycle spaces

Table 8: Building Budget (Stage 2)

Building Component	Budget Details
Site Area	1,125.6m^2
Proposed GFA	1,748m^2
Communal Living Area (SEPP)	151m^2
Communal Open Space (SEPP)	237m^2
Landscaped and Open Space Area (DCP)	489m^2 (43.3%)
Proposed Building Height	18.25m

Car Parking	24 resident parking spaces (off-street) 2 motorcycle spaces 10 bicycle spaces

Architectural Design Plans

The proposed development is illustrated within the following plans prepared by *Raunik Design* and provided at **Attachment 1**.

Table 9: Architectural Design Plans

Raunik Design			
DWG	**Title**	**REV**	**Date**
DA0-0000	Cover Page	DA-4	13/02/2026
DA0-0001	Introduction	DA-4	13/02/2026
DA0-0201	Site Information	DA-4	13/02/2026
DA0-0202	Site Context	DA-4	13/02/2026
DA0-0203	Site Analysis	DA-4	13/02/2026
DA0-0204	Design Intent	DA-4	13/02/2026
DA0-0205	3D Perspectives 1	DA-4	13/02/2026
DA0-0206	3D Perspectives 2	DA-4	13/02/2026
DA0-0207	3D Perspectives 3	DA-4	13/02/2026
DA1-0300	Stage 1	DA-4	13/02/2026
DA1-0301	Summary St 1	DA-4	13/02/2026
DA1-0302	ST-1 Site Survey	DA-4	13/02/2026
DA1-0303	ST-1 Site Context	DA-4	13/02/2026
DA1-0304	ST-1 Demolition Plan	DA-4	13/02/2026
DA1-0305	ST-1 Site Plan	DA-4	13/02/2026
DA1-0306	ST-1 Level 1 Ground	DA-4	13/02/2026
DA1-0307	ST-1 Level 2	DA-4	13/02/2026
DA1-0308	ST-1 Levels 3-4	DA-4	13/02/2026
DA1-0309	ST-1 Level 5	DA-4	13/02/2026
DA1-0310	ST-1 Roof	DA-4	13/02/2026
DA1-0311	ST-1 Typical Unit Details	DA-4	13/02/2026
DA1-2000	ST-1 Elevations	DA-4	13/02/2026
DA1-2001	ST-1 Elevations	DA-4	13/02/2026
DA1-3000	ST-1Sections 1	DA-4	13/02/2026
DA1-4000	ST-1 Perspective	DA-4	13/02/2026
DA2-0300	Stage 2	DA-4	13/02/2026
DA2-0301	Summary St 2	DA-4	13/02/2026
DA2-0302	ST-2 Site Survey	DA-4	13/02/2026
DA2-0303	ST-2 Site Context	DA-4	13/02/2026
DA2-0304	ST-2 Demolition Plan	DA-4	13/02/2026
DA2-0305	ST-2 Site Plan	DA-4	13/02/2026
DA2-0306	ST-2 Level 1 – Ground	DA-4	13/02/2026
DA2-0307	ST-2 Level 2	DA-4	13/02/2026

DA2-0308	ST-2 Levels 3-4	DA-4	13/02/2026
DA2-0309	ST-2 Level 5	DA-4	13/02/2026
DA2-0310	ST-2 Roof	DA-4	13/02/2026
DA2-2000	ST-2 Elevations	DA-4	13/02/2026
DA2-2005	ST-2 Elevations	DA-4	13/02/2026
DA2-3000	ST-2 Sections 1	DA-4	13/02/2026
DA2-4000	ST-2 Perspective	DA-4	13/02/2026
DA3-6000	Reference	DA-4	13/02/2026
DA3-6001	SEPP Controls	DA-4	13/02/2026
DA3-6002	SEPP Controls 2	DA-4	13/02/2026
DA3-6003	Building Separation	DA-4	13/02/2026
DA3-6004	Shadow Diagrams 1	DA-4	13/02/2026
DA3-6005	Shadow Diagrams 2	DA-4	13/02/2026
DA3-6006	Shadow Diagrams 3	DA-4	13/02/2026
DA3-6007	GFA ST1	DA-4	13/02/2026
DA3-6008	GFA ST2	DA-4	13/02/2026
DA3-6009	GBA ST1	DA-4	13/02/2026
DA3-6010	GBA ST2	DA-4	13/02/2026
DA3-6011	COS ST1	DA-4	13/02/2026
DA3-6012	COS ST2	DA-4	13/02/2026
DA3-6013	CLA ST1	DA-4	13/02/2026
DA3-6014	CLA ST2	DA-4	13/02/2026
DA3-6015	Landscape ST1	DA-4	13/02/2026
DA3-6016	Landscape ST2	DA-4	13/02/2026
DA3-6017	Max Building Height 1	DA-4	13/02/2026
DA3-6018	Max Building Height 2	DA-4	13/02/2026
DA3-6019	Precinct Montage 1	DA-4	13/02/2026
DA3-6020	Precinct Montage 1 – Future	DA-4	13/02/2026
DA3-6021	Precinct Montage 2	DA-4	13/02/2026
DA3-6022	Precinct Montage 2 – Future	DA-4	13/02/2026
DA3-6023	Precinct Montage 3	DA-4	13/02/2026
DA3-6024	Precinct Montage 3 – Future	DA-4	13/02/2026
DA3-6025	3D Montage 1	DA-4	13/02/2026
DA3-6026	3D Montage 1 – Future	DA-4	13/02/2026
DA3-6027	3D Montage 2	DA-4	13/02/2026
DA3-6028	3D Montage 2 – Future	DA-4	13/02/2026
DA3-6029	Road Width Anaylysis	DA-4	13/02/2026
DA3-9000	End	DA-4	13/02/2026

Planning Instrument, Development Standard & Proposed Variation

3. What is the Environmental Planning Instrument you are seeking to vary?

State Environmental Planning Policy (Housing) 2021

4. What is the site's zoning?

R3 Medium Density

5. Identify the Development Standard to be Varied

Clause & Name of Development Standard

Clause 69 – Standards for co-living housing

Objectives of the Development Standard

There are no objectives contained under Clause 69 of the Housing SEPP. However, Clause 69(2)(b) of the SEPP reverts to the building separation distances contained within the Apartment Design Guide (ADG). Therefore, the aims for 2F Building Separation from the ADG have been provided below.

- *ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings*
- *assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook*
- *provide suitable areas for communal open spaces, deep soil zones and landscaping.*

6. Identify the type of Development Standard to be Varied

Is the development standard numeric or non-numeric?

Numeric.

7. What is the numeric value of the development standard in the environmental planning instrument?

Minimum separation distances for buildings are:

Up to four storeys (approximately 12m)

- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m)

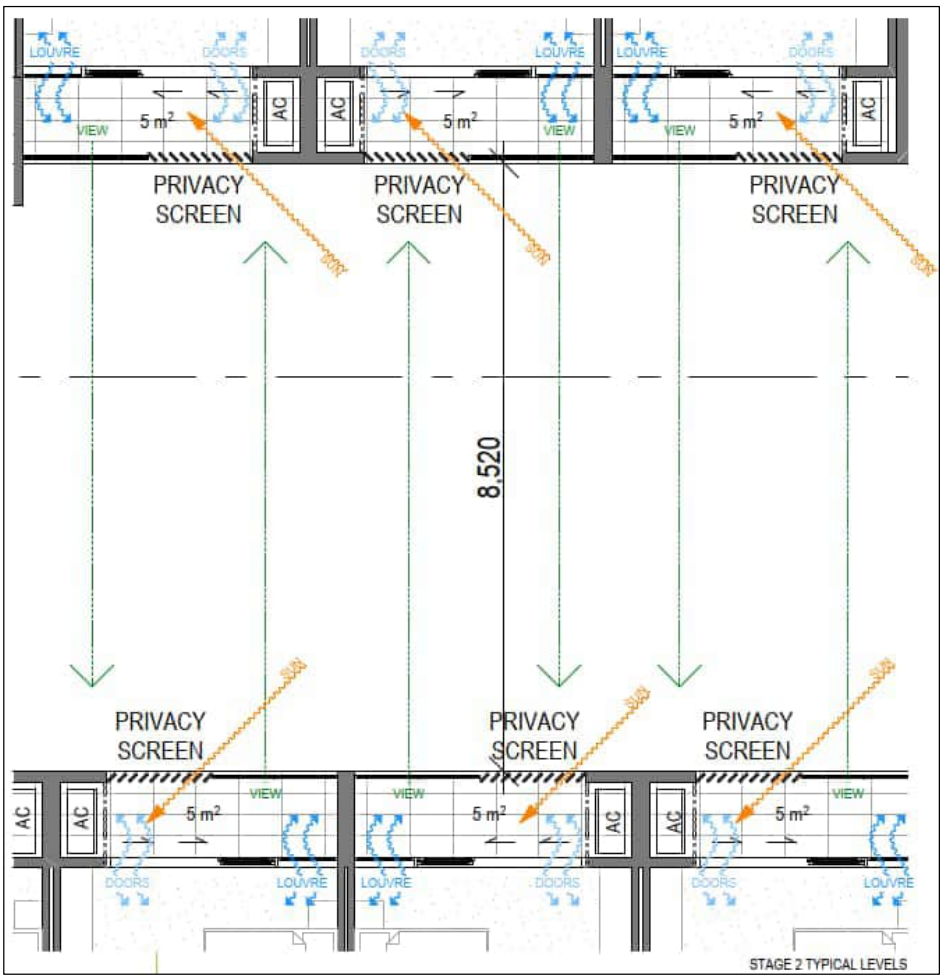
- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non habitable rooms.

8. What is the difference between the existing and proposed numeric values? What is the percentage variation (between the proposal and the environmental planning instrument)?

Stage 1		
Floor	**Required**	**Proposed**
1	12m between habitable rooms/balconies	16.42m (south) 6.6m (east) *
	9m between habitable and non-habitable rooms	16.42m (south)
	6m between non-habitable rooms	-
2	12m between habitable rooms/balconies	8.52m (south) 6.6m (east) *
	9m between habitable and non-habitable rooms	8.52m (south)
	6m between non-habitable rooms	-
3	12m between habitable rooms/balconies	8.52m (south) 6.6m (east) *
	9m between habitable and non-habitable rooms	8.52m (south)
	6m between non-habitable rooms	-
4	12m between habitable rooms/balconies	8.52m (south) 6.6m (east) *
	9m between habitable and non-habitable rooms	8.52m (south)
	6m between non-habitable rooms	-
5	18m between habitable rooms/balconies	8.52m (south) 6.6m (east) *
	12m between habitable and non-habitable rooms	8.52m (south)
	9m between non-habitable rooms	-
Stage 2		
Floor	**Required**	**Proposed**
1	12m between habitable rooms/balconies	16.42m (north) 5.13m (south)*
	9m between habitable and non-habitable rooms	5.150m (east) * 5.13m (south) *
	6m between non-habitable rooms	-
2	12m between habitable rooms/balconies	8.52m (north) 3.15m (east) *
	9m between habitable and non-habitable rooms	5.13m (south) *
	6m between non-habitable rooms	-
3	12m between habitable rooms/balconies	8.52m (north) 5.15m (east) *
	9m between habitable and non-habitable rooms	5.13m (south) *
	6m between non-habitable rooms	-
4	12m between habitable rooms/balconies	8.52m (north) 5.15m (east) *
	9m between habitable and non-habitable rooms	5.13m (south) *
	6m between non-habitable rooms	-
5	18m between habitable rooms/balconies	8.52m (north) 5.15m (east) *
	12m between habitable and non-habitable rooms	5.13m (south) *
	9m between non-habitable rooms	-

** Where applying separation to buildings on adjoining sites, apply half the minimum separation distance measured to the boundary. This distributes the building separation equally between sites.*

9. Visual representation of the proposed variation (if relevant)





Justification for the Proposed Variation

10. How is compliance with the development standard unreasonable or unnecessary in the circumstances of this particular case?

Note: There are 5 common ways that compliance with a development standard may be demonstrated to be unreasonable or unnecessary (items a to e). An applicant must satisfy at least one. This list is not exhaustive – there may be other ways available.

a) Are the objectives of the development standard achieved notwithstanding the non-compliance? (give details if applicable)

The aims of the development standard are reproduced below, together with the project's response

- *Ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings*

Comment: The development has been architecturally designed to respond to the emerging character of the Lismore Health Precinct. The site is located within an area undergoing transition toward higher-density residential and health related development, where a more compact built form is considered appropriate with the evolving character of the locality.

The proposal adopts an architecturally led design approach that manages building mass through articulated façades and varied setbacks across the development. These design measures ensure the overall scale of the buildings responds appropriately to the surrounding context and avoids the appearance of excessive bulk.

Importantly, the proposed reduced separation distances do not result in adverse amenity impacts. Visual privacy is maintained through the placement and offsetting of windows and balconies, together with the use of angled privacy louvres. Adequate access to sunlight, as well as effective natural ventilation, is achieved through building orientation and generous window design.

- *Assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook*

Comment: The development has been architecturally designed to support a high level of residential amenity, including visual and acoustic privacy, natural ventilation, access to sunlight and outlook.

The architect has incorporated a range of design measures to mitigate amenity impacts between adjoining stages of the development and neighbouring residential properties. Angled privacy louvres have been offset between balconies to minimise overlooking and maximise privacy.

Privacy screening has been oriented to the north-east to optimise daylight access while maintaining effective screening. In addition, a combination of sliding glass doors and banks of louvred windows has been incorporated to promote cross-ventilation and enhance natural airflow through the dwellings.



Plate 6: Render showing privacy screening, balcony treatment and large window openings
(Source: Raunik Design)

- *Provide suitable areas for communal open spaces, deep soil zones and landscaping.*

Comment: The development provides compliant communal open space areas in accordance with the provisions of the Housing SEPP for both Stage 1 and Stage 2 of the development.

The Lismore DCP requires a minimum deep soil zone comprising 7% of the site with a minimum dimension of 3 metres. As detailed in the accompanying Statement of Environmental Effects, the proposal provides deep soil zone areas of 10.2% for Stage 1 (refer DWG 3-605) and 14.8% for Stage 2 (refer DWG 3-6016). These provisions exceed the minimum requirements under the Lismore DCP.

Similarly, the minimum requirement for landscaping and open space comprising 40% of the site under the Lismore DCP is achieved for both stages of the development. While the proposal does not achieve the 70% pervious area target, this outcome is attributable to the nature of the development as a five-storey co-living housing typology, rather than a typical one or two storey residential form. Importantly, increasing separation distances between Levels 2–5 would not result in any material increase in the pervious area at ground level.

b) Are the underlying objectives or purpose of the development standard not relevant to the development? (Give details if applicable)

N/a

c) Would the underlying objective or purpose be defeated or thwarted if compliance was required? (Give details if applicable)

N/a

Has the development standard been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard? (Give details if applicable)

N/a

e) Is the zoning of the land unreasonable or inappropriate so that the development standard is also unreasonable or unnecessary? (Give details if applicable)

N/a

11. Are there sufficient environmental planning grounds to justify contravening the development standard?

Note: Environmental planning grounds are matters that relate to the subject matter, scope and purpose of the EP&A Act including the Act's objects (see Part A, Chapter 2.6 of this guide). They must relate to the aspect of the proposed development that contravenes the development standard and not simply promote the benefits of the development as a whole. You must provide substantive justification as to why the contravening the development standard is acceptable.

Comment: Development consent is sought from Lismore City Council for the construction of a staged co-living housing development at 4 and 6–8 Weaver Street, Lismore. The development does not strictly achieve the building separation distances prescribed under the Apartment Design Guide (ADG), as required by Clause 69(2)(b) of State Environmental Planning Policy (Housing) 2021.

Potential Direct Impacts

The potential direct impacts arising from the proposed variation to the building separation distance, and the manner in which these impacts are addressed by the proposal, are outlined below.

Visual Privacy – The architect has incorporated angled privacy louvres and offset balcony arrangements to minimise overlooking and maintain privacy between adjoining stages and adjacent residential development. These measures ensure the intent of ADG separation controls is met, notwithstanding the numerical variation.

Solar Access – Under the Housing SEPP, at least 3 hours of direct solar access is required to be provided between 9am and 3pm during the winter solstice in at least 1 communal living area. As shown on DWG 3-6002 in the accompanying design plan set (**Attachment 1**), both stages of the development achieve compliant solar access requirements.

Natural Ventilation – The proposal provides appropriate design measures to support natural ventilation, including the use of sliding glass doors and banks of louvred windows to facilitate cross-ventilation and airflow through units.

Acoustic Impacts – The application is supported by an Environmental Noise Impact Assessment prepared by *Tim Fitzroy & Associates* (**Attachment 9**). The assessment concludes that any predicted noise exceedances are associated with vehicle movements, air-conditioning noise and car door closures, rather than noise transmission between facing balconies or windows. The proposal also includes an acoustic wall along the eastern and southern boundaries to mitigate noise impacts associated with onsite activity and services.

Bulk and Scale -The proposed development is an architecturally driven response to the site context. The buildings have been designed to be compatible with the emerging character of the Weaver Street locality, which functions as a transition between the Lismore Health Precinct—characterised by taller, higher density buildings—and the broader R3 Medium Density Residential zone, which comprises a mix of residential development and health related service facilities. The built form, articulation, and materiality have been intentionally designed to respond between these contrasting urban forms, ensuring a cohesive streetscape outcome.

Potential Indirect Impacts

This assessment has not identified any indirect impacts associated with the proposed reduction in building separation distances. In this regard, the following comments are made:

Visual Impact – The reduced building separation distances will not result in an adverse visual outcome and will appear appropriate when viewed in the context of the surrounding Lismore Health Precinct. In particular, the adjacent Lismore Base Hospital site contains a combination of taller buildings in relatively close proximity, reflecting a more consolidated built form pattern. The proposal is therefore consistent with the existing and emerging character of the locality and will not contribute to unreasonable perceptions of bulk, visual crowding or overdevelopment.

12. Is there any other relevant information relating to justifying a variation of the development standard? (If required)

In addition to the matters outlined above, the following information further supports the proposed variation to the building separation distances prescribed under the Housing SEPP and ADG:

- The development incorporates an architecturally led built form response, including façade articulation, privacy screening, generous window openings and setbacks. These design strategies minimise potential impacts associated with reduced separation distances, including overlooking, visual bulk and ventilation, and support acceptable levels of internal and external amenity.
- The proposed variation does not impede the reasonable development of adjoining land, nor does it unreasonably constrain future redevelopment outcomes.
- The proposal achieves compliant communal open space areas, landscaping and deep soil zone requirements. These outcomes ensure the site retains meaningful landscaped areas despite the increased built form.
- The development supports the delivery of additional housing within the Lismore Health Precinct, including accommodation that is suitable for key workers associated with the hospital and surrounding health-related uses. This represents an appropriate land use outcome in this location and reinforces the planning intent for increased housing supply close to employment and services.

- The proposed building separation distances are considered appropriate within the emerging character of the Lismore Health Precinct, particularly having regard to the scale and built form of the adjoining Lismore Base Hospital development. In this context, the proposal will not result in any adverse visual impact on the locality.

PROJECT #25168 - *DEVELOPMENT APPROVAL - 13/02/2026*

4-8 WEAVER ST

4 & 6-8 Weaver Street, Lismore, NSW, 2480

FOR

4WS (No1) Pty Ltd



RAUNIK
design group
ARCHITECTS
architects | master planners | interior designers

61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

PROJECT TEAM

ARCHITECT RAUN design group

LANDSCAPE ARCHITECT shepherd Urban Landscape Architecture

TOWN PLANNER NDC Newton Denny Chapelle Surveyors Planners Engineers

TRAFFIC CONSULTANT BITZIOS consulting

CIVIL ENGINEER MORA

LIVABLE HOUSING DESIGN CHECKLIST

TO BE DETAILED FOR CC

Livable Housing Design			
Part 1	**Dwelling access**		☑
	1.1	Step-free access path	
	1.2	Parking space incorporated into step-free access path	
Part 2	**Dwelling entrance**		☑
	2.1	Clear opening width	
	2.2	Threshold	
	2.3	Landing area	
	2.4	Weatherproofing for external step-free entrance	
Part 3	**Internal doors and corridors**		☑
	3.1	Clear opening width	
	3.2	Threshold	
	3.3	Corridor width	
Part 4	**Sanitary compartment**		☑
	4.1	Location	
	4.2	Circulation space	
Part 5	**Shower**		☑
	5.1	Application	
	5.2	Hobless and step-free entry	
Part 6	**Reinforcement of bathroom and sanitary compartment walls**		☑
	6.1	Location	
	6.2	Construction	

TABLE OF CONTENTS

DA 0-0000 COVERPAGE
DA 0-0001 INTRODUCTION
DA 0-0201 SITE INFORMATION
DA 0-0202 SITE CONTEXT
DA 0-0203 SITE ANALYSIS
DA 0-0204 DESIGN INTENT
DA 0-0205 3D PERSPECTIVES 1
DA 0-0206 3D PERSPECTIVES 2
DA 0-0207 3D PERSPECTIVES 3
DA 1-0300 STAGE 1
DA 1-0301 SUMMARY ST-1
DA 1-0302 ST-1 SITE SURVEY
DA 1-0303 ST-1 SITE CONTEXT
DA 1-0304 ST-1 DEMOLITION PLAN
DA 1-0305 ST-1 SITE PLAN
DA 1-0306 ST-1 LEVEL 1 - GROUND
DA 1-0307 ST-1 LEVEL 2
DA 1-0308 ST-1 LEVELS 3-4
DA 1-0309 ST-1 LEVEL 5
DA 1-0310 ST-1 ROOF
DA 1-0311 ST-1 TYPICAL UNIT DETAILS
DA 1-0312 ST-1 TYPICAL UNIT DETAILS
DA 1-2000 ST-1 ELEVATIONS
DA 1-2001 ST-1 ELEVATIONS
DA 1-3000 ST-1 SECTIONS 1
DA 1-4000 ST-1 PERSPECTIVE
DA 2-0300 STAGE 2
DA 2-0301 SUMMARY ST-2
DA 2-0302 ST-2 SITE SURVEY
DA 2-0303 ST-2 SITE CONTEXT
DA 2-0304 ST-2 DEMOLITION PLAN
DA 2-0305 ST-2 SITE PLAN
DA 2-0306 ST-2 LEVEL 1 - GROUND
DA 2-0307 ST-2 LEVEL 2
DA 2-0308 ST-2 LEVELS 3-4
DA 2-0309 ST-2 LEVEL 5
DA 2-0310 ST-2 ROOF
DA 2-0311 ST-2 TYPICAL UNIT DETAILS
DA 2-2000 ST-2 ELEVATIONS
DA 2-2005 ST-2 ELEVATIONS
DA 2-3000 ST-2 SECTIONS 1
DA 2-4000 ST-2 PERSPECTIVE
DA 3-6000 REFERENCE
DA 3-6001 SEPP CONTROLS
DA 3-6002 SEPP CONTROLS 2
DA 3-6003 BUILDING SEPARATION
DA 3-6004 SHADOW DIAGRAMS 1
DA 3-6005 SHADOW DIAGRAMS 2
DA 3-6006 SHADOW DIAGRAMS 3
DA 3-6007 GFA ST1
DA 3-6008 GFA ST2
DA 3-6009 GBA ST1
DA 3-6010 GBA ST2
DA 3-6011 COS ST1
DA 3-6012 COS ST2
DA 3-6013 CLA ST1
DA 3-6014 CLA ST2
DA 3-6015 LANDSCAPE ST1
DA 3-6016 LANDSCAPE ST2
DA 3-6017 MAX BUILDING HEIGHT
DA 3-6018 MAX BUILDING HEIGHT 2
DA 3-6019 PRECINCT MONTAGE 1
DA 3-6020 PRECINCT MONTAGE 1 - FUTURE
DA 3-6021 PRECINCT MONTAGE 2
DA 3-6022 PRECINCT MONTAGE 2 - FUTURE
DA 3-6023 PRECINCT MONTAGE 3
DA 3-6024 PRECINCT MONTAGE 3 - FUTURE
DA 3-6025 3D MONTAGE 1
DA 3-6026 3D MONTAGE 1 - FUTURE
DA 3-6027 3D MONTAGE 2
DA 3-6028 3D MONTAGE 2 - FUTURE
DA 3-6029 ROAD WIDTH ANALYSIS
DA 3-9000 END

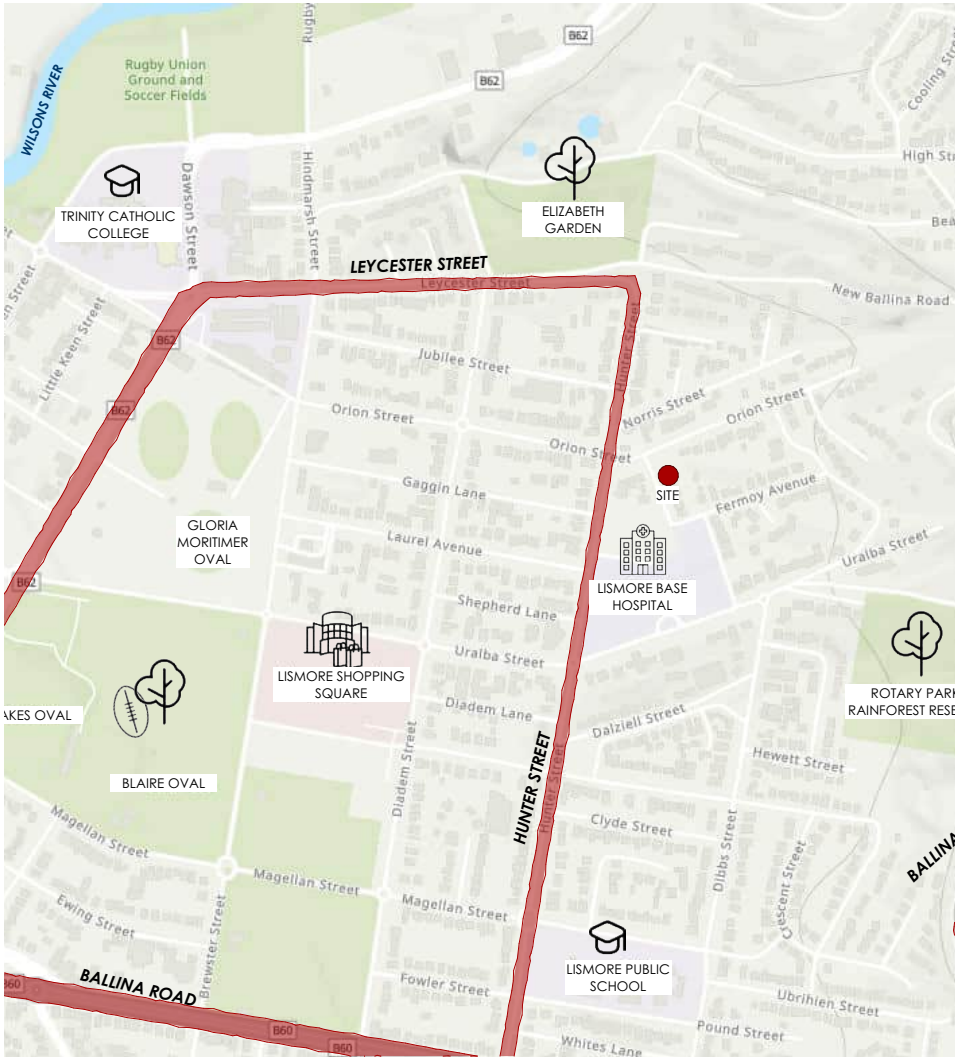


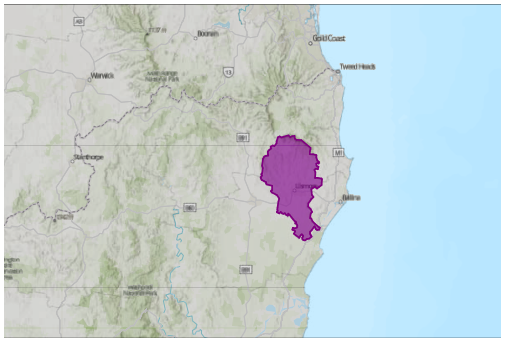
RAUN design group

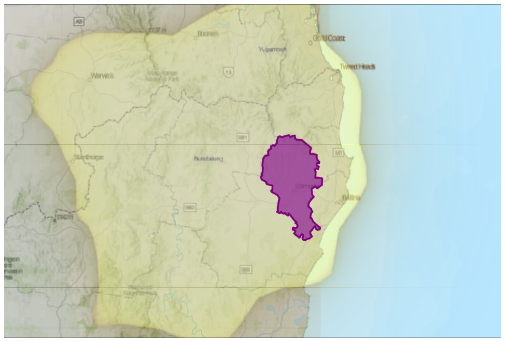
SITE INFORMATIOI

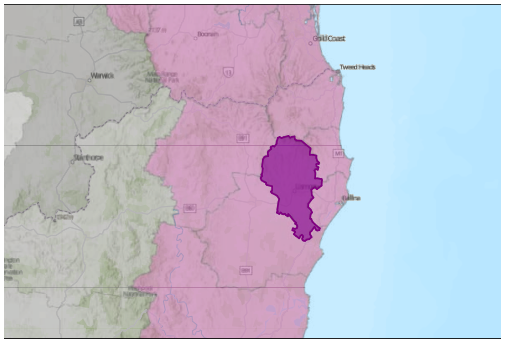
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0201 REV DA

RAUNIK DESIGN GROUP ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE COUNTRIES ON WHICH WE WORK.
WE PAY RESPECTS TO ELDERS PAST AND PRESENT.









REGIONAL CONTEXT

REGION:
NORTHERN RIVERS REGION OF NEW SOUTH WALES

LGA:
LISMORE CITY COUNCIL

PLANNING SCHEME :
LISMORE LOCAL ENVIRONMETAL PLAN 2012

INDIGENOUS CONTEXT

INDIGENOUS LAND:
BUNDJALUNG

"BUNDJALUNG ARE THE INDIGENOUS PEOPLE OF THE NORTHEAST NEW SOUTH WALES AND SOUTHEAST QUEENSLAND COAST, WITH THEIR TE RRITORY STRETCHING FROM THE CLARENCE RIVER TO THE LOGAN RIVER. BUNDJALUNG NATION IS A FEDERATION OF CLAINS CONSISTING OF 13 DIFFERENT TRIBES OR DIALECT GROUPS,, ENCOMPASSING LANGUAGES LIKE YUGAMBEH, WAHLUBAL, AND MINYANGBAL, WITH THE BUNDJALUNG LANGUAGE ITSELF ALSO SERVING AS A NAME FOR THE BROADER LANGUAGE FAMILY

CLIMATE ZONE CLASSIFICATION

CLIMATE ZONE:
2 - WARM HUMID SUMMER, MILD WINTER

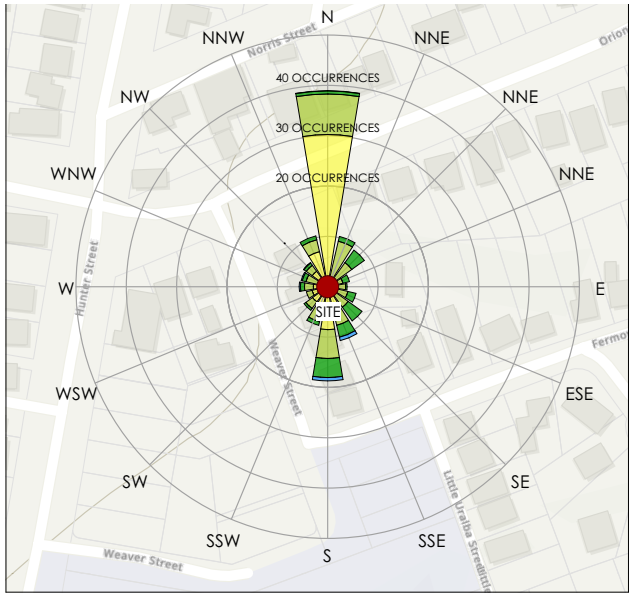
MEAN YEARLY TEMPERATURES-
MINIMUM: **13.2°C** MAXIMUM: **25.5°C**

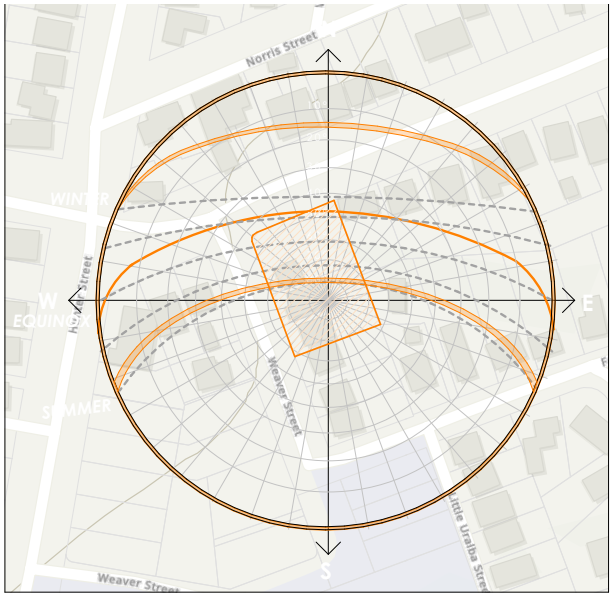
MEAN YEARLY RAINFALL:
1343mm

RAUNIK design group

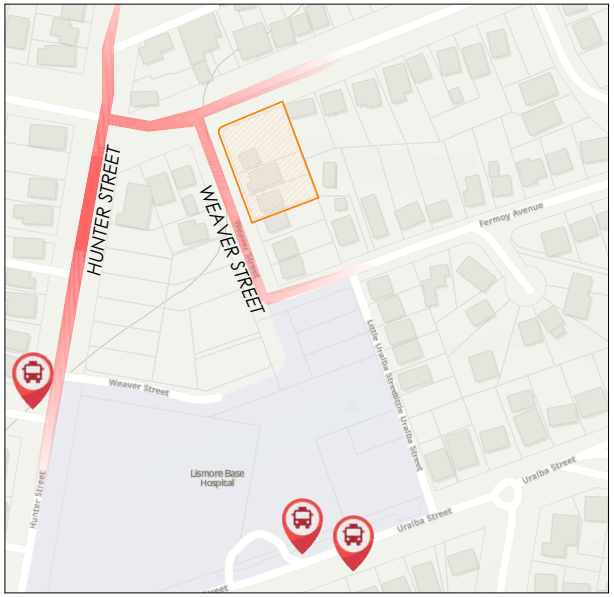
@A
SITE CONTEX

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 0.0202 REV DA









LEGEND

VIEW STREET (EXTERNAL):

VIEW SITE (INTERNAL):

SITE:

MAIN ROAD:

BUS STOP:

PREVAILING WINDS

25-30km/h

20-25km/h

15-20km/h

10-15km/h

SITE DETAILS

LOT NO.:
LOT 17-19

PLAN NO.:
DP 17964

SITE ADDRESS:
4 & 6-8 Weaver Street Lismore NSW 2480

BUILT ENVIRONMENT TYPOLOGIES:
LISMORE HOSPITAL PRECINCT - MIXED USE , MEDIUM ZONE;DENSITY. FORMING A TRANSITIONAL EDGE TO THE CBD

RAUN design group

@A

SITE ANALYSI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 0.0203 REV DA

MATERIALITY


1. CLADDING A

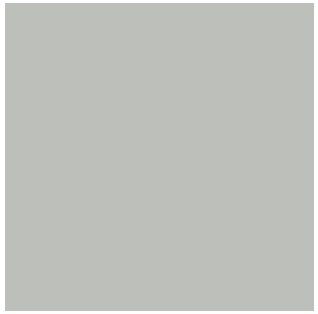

2. CLADDING B

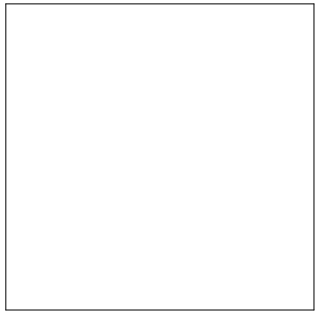

3. GLASS BALUSTRADES


4. WINDOW SHADING


5. ALUMINIUM BATTENS


6. FEATURE BLOCKWORK


7. SHALE GREY


8. WHITE


9. MONUMENT

ARCHITECTURAL STATEMENT

The proposed development comprises two five-storey residential buildings designed under the NSW Co-Living Housing Guidelines. Strategically positioned adjacent to Lismore Base Hospital, the project responds to a growing need for affordable, flexible, and community-oriented housing options for healthcare workers, students, and key local professionals.

Design Intent and Vision
The architectural vision for the development is to create a modern, budget-conscious living environment that fosters social connection, personal wellbeing, and a sense of belonging. The design balances affordability with a contemporary aesthetic, ensuring high-quality amenity within a cost-effective framework.

Form and Aesthetic
The buildings are conceived as clean, modern forms that respond to their urban and environmental context. Simple geometries, articulated facades, and a considered use of materials, which create visual depth and rhythm while maintaining a restrained palette suited to the project's budget. The architectural expression is guided by a focus on longevity, low maintenance, and passive design performance.

Contextual Response
Situated adjacent to the hospital, the development enhances the surrounding precinct by introducing active, landscaped edges and human-scaled frontage treatments. The massing steps and articulation are designed to break down the building's scale, ensuring it integrates comfortably within the mixed-use character of the area.

Amenity and Functionality
Each building accommodates a mix of co-living units featuring private bedrooms with ensuites and kitchenettes. Shared living, laundry and communal spaces are featured throughout the building. Balconies and communal terraces encourage outdoor engagement and cross-ventilation. Landscaped areas between and around the buildings promote relaxation, informal interaction, and a connection to nature.

Sustainability and Liveability
The design incorporates passive solar principles, natural ventilation, water-sensitive landscaping, and energy-efficient systems to ensure environmental performance and resident comfort. The proximity to the hospital and public transport supports sustainable urban living with reduced reliance on private vehicles.

Conclusion
This development aims to deliver well-considered, contemporary co-living accommodation that supports the evolving needs of Lismore's community. By combining thoughtful design, environmental responsibility, and affordability, the project contributes positively to the city's growing urban fabric and provides much-needed housing diversity near a key employment and service hub.

CPTED:
CPTED principles have been adhered to and the Development is to include:
- Secure building access via key card and/or fob system
- Secure/safety screens on widows/balcony doors
- Frosted glass to bathroom windows - where relevant
- CCTV coverage of entry points, lobby/reception and parking area
- Well lit pathways and entrances
- Compliance with fire safety regs and egress routes
- Electronic access control to each unit with remote management capabilities
- Video intercom system
- Clear entry signage

RAUN design group

@A

DESIGN INTEN

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0204 REV DA



ARTISTS IMPRESSION ONL
@A

RAUN design group

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0205 REV DA



ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0206 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 0.0207 REV DA


STAGE 1
4 WEAVER STREET

RPD
4 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,110
Typical	38.83	431.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	6	1	1	8	8	320	442	56	26	
	Core / Corridor / Other										
Level 4	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 3	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 2	Units	7	1	1	9	9	320	478	14	26	
	Core / Corridor / Other										
Level 1 Ground	Units	3			3	3	131	210	139	9	19
	Core / Corridor / Other										
Totals	**0**	**30**	**4**	**4**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.O.S**	**TOTAL**
		Total Units 38			**38**	**38**	**1,411**	**2,002**	**237**	**113**	**19**
Total Cars Required		**15**	**2**	**2**							
		Total Cars Required 19									

Plus 2 Motorbike Spaces

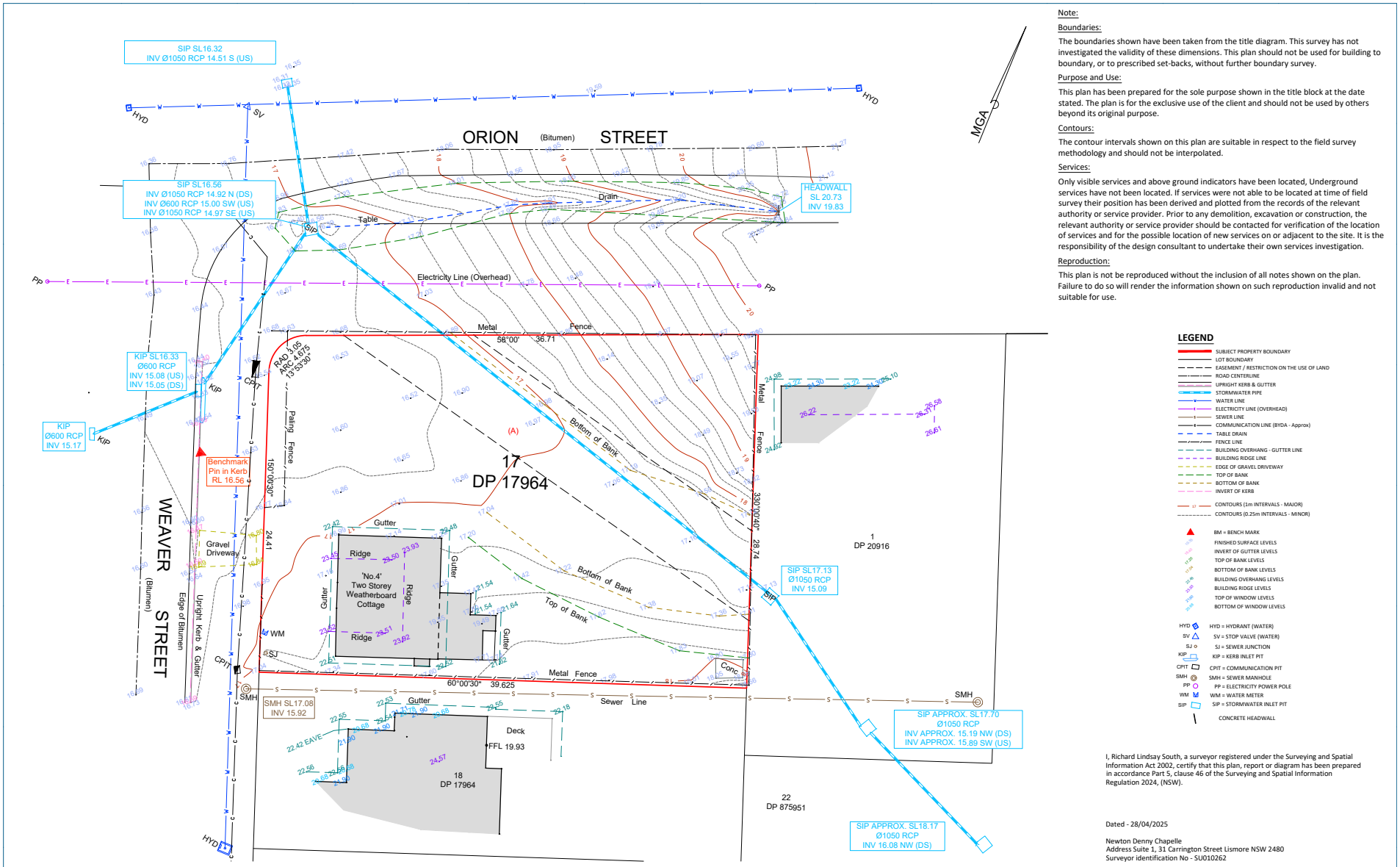
Landscaping Requirements
40% of 1,110 = 444m2
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 467m^2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 230m^2 = NON COMPLIANT

RAUN design group

@A
SUMMARY ST-

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0301 REV DA



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	D.O'S		
SURVEYED DATE	22/04/2025		

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



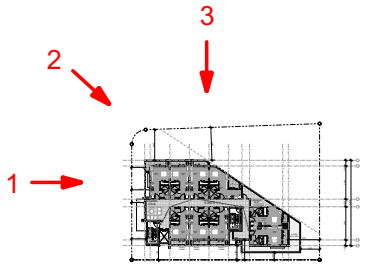
1



2



3



RAUN design group

@A

ST-1 SITE CONTEX

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-1.0303 REV DA

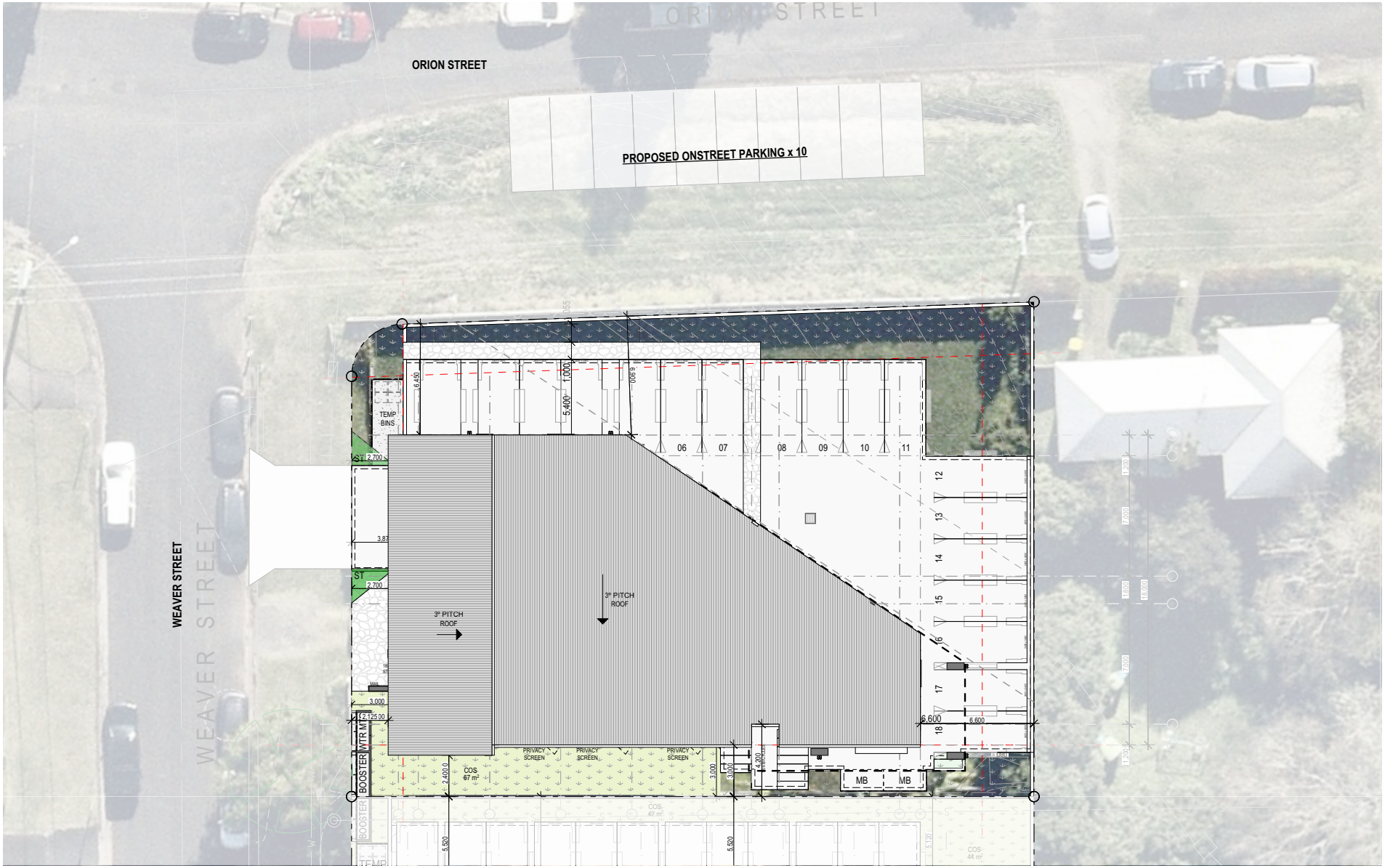


RAUN design group

1:200@A

ST-1 DEMOLITION PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.0304 REV DA



RAUN design group

1:200@A

ST-1 SITE PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 1.0305 REV DA

:O-LIVING:

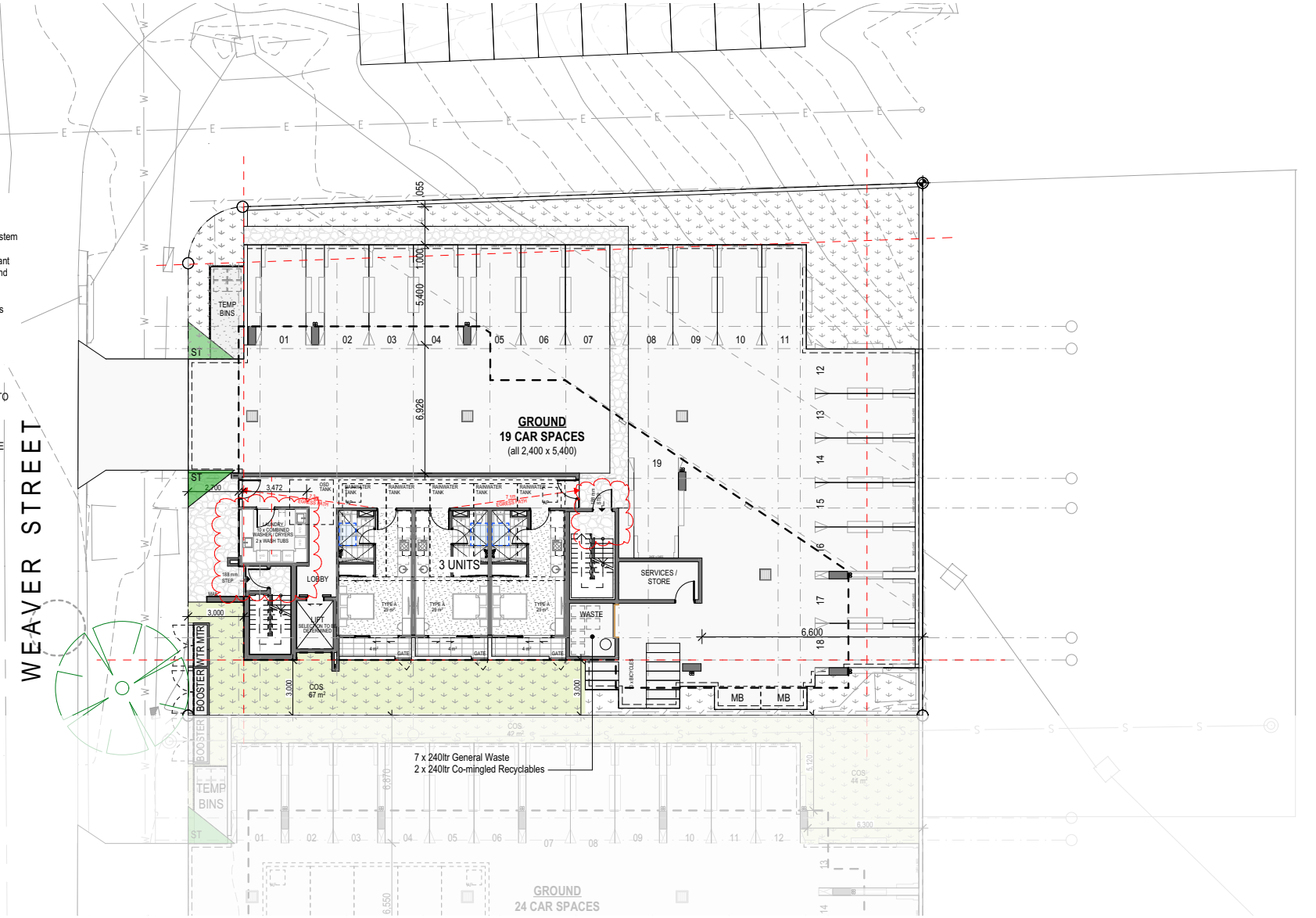
9 CAR SPACES
:8 UNITS

T. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
OW LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage

ASTE MANAGEMENT PLAN
EMPORARY BIN STORAGE AREA ADJACENT TO
RIVEWAY TO BE USED AS A SECONDARY
VERFLOW FOR BIN STORAGE AS PER
NVIRONMENTAL CONSULTANT REPORT.
EMAINDER OF BINS TO BE STORED IN WASTE
OOM.

WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables



1:200@A

ST-1 LEVEL 1 - GROUNI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.0306 REV DA

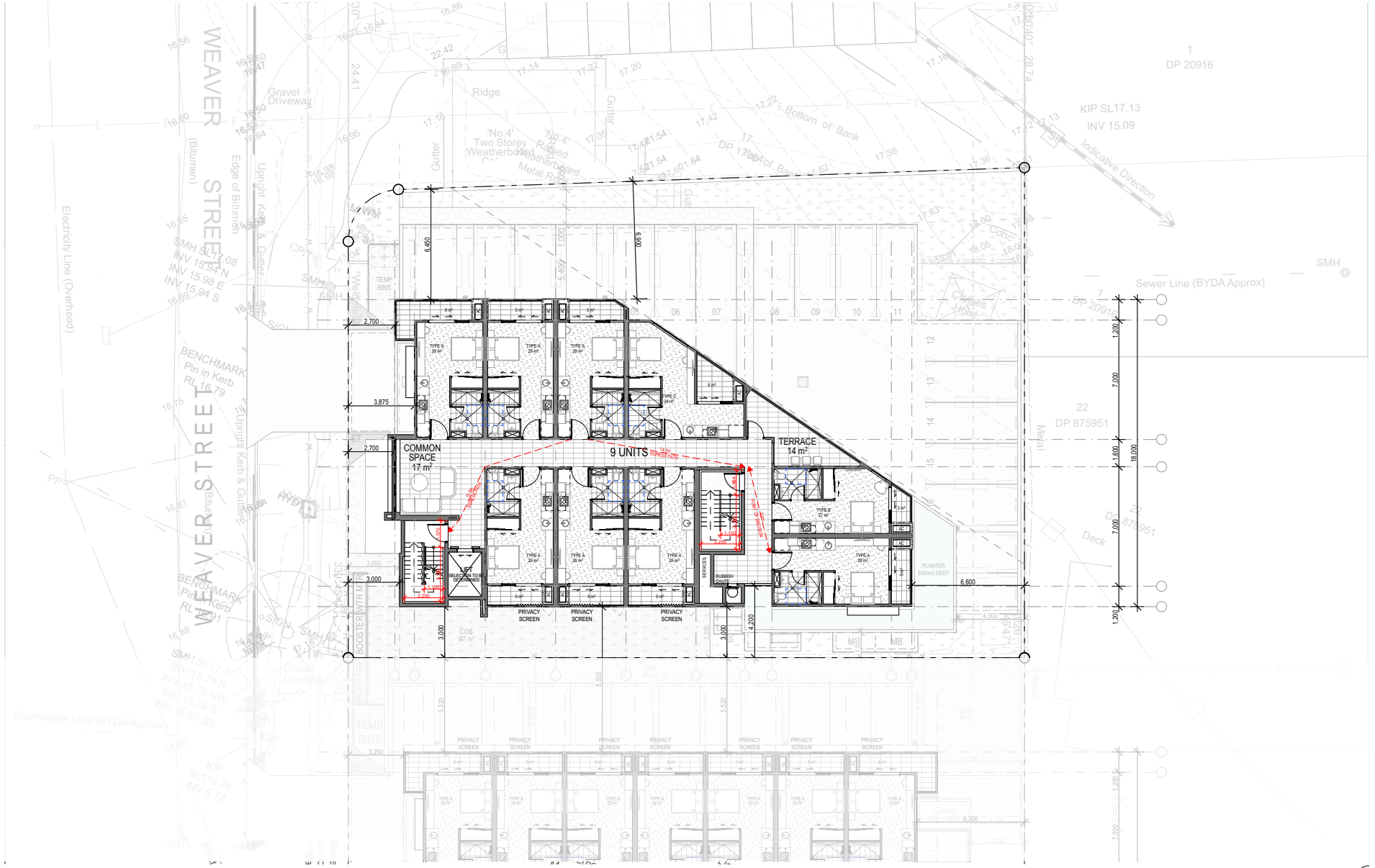


RAUN design group

1:200@A

ST-1 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-1.0307 REV DA



RAUN design group

1:200@A

ST-1 LEVELS 3-

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0308 REV DA

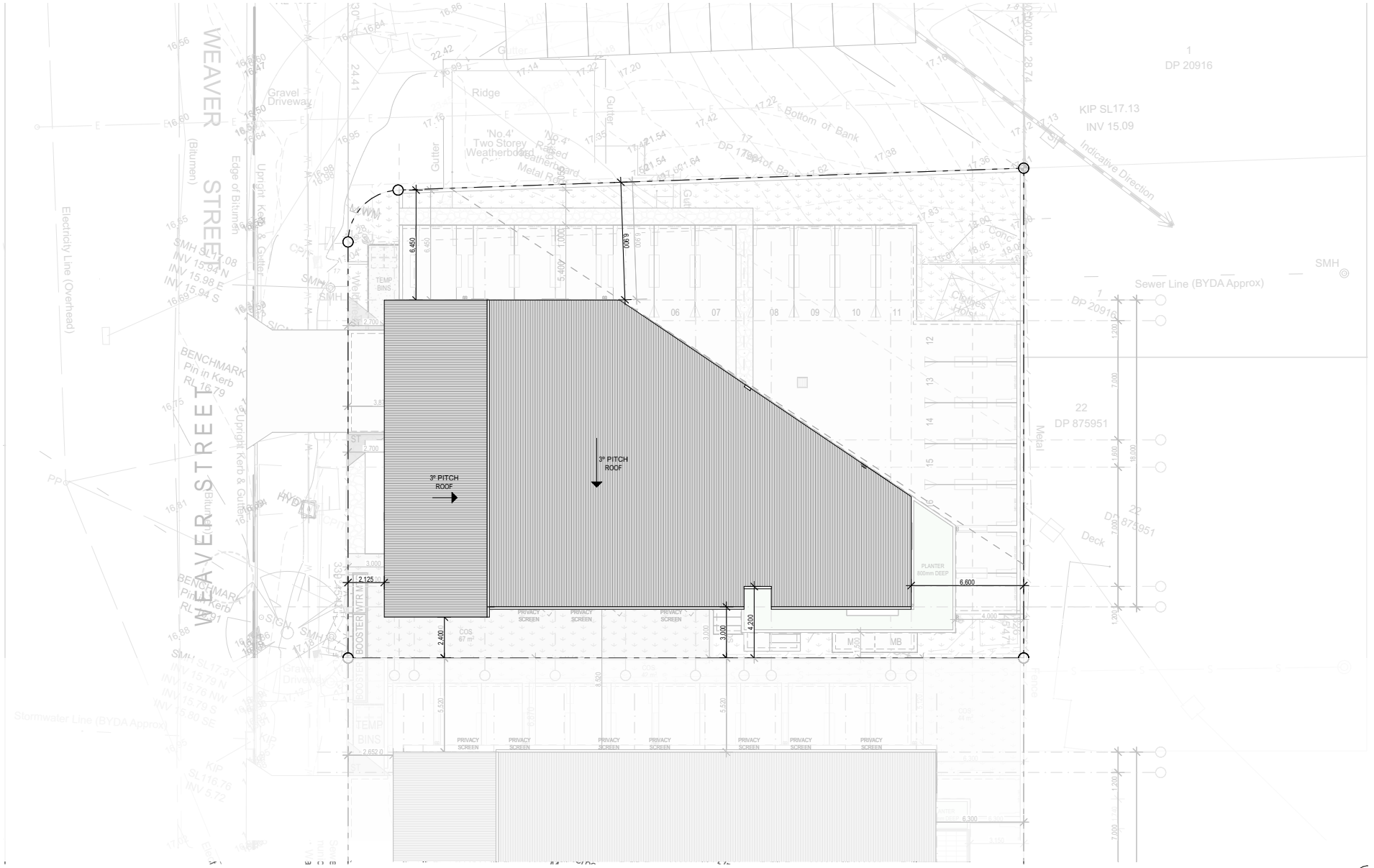


RAUN design group

1:200@A

ST-1 LEVEL

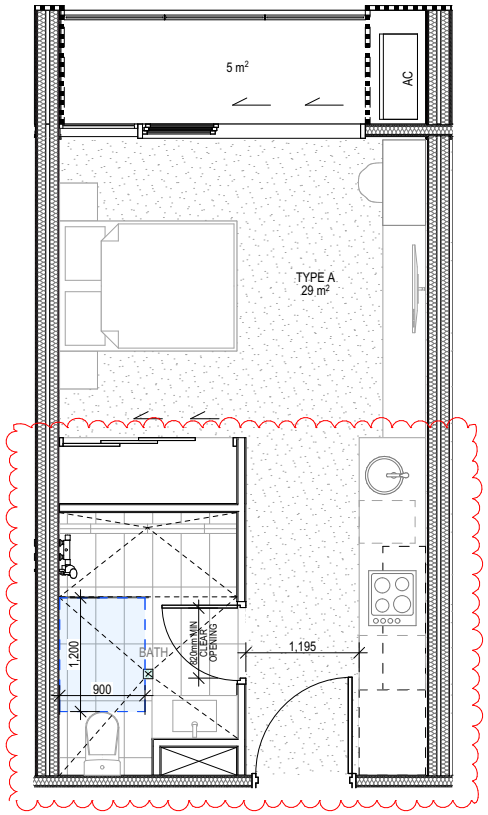
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 1.0309 REV DA



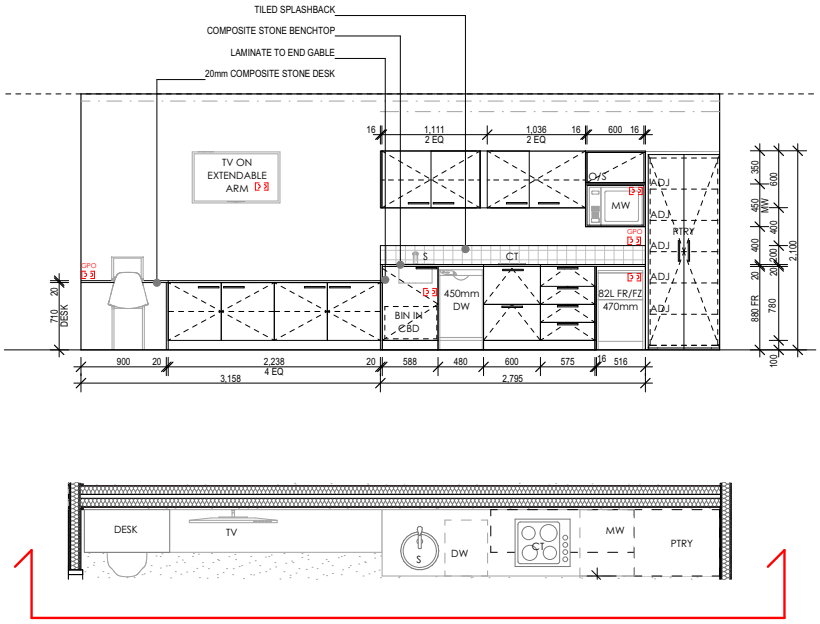
1:200@A

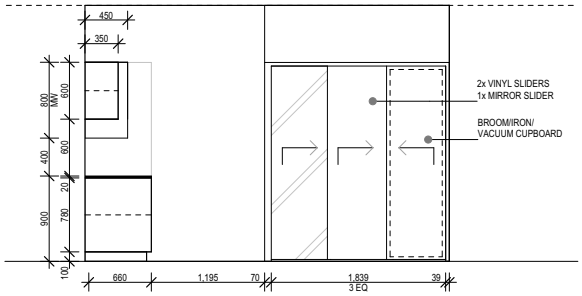
ST-1 ROO

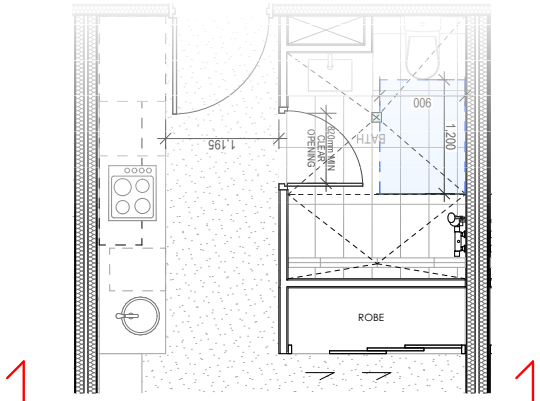
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-1.0310 REV DA



TYPE A UNIT DETAILS
Scale 1:50





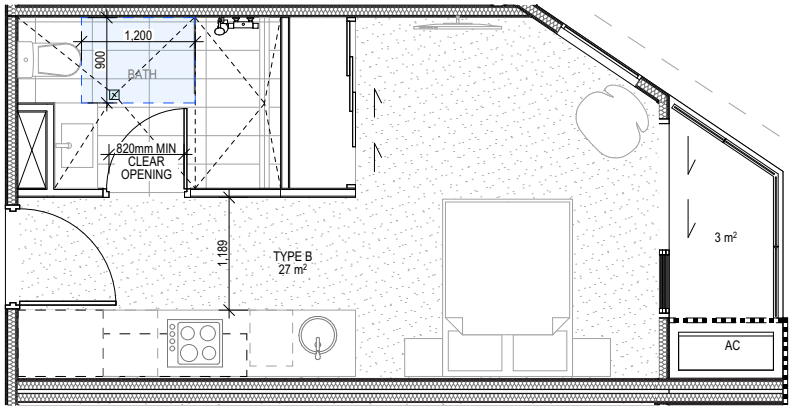


RAUN design group

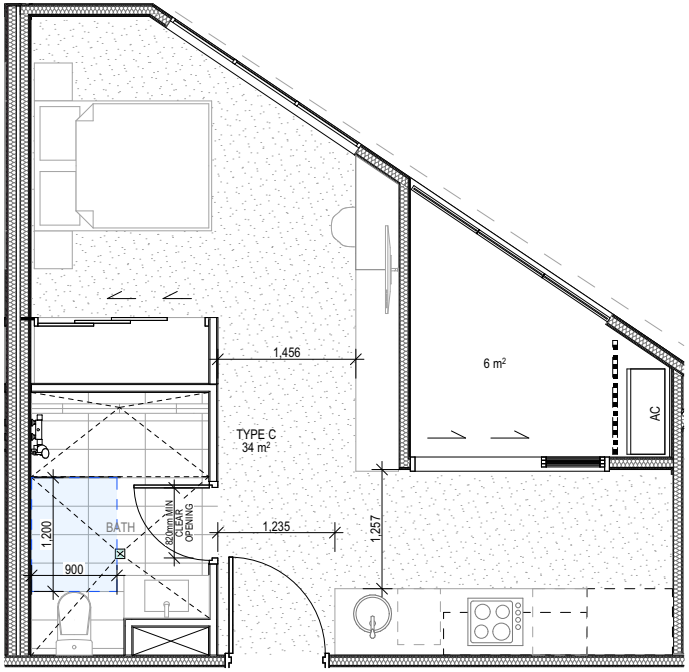
1:50@A

ST-1 TYPICAL UNIT DETAIL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.0311 REV DA



TYPE B UNIT DETAILS
Scale 1:50



TYPE C UNIT DETAILS
Scale 1:50

RAUN design group

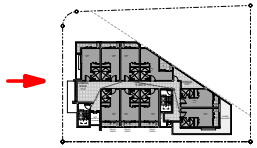
1:50@A

ST-1 TYPICAL UNIT DETAIL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.0312 REV DA

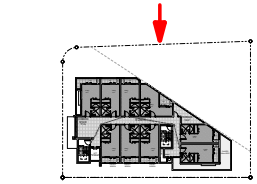


WEST ELEVATION 1:200





NORTH ELEVATION 1:200



LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

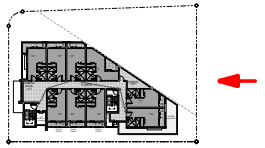
@A

ST-1 ELEVATION

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.2000 REV DA

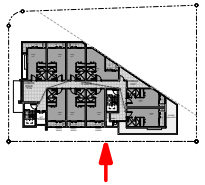


EAST ELEVATION 1:200





SOUTH ELEVATION 1:200



LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

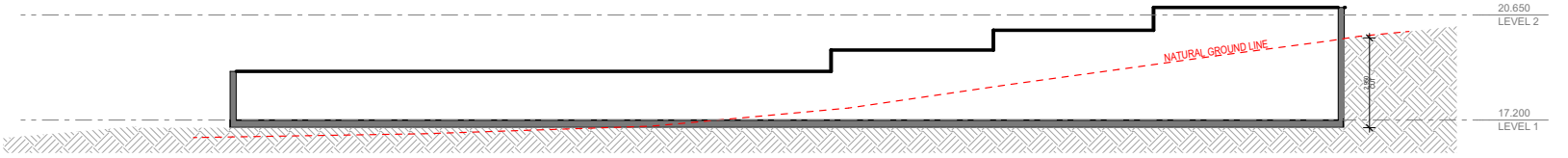
ST-1 ELEVATION

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.2001 REV DA

RAUN design group



1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUN design group

1:150@A

ST-1 SECTIONS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 1.3000 REV DA



ARTISTS IMPRESSION ONL
@A

ST-1 PERSPECTIV

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-1.4000 REV DA


STAGE 2
6-8 WEAVER STREET

RPD
6-8 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,125.6
Typical	48.33	544.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	11			11	11	414	544	42	28	
	Core / Corridor / Other										
Level 4	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 3	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 2	Units	12			12	12	414	576	29	28	
	Core / Corridor / Other										
Level 1 Ground	Units	1			1	1	92	173	167	39	24
	Core / Corridor / Other										
Totals	**0**	**48**	**0**	**0**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.L.A**	**TOTAL**
		Total Units 48			**48**	**48**	**1,748**	**2,369**	**238**	**151**	**24**
Total Cars Required		**24**	**0**	**0**							
		Total Cars Required 24									

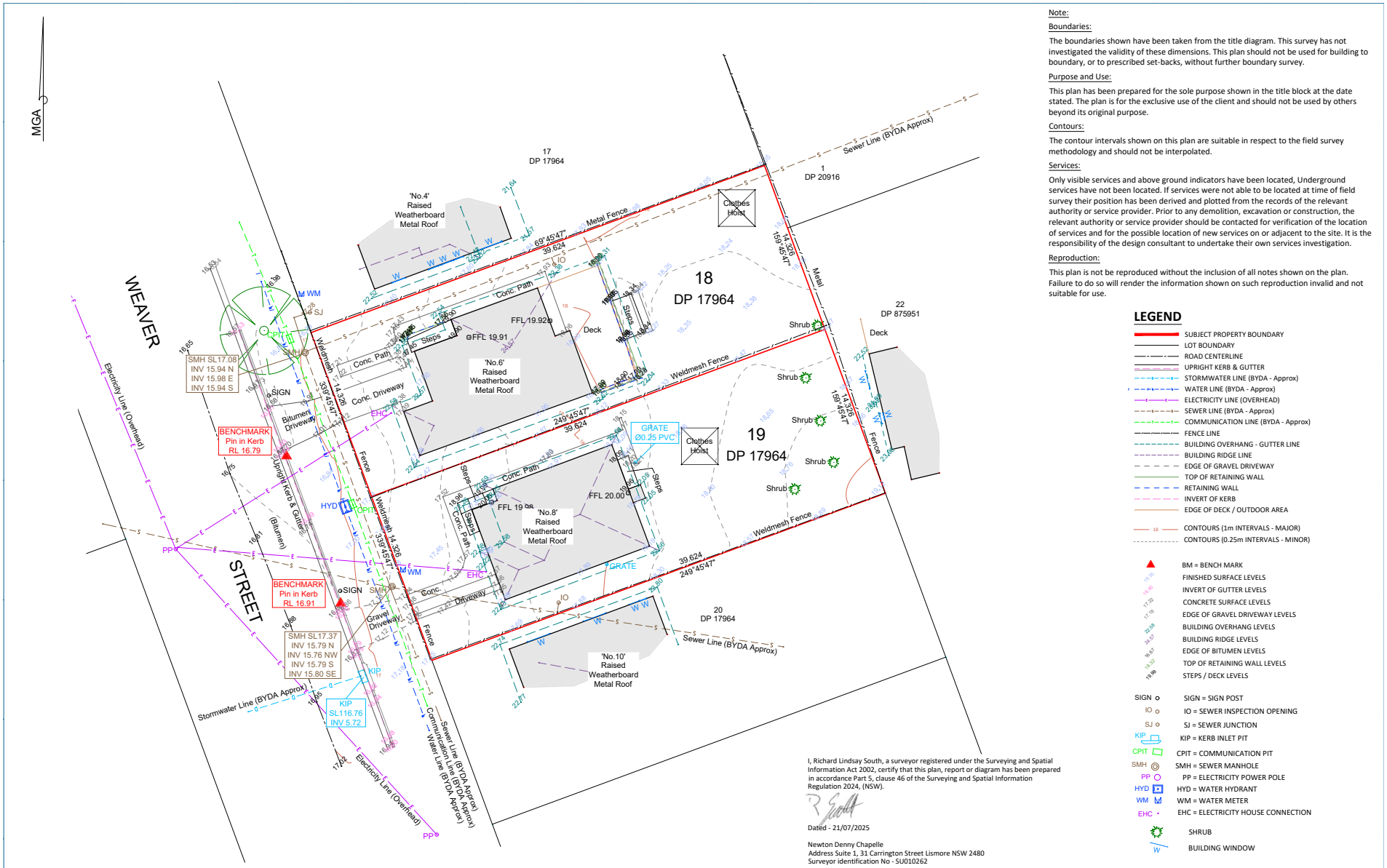
Plus 2 Motorbike Spaces

Landscaping Requirements
40% of 1,125.6 = 450.24m2
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 489m^2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 251m^2 = NON COMPLIANT

RAUN design group

@A
SUMMARY ST-
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0301 REV DA



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	T.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	T.McN	CERTIFICATION	
SURVEYED DATE	09/07/2025	DATE	

SURVEY DATA

APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop B/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOTS 18 & 19 IN DP17964
No.6 & 8 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A



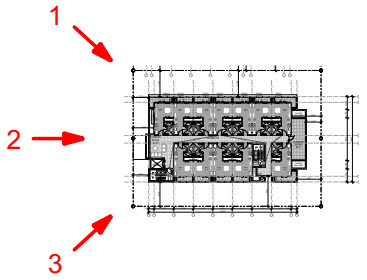
1



2



3



RAUN design group

@A

ST-2 SITE CONTEX

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.0303 REV DA

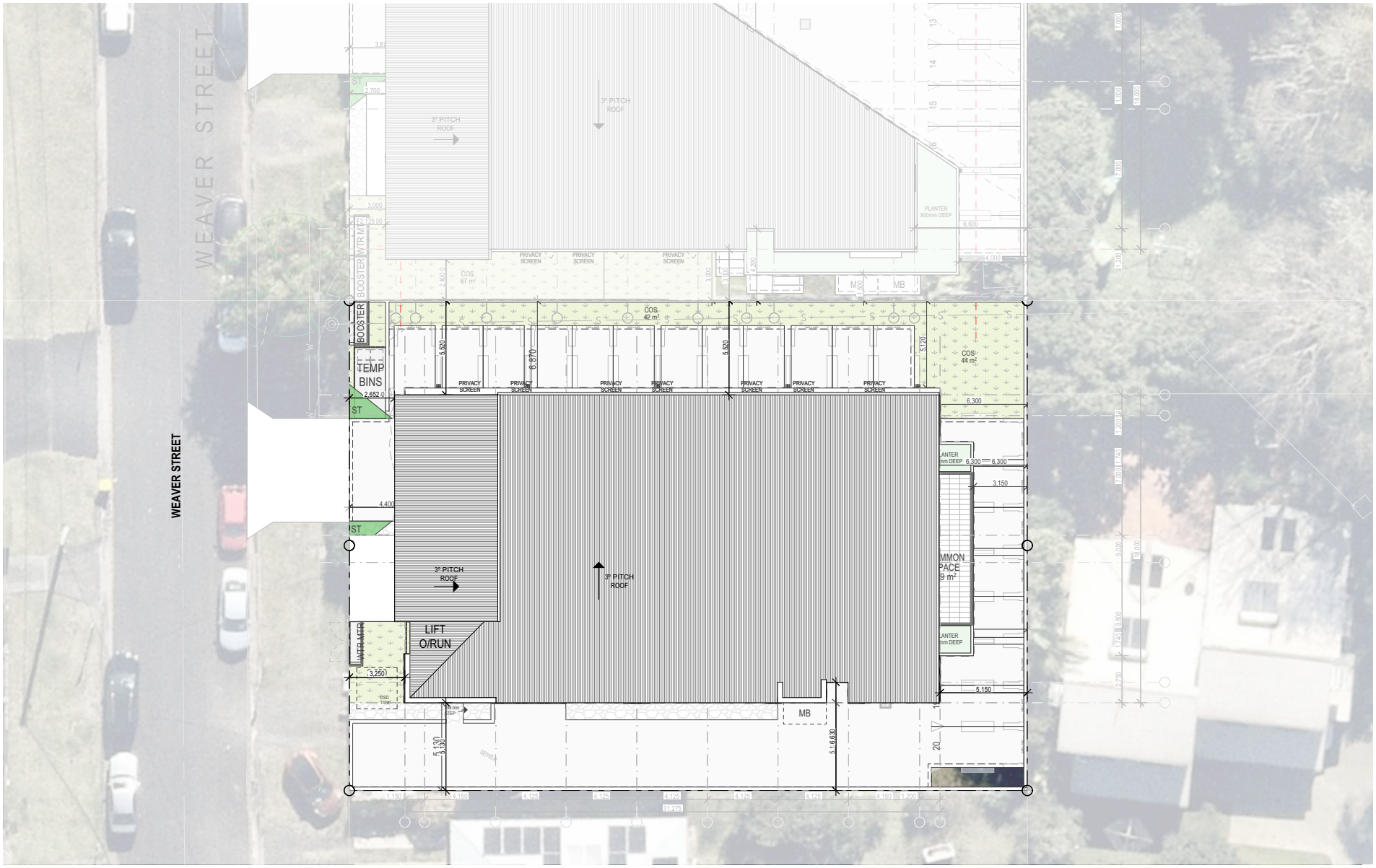


RAUN design group

1:200@A

ST-2 DEMOLITION PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0304 REV DA



1:200@A

ST-2 SITE PLAI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0305 REV DA

:O-LIVING:

:4 CAR SPACES
:8 UNITS

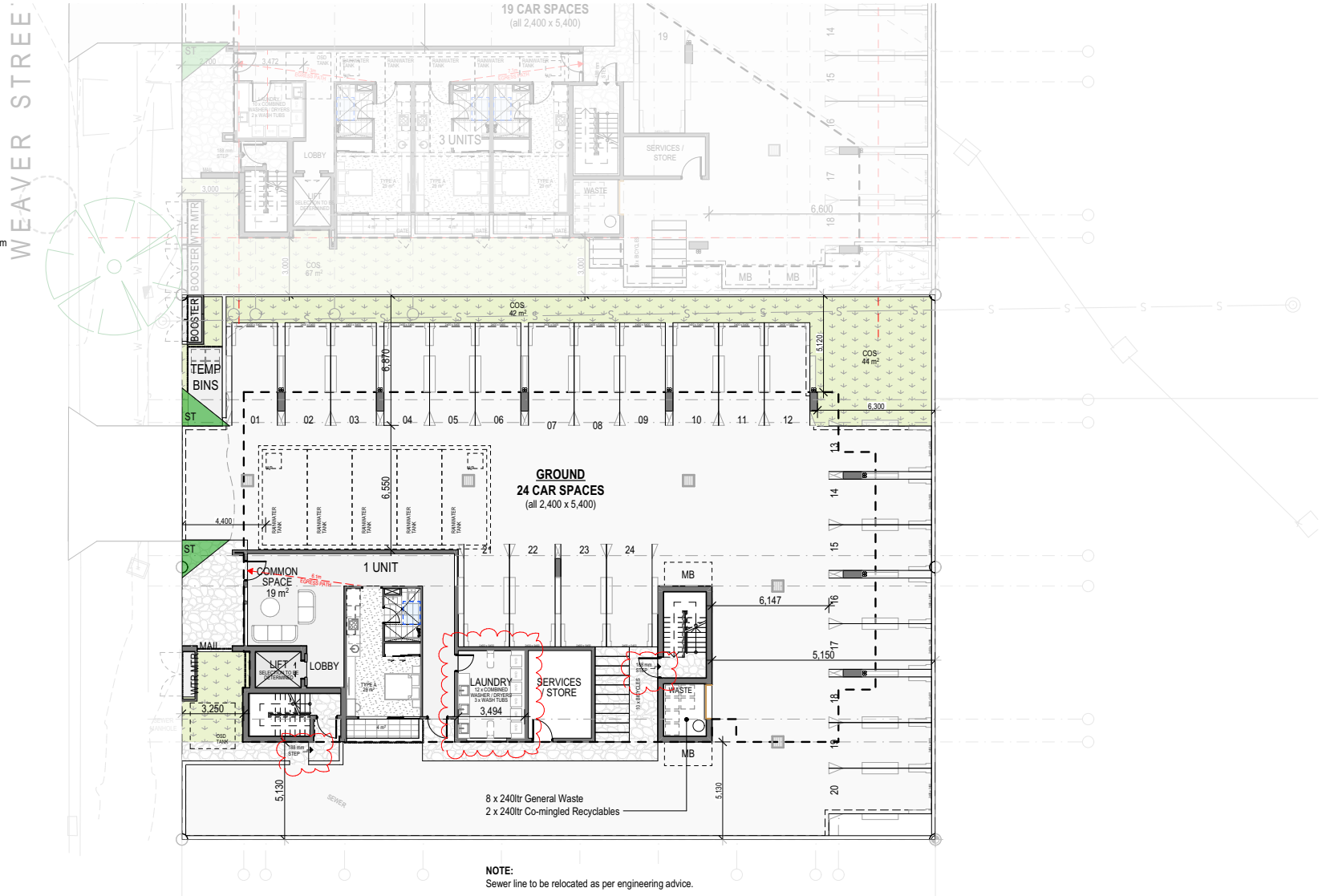
T. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
OW LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage

ASTE MANAGEMENT PLAN
EMPORARY BIN STORAGE AREA ADJACENT TO
RIVEWAY TO BE USED AS A SECONDARY
VERFLOW FOR BIN STORAGE AS PER
NVIRONMENTAL CONSULTANT REPORT.
EMAINDER OF BINS TO BE STORED IN WASTE
OOM.

WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables

8 WEAVER ST -
x 240L Wheelie bins for General Waste
x 240L Wheelie bins for Co-mingled Recyclables



NOTE:
Sewer line to be relocated as per engineering advice.

RAUN design group

1:200@A

ST-2 LEVEL 1 - GROUNI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0306 REV DA



RAUN design group

1:200@A

ST-2 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0307 REV DA

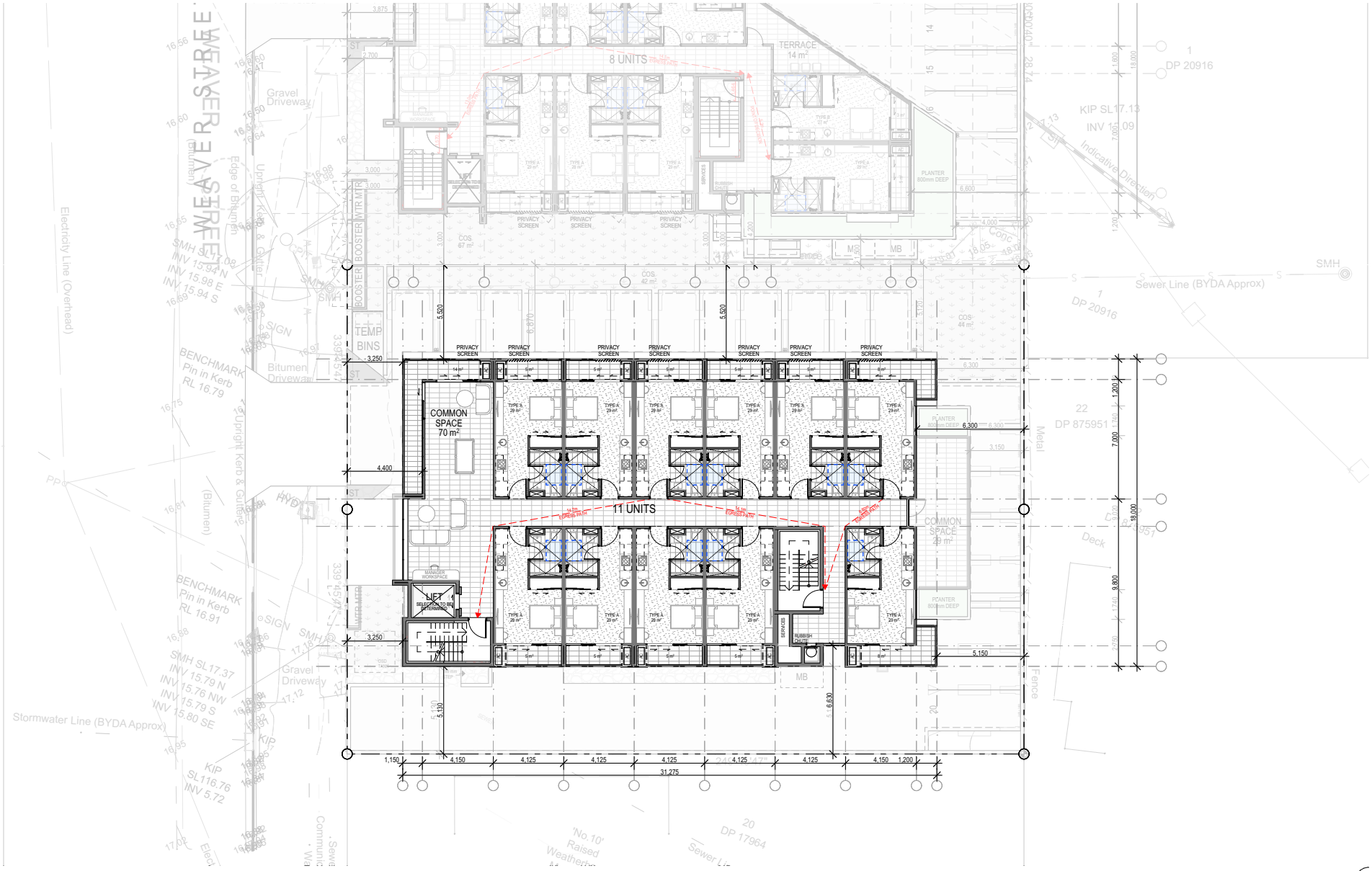


RAUN design group

1:200@A

ST-2 LEVELS 3-

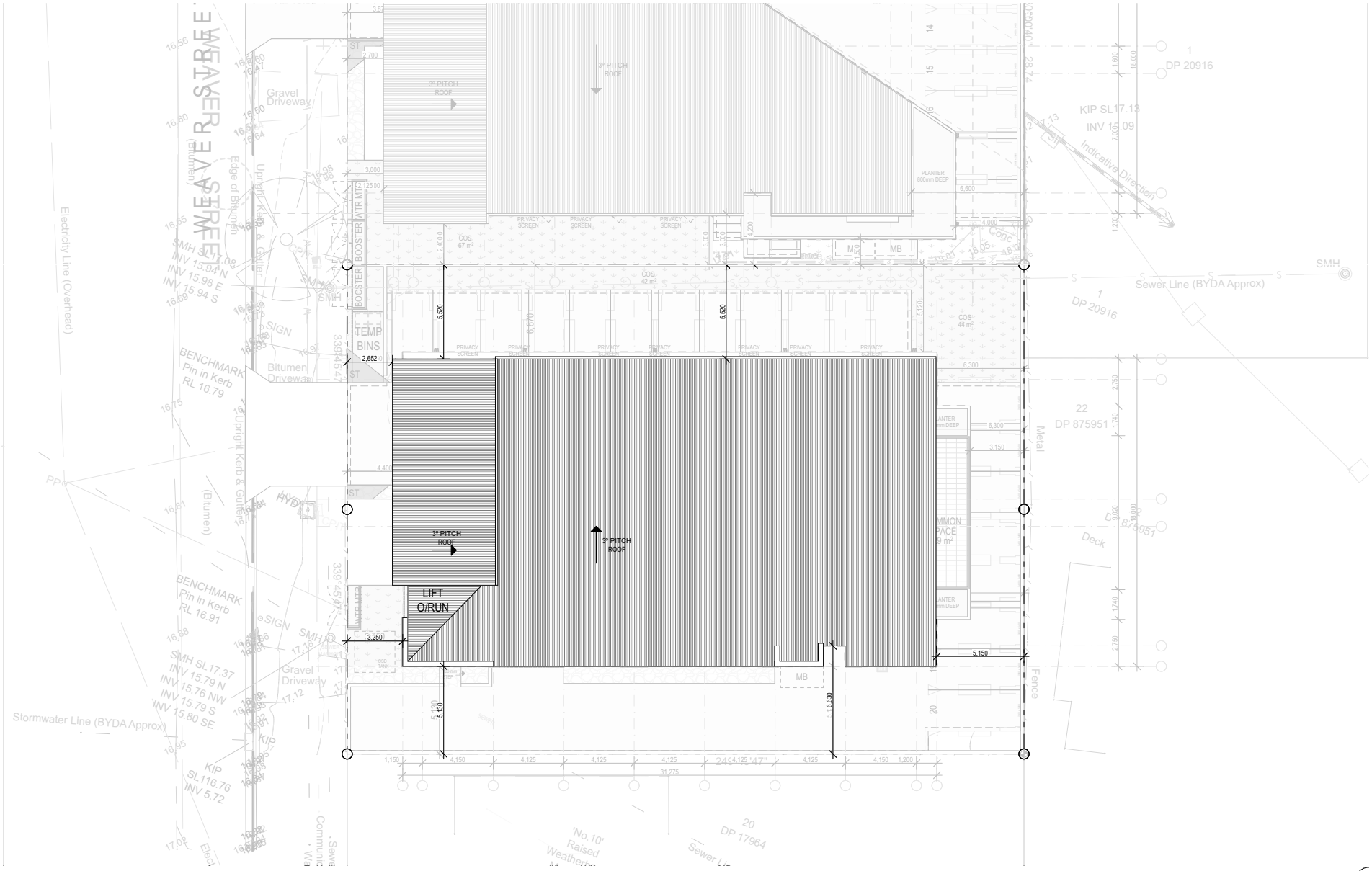
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0308 REV DA



1:200@A

ST-2 LEVEL

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0309 REV DA

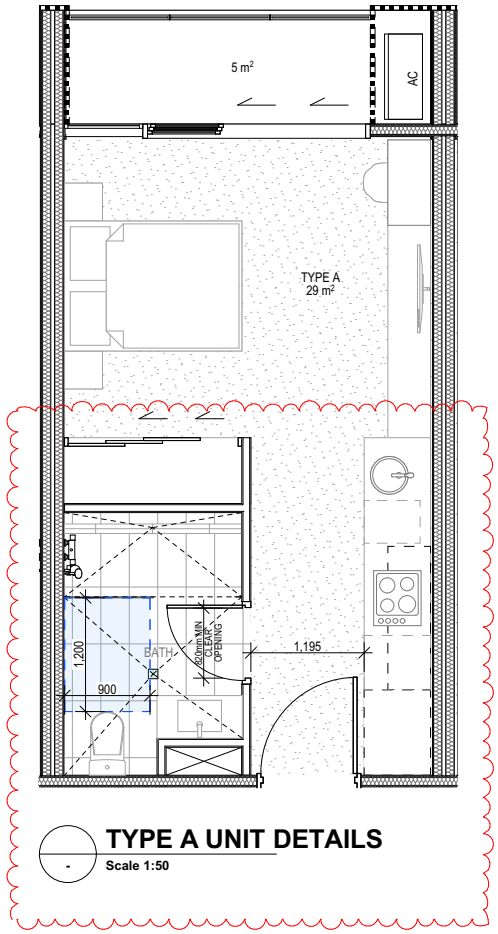


RAUN design group

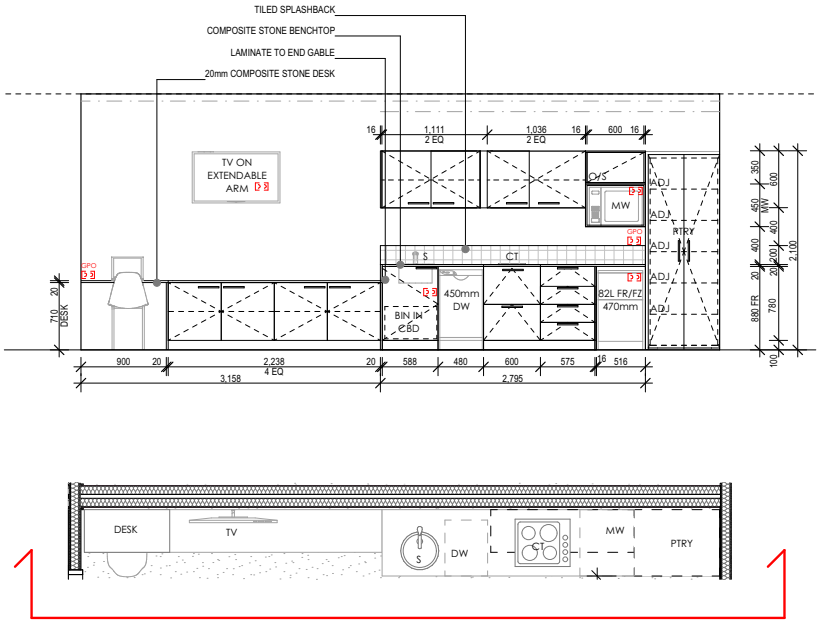
1:200@A

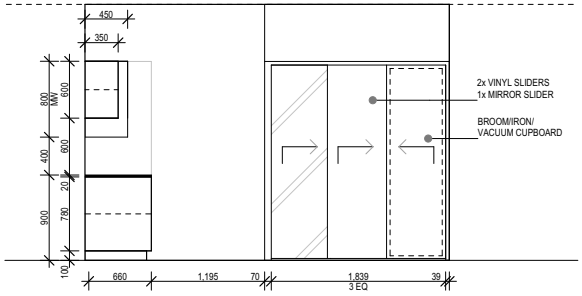
ST-2 ROO

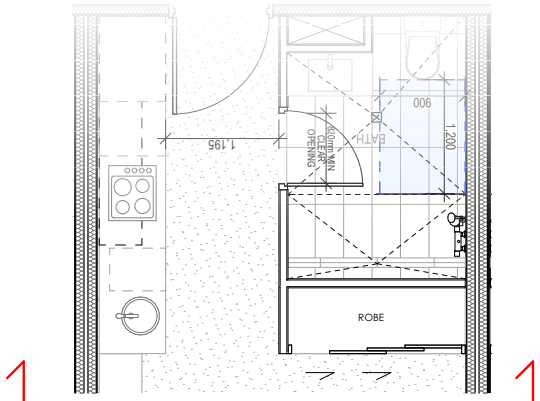
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 2.0310 REV DA



TYPE A UNIT DETAILS
Scale 1:50







RAUN design group

1:50@A

ST-2 TYPICAL UNIT DETAIL

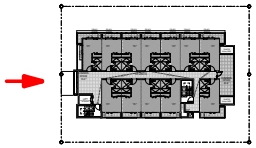
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 2.0311 REV DA

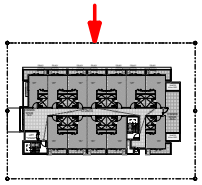


WEST ELEVATION 1:200



NORTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

ST-2 ELEVATION

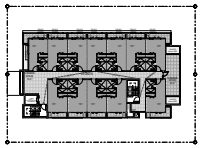
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.2000 REV DA

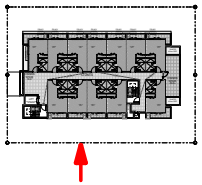


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

@A

ST-2 ELEVATION

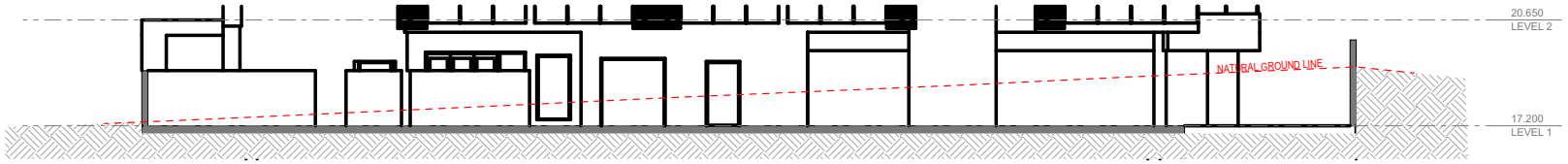
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-2.2005 REV DA

RAUN design group





1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUN design group

1:150@A

ST-2 SECTIONS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-2.3000 REV DA



ARTISTS IMPRESSION ONL
@A

ST-2 PERSPECTIV

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-2-4000 REV DA


REFERENCE

State Environmental Planning Policy (Housing) 2021 (NSW)

Part 3 Co-living housing

67 Co-living housing may be carried out on certain land with consent

Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.
Example— Co-living housing may be used as off-campus student accommodation.

68 Non-discretionary development standards—the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—

(a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—
(i) the maximum permissible floor space ratio for residential accommodation on the land, and
(ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,
No Mapped FSR on these sites
(b) for co-living housing containing 6 private rooms—
(i) a total of at least 30m2 of communal living area, and
(ii) minimum dimensions of 3m for each communal living area,
More than 6 private rooms
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,
Total 86 private rooms = 30m2 + 160m2 = 190m2 Communal Living Area. Providing 216m2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,
Site area is 2,241m2. 20% is 448.2m2. Providing 463m2
(e) unless a relevant planning instrument specifies a lower number—
(i) for development on land in an accessible area—0.2 parking spaces for each private room, or
(ii) otherwise—0.5 parking spaces for each private room,
Parking rates are calculated at 0.5 per each private room = 43 car spaces
(f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument, There are no recommended Design Solutions for this element. Each application will be assessed on its merits against the Performance Criteria.
(g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.
Site is in R3 Medium Density Residential

69 Standards for co-living housing

(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—

(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m2 and not less than—
(i) for a private room intended to be used by a single occupant—12m2, or
(ii) otherwise—16m2, and
All private rooms are between 16m2 and 25m2
(b) the minimum lot size for the co-living housing is not less than—
(i) for development on land in Zone R2 Low Density Residential—600m2, or
(ii) for development on other land—800m2, and
(iii) (Repealed)
Site area is 2,241m2
(c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—
(i) will not contain more than 12 private rooms, and
(ii) will be in an accessible area, and
Site is in R3 Medium Density Residential
(d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and
Managers Workspace provided
(e) for co-living housing on land in a business zone—no part of the ground floor of the coliving housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and

(f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and
Each private room will have adequate kitchen facilities, plus a communal laundry facility at 1 per 4 rooms
(g) each private room will be used by no more than 2 occupants, and

(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.
We are providing 20 bicycle spaces and 4 motorbike spaces
(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—

(a) the front, side and rear setbacks for the co-living housing are not less than—
(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or
(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and

(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and
Currently not achieving building separation as per the ADG
(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and
Achieved
(d), (e) (Repealed)

(f) the design of the building will be compatible with—
(i) the desirable elements of the character of the local area, or
(ii) for precincts undergoing transition—the desired future character of the precinct.
Achieved
(3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.

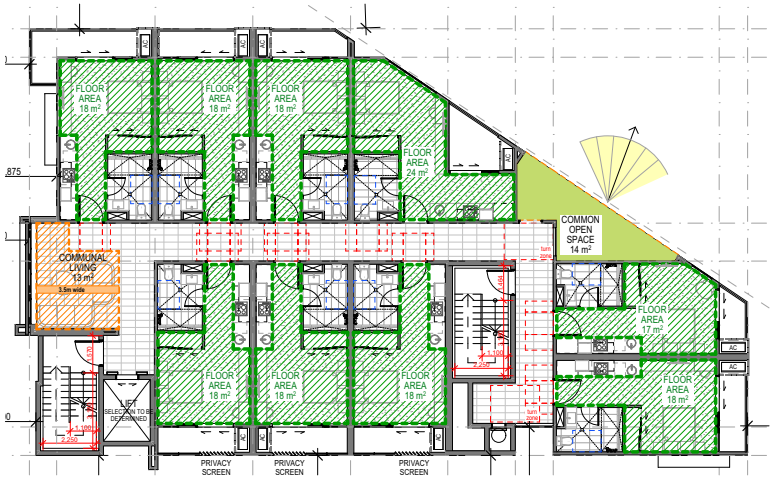
70 No subdivision
Development consent must not be granted for the subdivision of co-living housing into separate lots.

SEPP CONTROLS

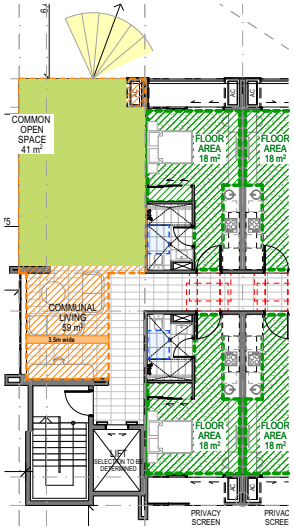
PART 3 CO-LIVING HOUSING

DIRECT SOLAR ACCESS	[COMPLIANT]
FLOOR AREA	[COMPLIANT]
COMMUNAL LIVING AREA	[COMPLIANT]

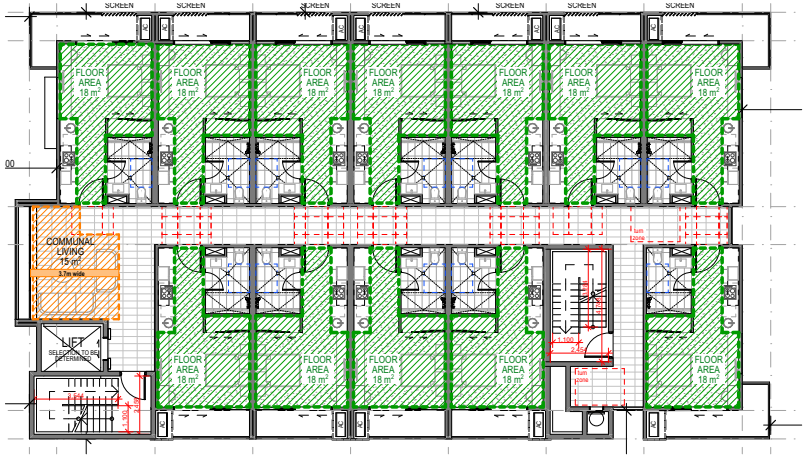
PLEASE REFER TO PAGES DA-6009 TO DA-6014 FOR MORE SEPP CONTROLS.



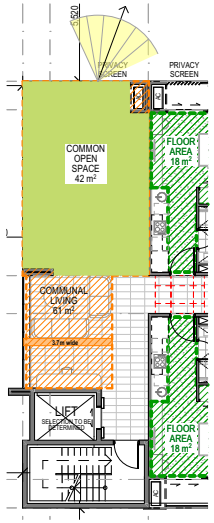
STAGE 1 TYPICAL LEVELS



LEVEL 5 COMMUNAL



STAGE 2 TYPICAL LEVELS



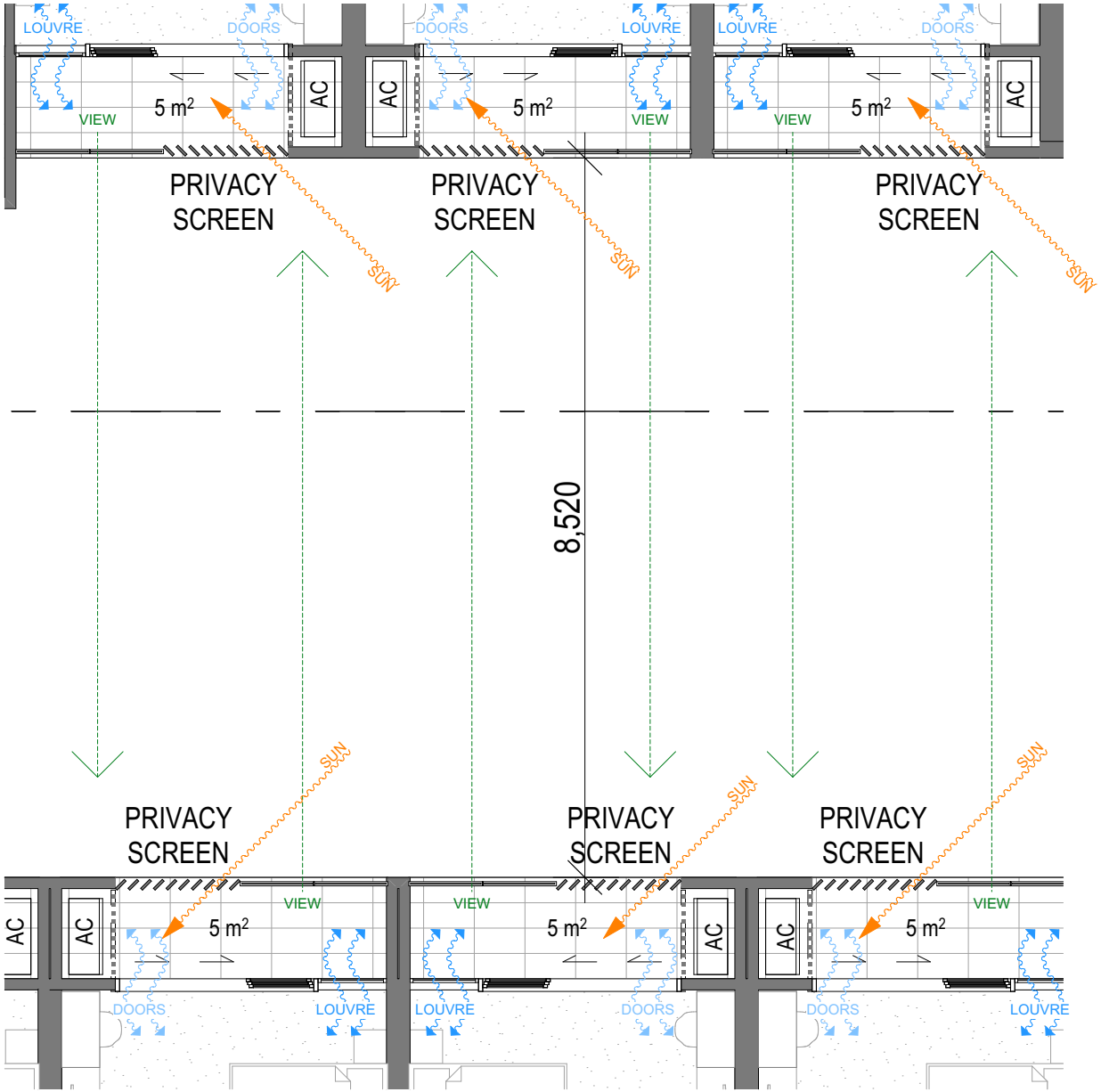
LEVEL 5 COMMUNAL

RAUN design group

1:200@A

SEPP CONTROLS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-3-6002 REV DA





TYPICAL LEVEL
PRIVACY SCREENING

ANGLED PRIVACY LOUVRES ARE OFFSETT BETWEEN BALCONIES TO MINIMIZE OVERLOOKING AND TO MAXIMIZE PRIVACY.
PRIVACY LOUVRES ARE ALSO ANGLED TO THE NORTH-EAST TO MAXIMISE NATURAL DAYLIGHT.

TYPICAL LEVEL
AIR FLOW

ALONG WITH THE SLIDING GLASS DOORS, WE PROPOSE A BANK OF LOUVRED WINDOWS TO ENCOURAGE AIR FLOW THROUGH THE UNIT.



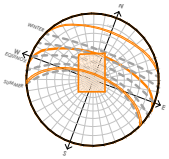
RAUN design group

1:50@A

BUILDING SEPARATIOI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6003 REV DA

SUMMER EQUINOX





DECEMBER 22, 9AM



DECEMBER 22, 12PM



DECEMBER 22, 3PM

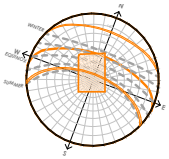
RAUN design group

@A

SHADOW DIAGRAMS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6004 REV DA

WINTER SOLSTICE





JUNE 21, 9AM



JUNE 21, 10AM



JUNE 21, 11:30AM



JUNE 21, 12:30PM



JUNE 21, 2PM



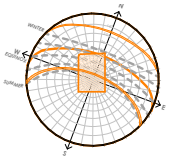
JUNE 21, 3PM

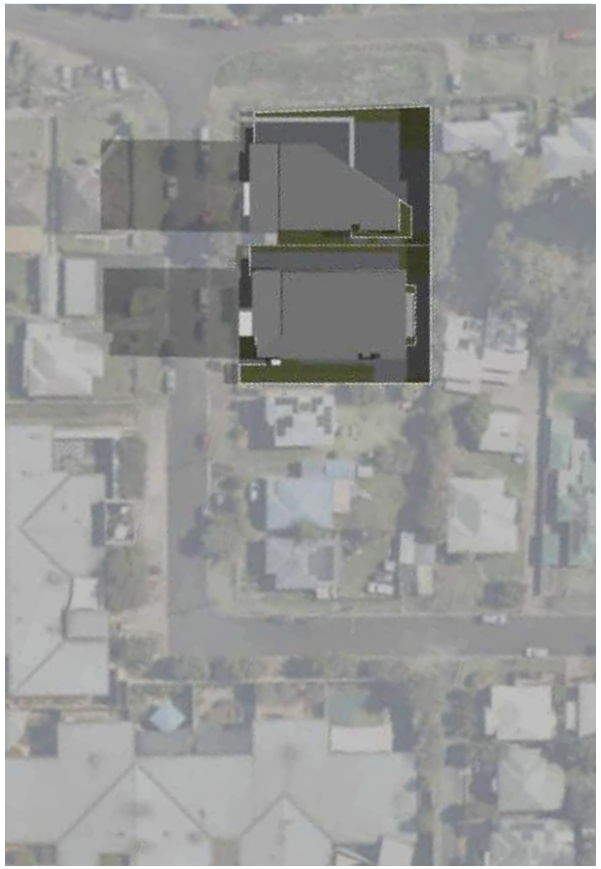
RAUN

SHADOW DIAGRAMS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-3-6005 REV DA

VERNAL EQUINOX





MARCH 21/ SEPTEMBER 23, 9AM



MARCH 21/ SEPTEMBER 23, 12PM



MARCH 21/ SEPTEMBER 23, 3PM

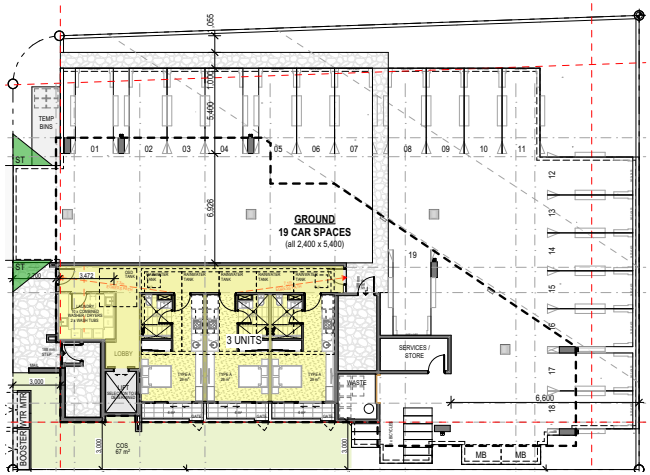
RAUN design group

@A

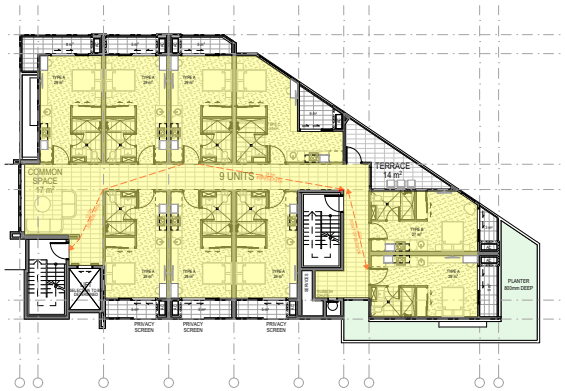
SHADOW DIAGRAMS

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.4006 REV DA

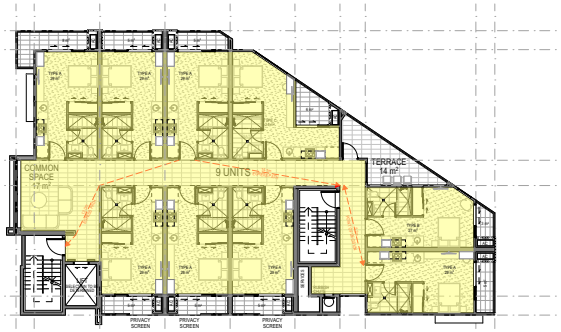
LEVEL	G.F.A Per Level m^2
Roof	
Level 5	320
Level 4	320
Level 3	320
Level 2	320
Level 1 Ground	131
Totals	**G.F.A**
	1,411



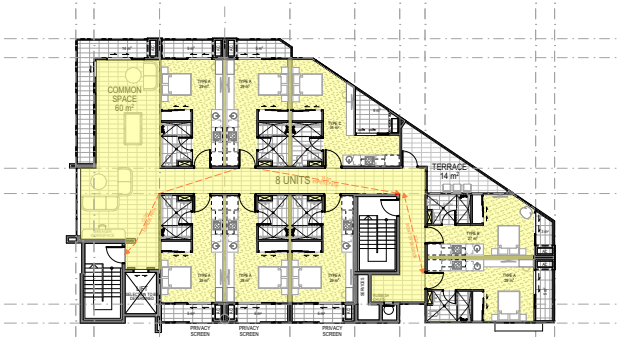
L1 GROUND
GFA 131m²



LEVEL 2



LEVELS 3 & 4
GFA 320 m²



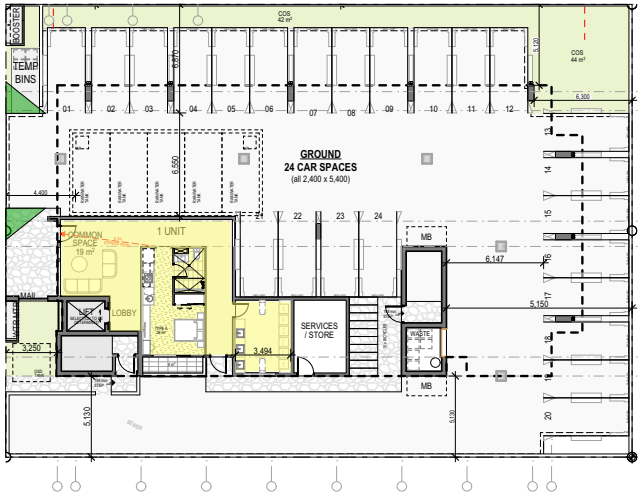
LEVEL 5
GFA 320 m²

TOTAL GFA - STAGE 1 = 1,411m²

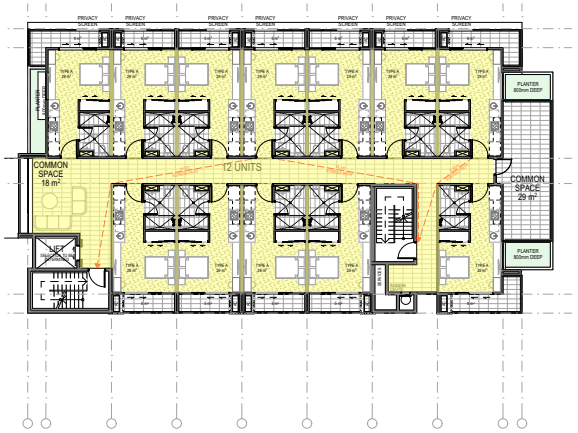
1:300@A

GFA ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 3.4007 REV DA



L1 GROUND
GFA 92 m²



LEVEL 2
GFA 414 m²



LEVELS 3 & 4
GFA 414 m²



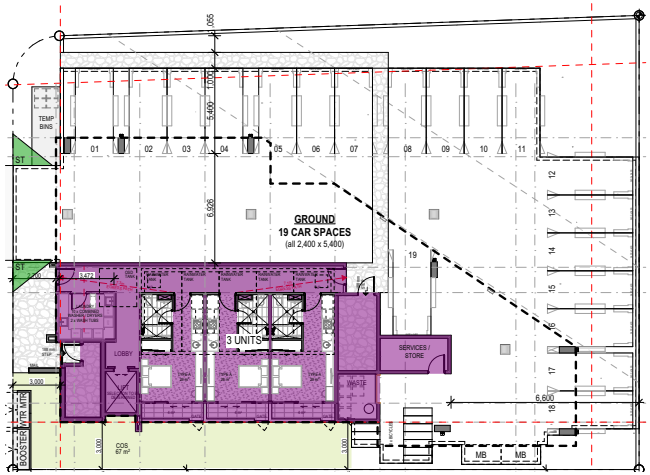
LEVEL 5
GFA 414 m²

LEVEL	G.F.A Per Level m^2
Roof	
Level 5	414
Level 4	414
Level 3	414
Level 2	414
Level 1 Ground	92
Totals	**G.F.A**
	1,748

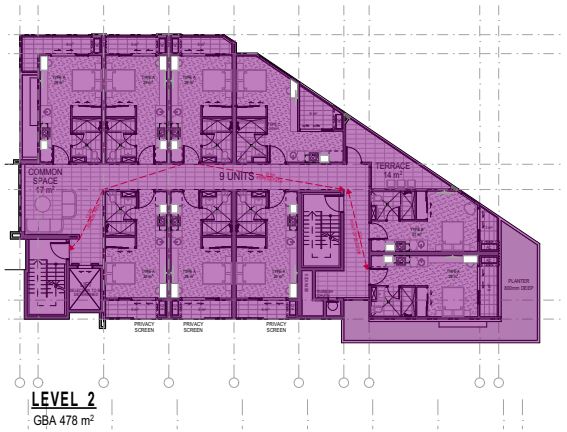
TOTAL GFA - STAGE 2 = 1,748m²

GFA ST

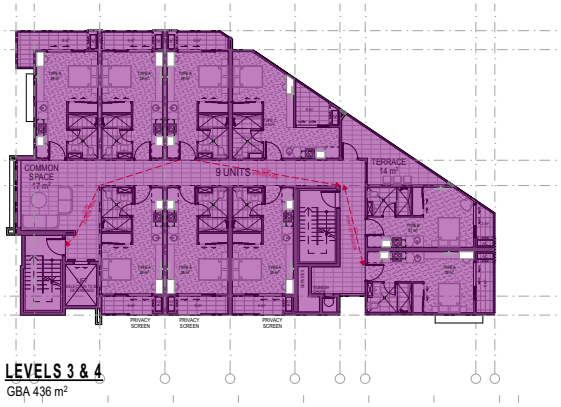
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA-3-4008 REV DA



L1 GROUND
GBA 210m²



LEVEL 2
GBA 478 m²



LEVELS 3 & 4
GBA 436 m²



LEVEL 5
GBA 442 m²

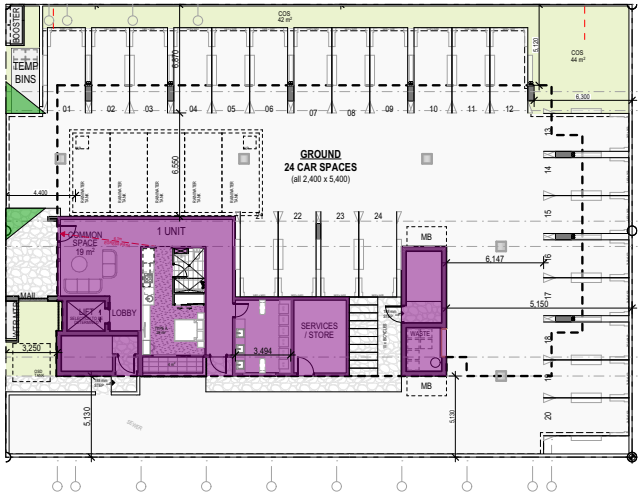
LEVEL	G.B.A Per Level m²
Roof	
Level 5	442
Level 4	436
Level 3	436
Level 2	478
Level 1 Ground	210
Totals	**G.B.A**
	2,002

TOTAL GBA - STAGE 1 (BUILDING) = 2,002m²

1:300@A

GBA ST

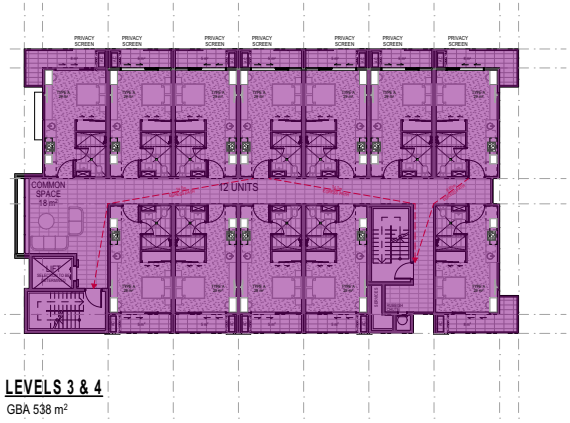
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6008 REV DA



L1 GROUND
GBA 173 m²



LEVEL 2
GBA 576 m²



LEVELS 3 & 4
GBA 538 m²



LEVEL 5
GBA 544 m²

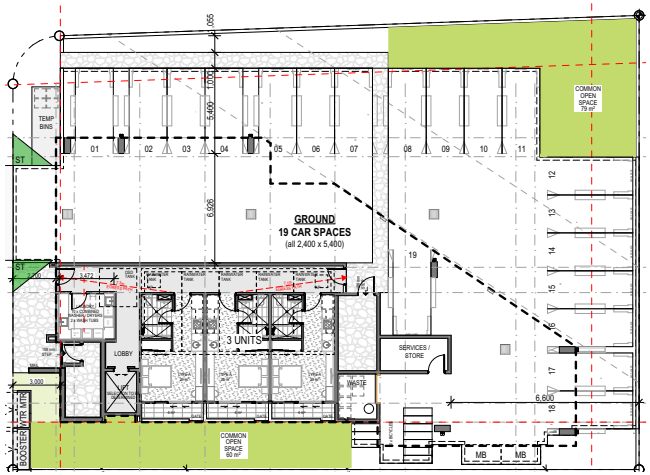
LEVEL	G.B.A Per Level m^2
Roof	
Level 5	544
Level 4	538
Level 3	538
Level 2	576
Level 1 Ground	173
Totals	**G.B.A**
	2,369

TOTAL GBA - STAGE 2 (BUILDING) = 2,369m²

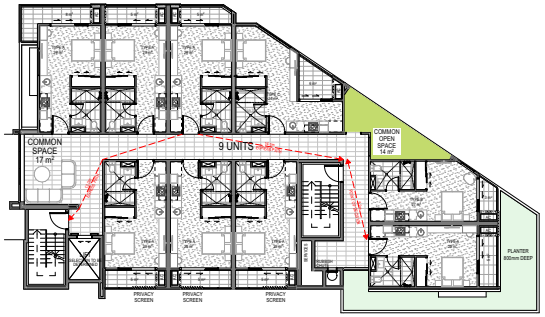
1:300@A

GBA ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/03/2024 | DA 3.6010 REV DA

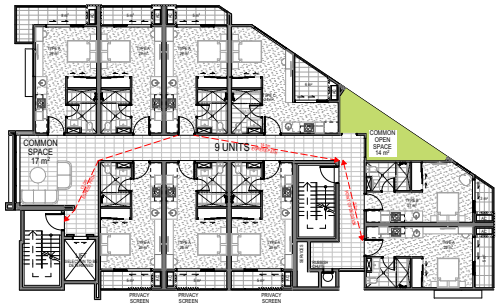


L1 GROUND
COS 139m²

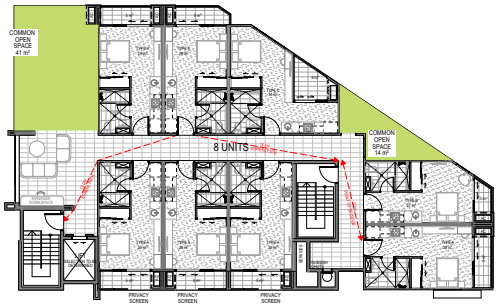


LEVEL 2
COS 14m²

LEVEL	C.O.S Per Level m²
Roof	
Level 5	56
Level 4	14
Level 3	14
Level 2	14
Level 1 Ground	139
Totals	**C.O.S**
	237



LEVELS 3 & 4
COS 14m²



LEVEL 5
COS 56m²

Part 3 Co-living housing
COMMUNAL OPEN SPACES (COS)
68
2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,

TOTAL SITE AREA 1,125.6m²
20% of 1,125.6m² = 225m²

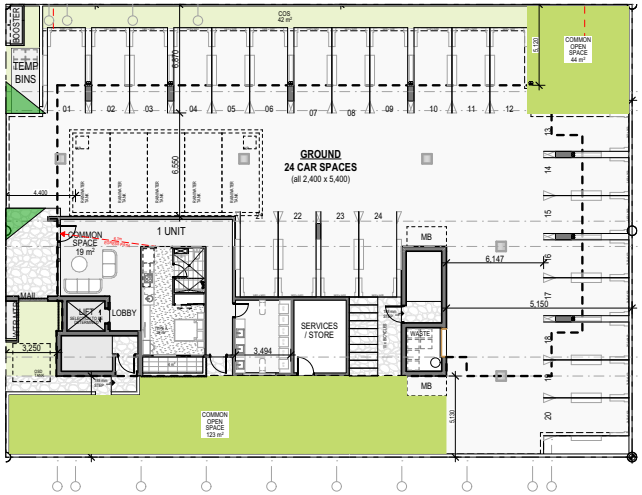
TOTAL COS AREA 237m²= COMPLIANT

1:300@A

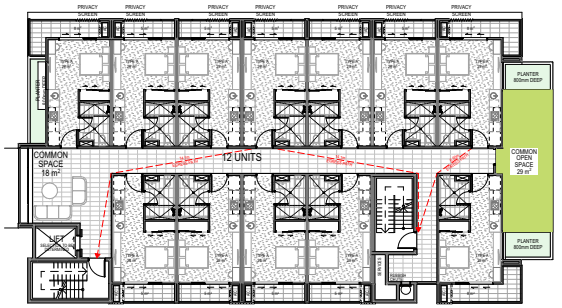
COS ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6011 REV DA

RAUN design group

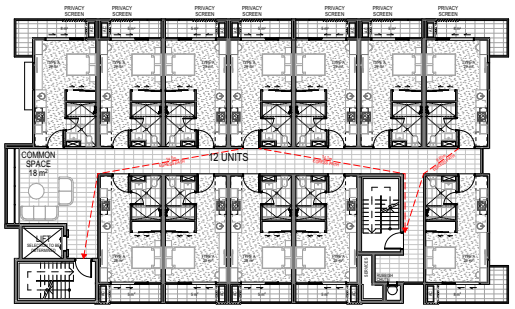


L1 GROUND
COS 167m²

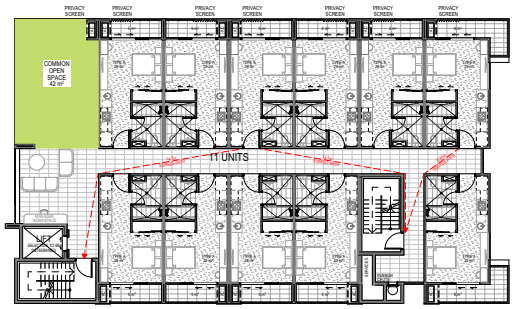


LEVEL 2
COS 29m²

LEVEL	C.O.S Per Level m²
Roof	
Level 5	42
Level 4	0
Level 3	0
Level 2	29
Level 1 Ground	167
Totals	**C.O.S**
	238



LEVELS 3 & 4
COS 0m²



LEVEL 5
COS 42m²

Part 3 Co-living housing

COMMUNAL OPEN SPACES (COS)
68
2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,

TOTAL SITE AREA 1,125.6m²
20% of 1,110m² = 226m²

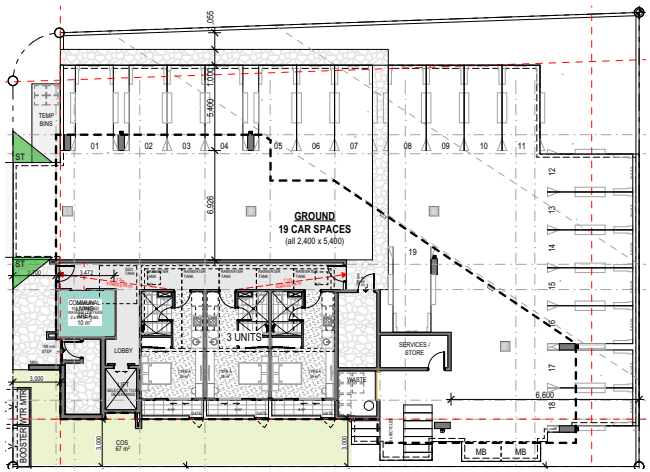
TOTAL COS AREA 238m²= COMPLIANT

@A

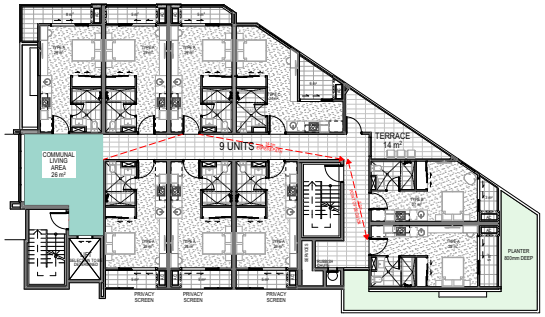
COS ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA-3-6012 REV DA

RAUN design group

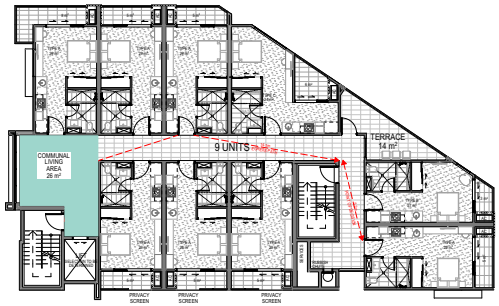


L1 GROUND
CLA - 9m²

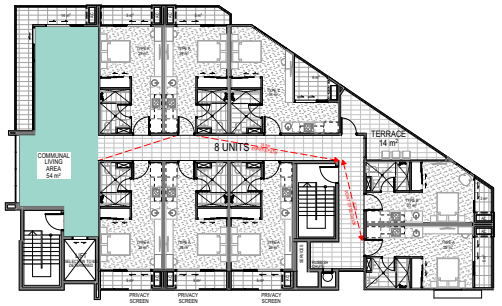


LEVEL 2
CLA 26m²

LEVEL	C.L.A Per Level m²
Roof	
Level 5	26
Level 4	26
Level 3	26
Level 2	26
Level 1 Ground	9
Totals	C.O.S
	113



LEVELS 3 & 4
CLA 26m²



LEVEL 5
CLA 26m²

Part 3 Co-living housing
COMMUNAL LIVING AREA (CLA)
68
2
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,

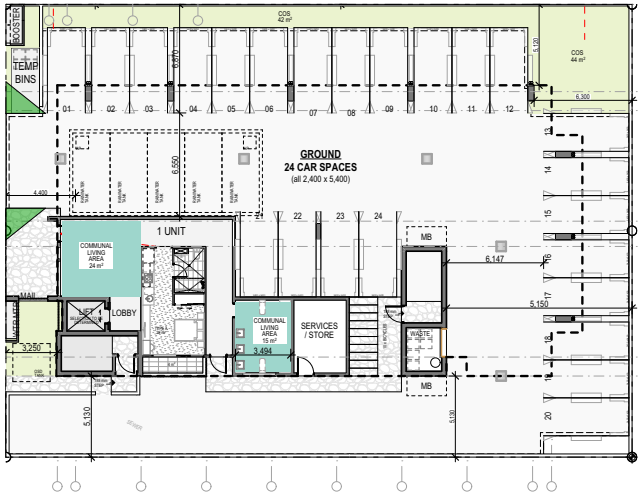
TOTAL 38 UNITS = 32 UNITS (in excess of 6)
32 UNITS x 2m2 = 64m2 + 30m2 = 94m2 REQUIRED
TOTAL CLA - STAGE 1 = 113m² = COMPLIES.

1:300@A
CLA ST

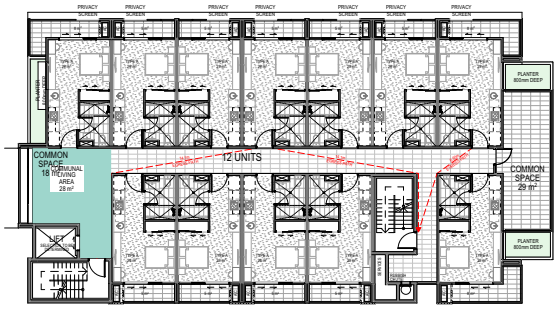
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6013 REV DA

RAUN design group

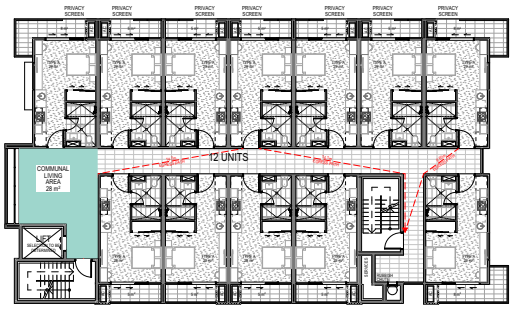
LEVEL	C.L.A Per Level m^2
Roof	
Level 5	28
Level 4	28
Level 3	28
Level 2	28
Level 1 Ground	39
Totals	**C.L.A**
	151



L1 GROUND
CLA 18m²

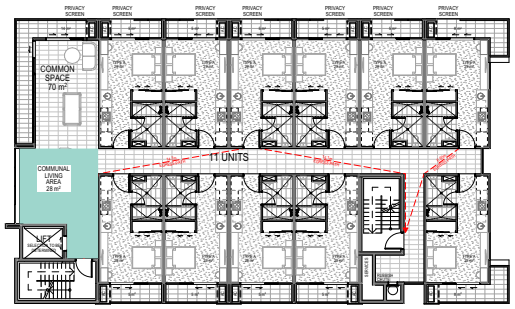


LEVEL 2
CLA 28m²



LEVELS 3 & 4

CLA 28m²



LEVEL 5

CLA 28m²

Part 3 Co-living housing

COMMUNAL LIVING AREA (CLA)

68

2

(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,

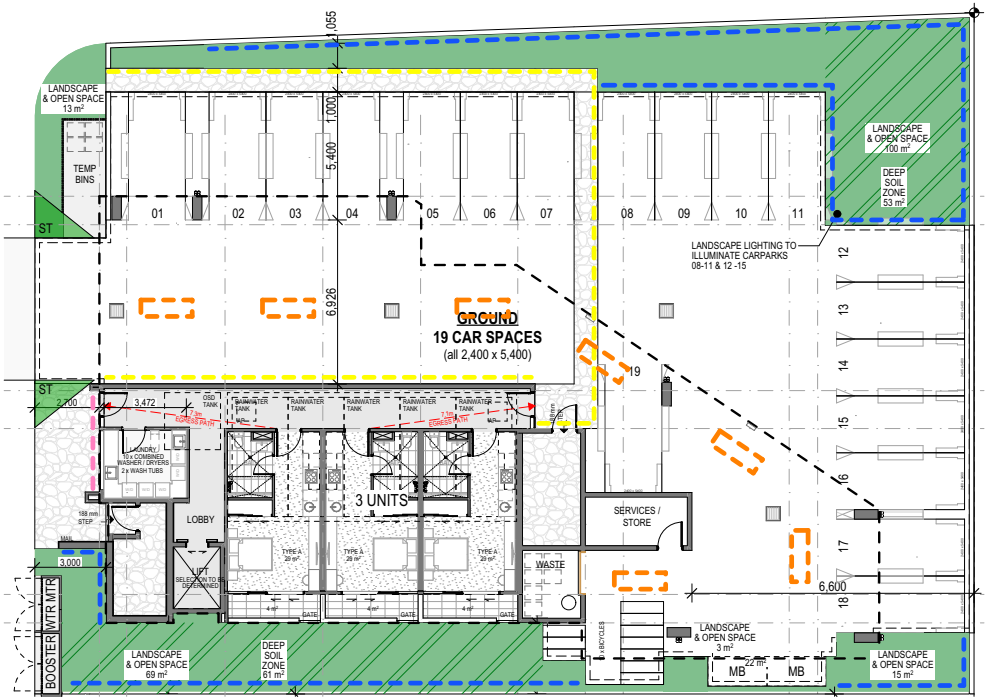
TOTAL 48 UNITS = 42 UNITS (in excess of 6)
42 UNITS x 2m2 = 84m2 + 30m2 = 114m2 REQUIRED
TOTAL CLA - STAGE 1 = 151m²= COMPLIES.

RAUN design group

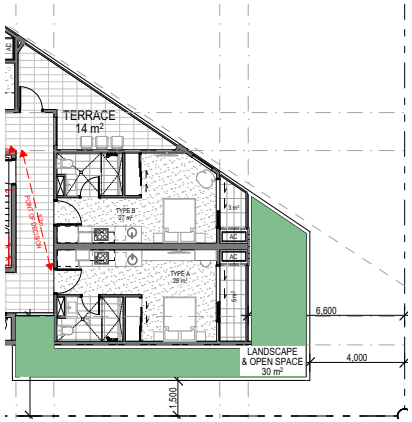
@A

CLA ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6014 REV DA



L1 GROUND



LEVEL 2

Lismore Development Control Plan – Part A

A7.1

Landscaping and open space shall comprise 40% of the site.
70% of the landscaping and open space area is to be permeable.

Note: Permeable areas are to be used for growing plants, grasses and trees.

A7.2

Any area of less than 1 m2 or 1 m in width is not counted in the required landscaped and open space area.

TOTAL SITE AREA 1,110m²
40% of 1,110 = 444m²
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 467m2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 230m2 = NON COMPLIANT

TOTAL DEEP SOIL = 114m²

Landscape Lighting

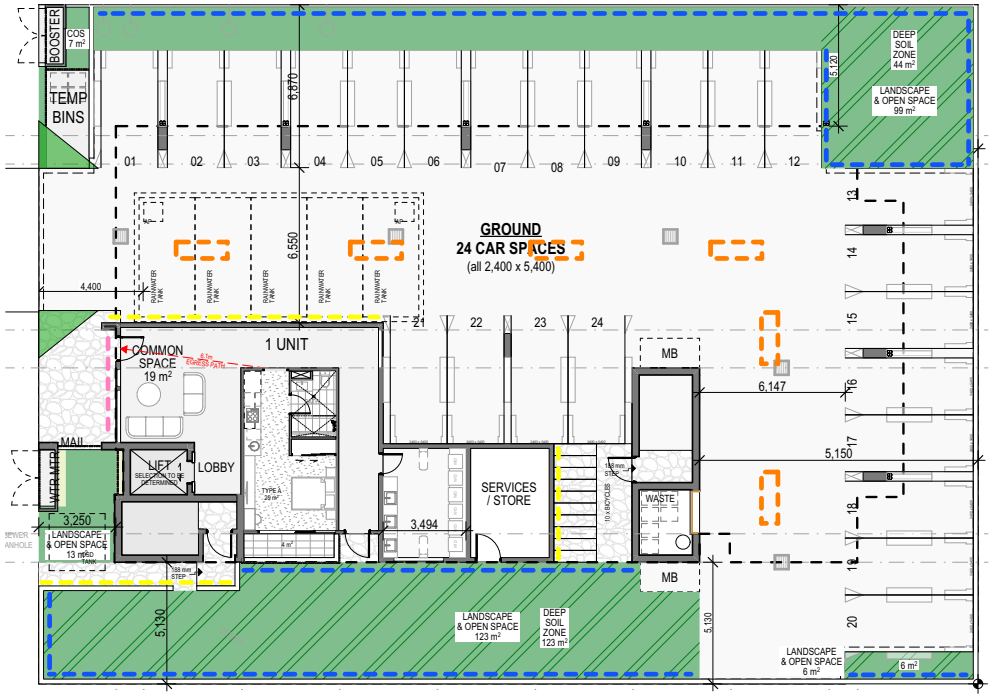
- Pedestrian walkway lighting
- Carpark Soffit lighting
- Feature Landscape lighting
- Entry Lighting

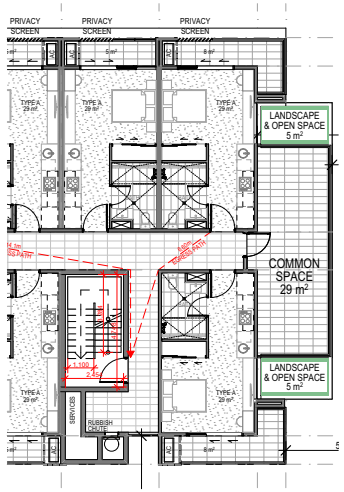
RAUN design group

1:200@A

LANDSCAPE ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6015 REV DA





L1 GROUND

Lismore Development Control Plan – Part A
A7.1
Landscaping and open space shall comprise 40% of the site.
70% of the landscaping and open space area is to be permeable.

Note: Permeable areas are to be used for growing plants, grasses and trees.

A7.2
Any area of less than 1 m2 or 1 m in width is not counted in the required landscaped and open space area.

TOTAL SITE AREA 1,125.6m²
40% of 1,125.6 = 450.24m²
70% of landscaping and open space area to be permeable

TOTAL LANDSCAPE AND OPEN SPACE AREA 489m2 = COMPLIANT
TOTAL PERVIOUS LANDSCAPE AREA 251m2 = NON COMPLIANT

TOTAL DEEP SOIL = 167m²

Landscape Lighting

- Pedestrian walkway lighting
- Carpark Soffit lighting
- Feature Landscape lighting
- Entry Lighting

LEVEL 2

RAUN design group

LANDSCAPE ST

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6016 REV DA

DESIGN STATEMENT - BUILDING HEIGHT VARIATION

Clause 4.6 variation supports a significant exceedance of the prescribed building height standard by demonstrating that the proposed development achieves an improved design outcome that is consistent with the objectives of the Lismore Local Environmental Plan.

The proposed building has been carefully designed to incorporate a range of design strategies that ensure high thermal performance and long-term environmental benefits. The increased height facilitates these design measures without generating additional bulk or visual intrusion.

Articulated façades that manage passive solar gain
The façades are modulated and recessed to control the amount of direct sun entering the dwellings during summer, reducing heat loading on internal spaces and improving occupant comfort.

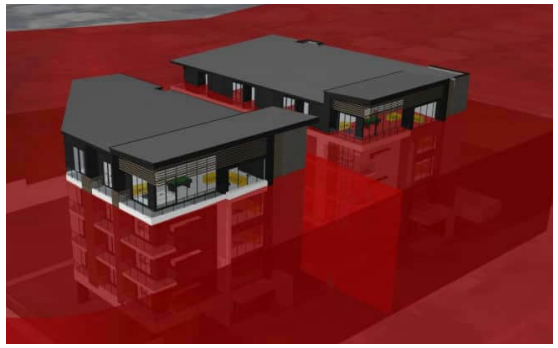
The building is well-glazed with functional, operable windows wherever possible. This maximises natural ventilation, reduces dependence on air-conditioning, and supports passive cooling throughout the year.

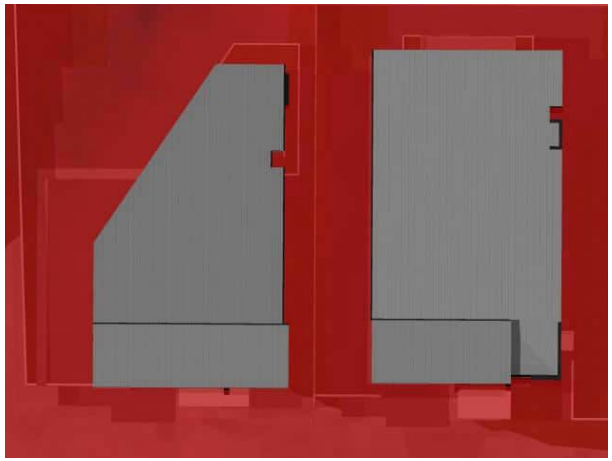
The massing incorporates step-backs, changes in materiality, and architectural detailing to avoid uniformity. This articulation ensures the building contributes positively to the streetscape despite the height variation.

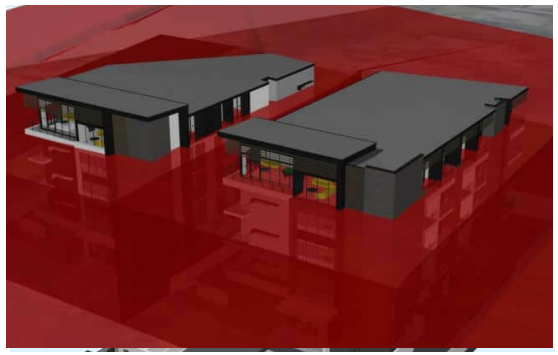
Balcony treatments have been deliberately designed to reduce visual impact and enhance building performance.
Balconies are integrated into the primary massing rather than projecting significantly. This reduces perceived bulk, supports a cohesive architectural expression, and ensures additional height does not create undue visual prominence. The addition of privacy louvres greatly improves amenity and privacy to the residents without compromising Northern light or cross ventillation.

The exceedance of the height standard is a direct result of delivering superior performance, architectural articulation, and amenity outcomes.

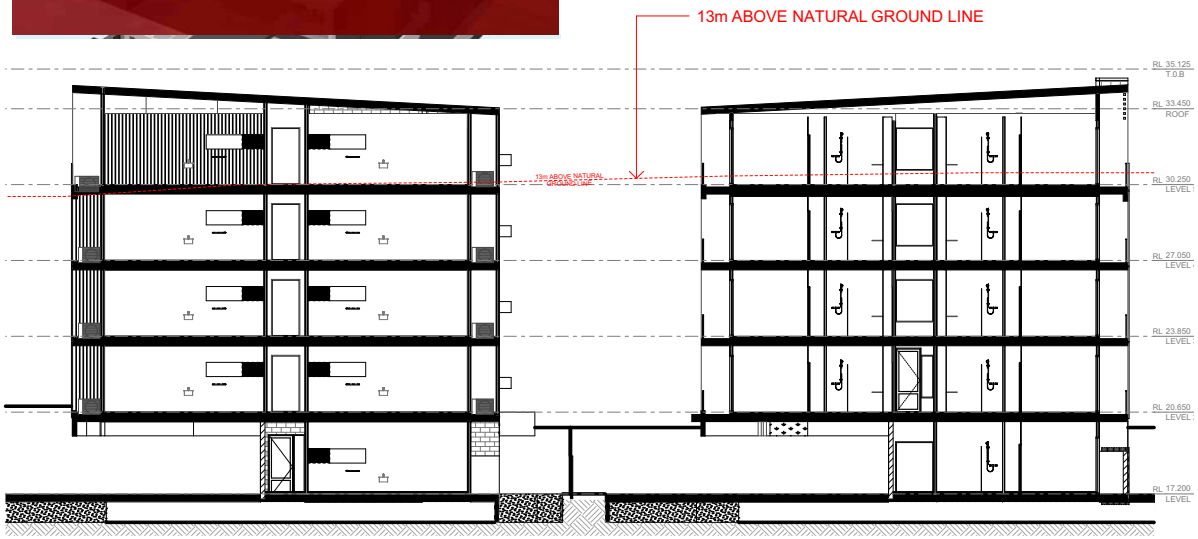
The proposed variation to the building height standard is well justified, as it results in a development that delivers enhanced architectural quality and a positive contribution to the urban character of the locality. Strict compliance would unnecessarily constrain the design and diminish these benefits without producing a meaningfully improved planning outcome.





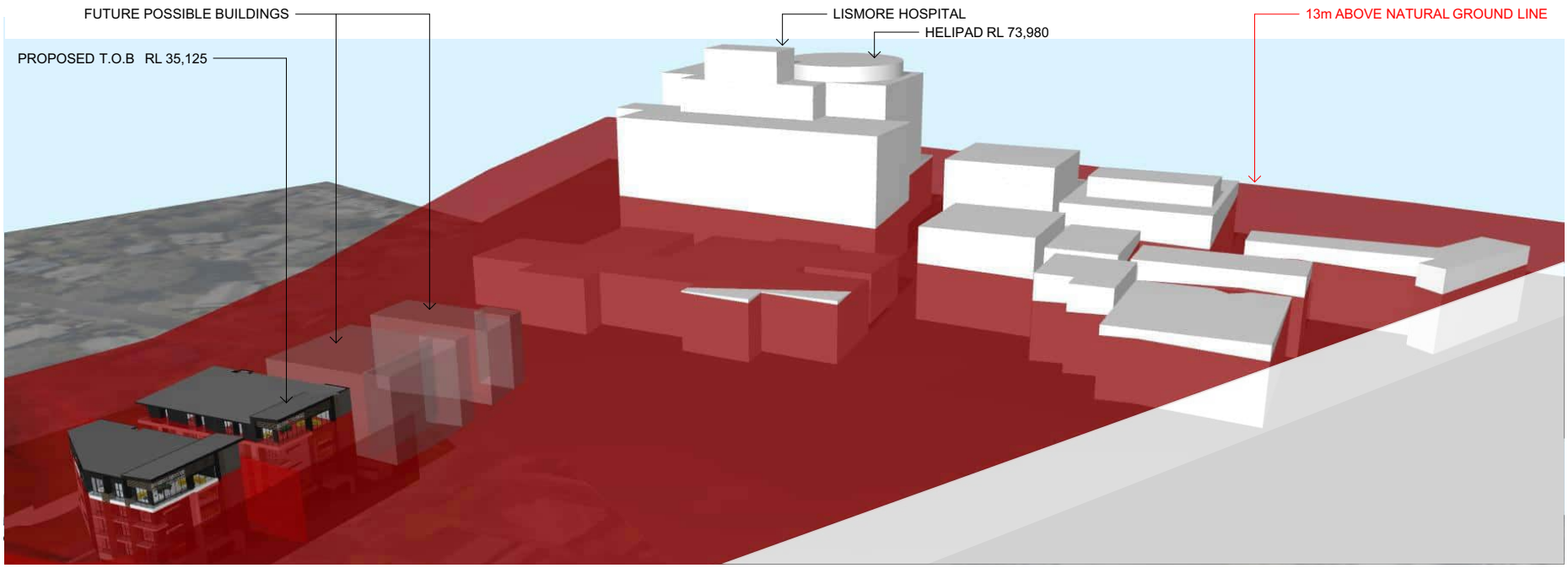


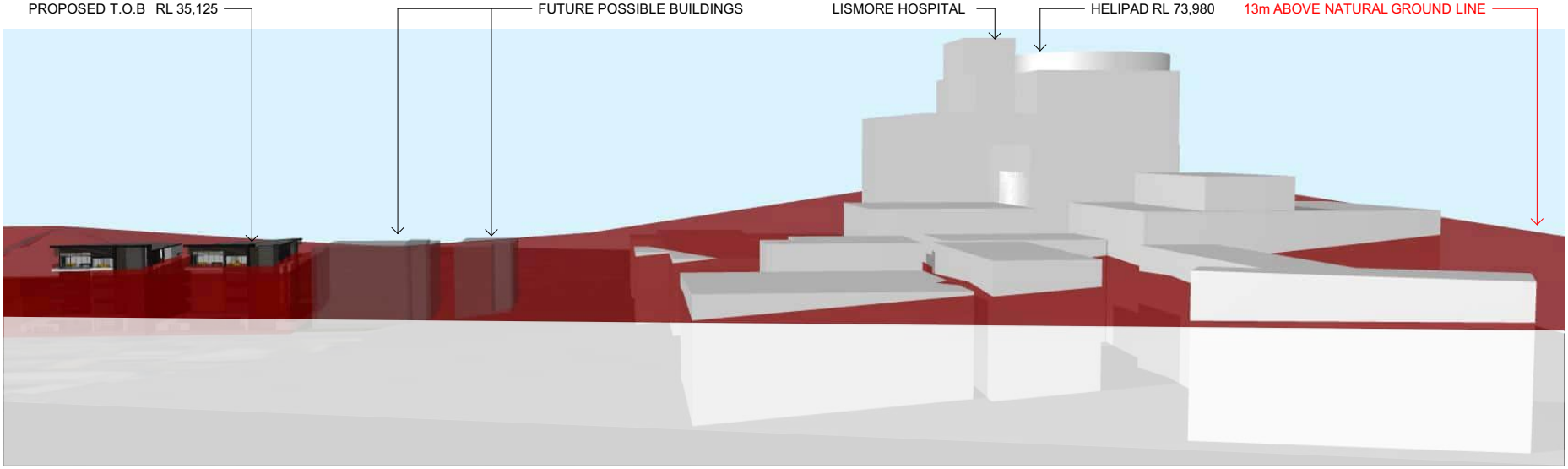
THIS PLAN AND 2 PERSPECTIVES SHOW THE AMOUNT OF BUILDING THAT IS ENCROACHING THE PRESCRIBED MAXIMUM 13m HEIGHT LIMIT ABOVE NATURAL GROUND LEVEL.



RAUN design group

@A
MAX BUILDING HEIGH
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6017 REV DA





WEST ELEVATION

Scale 1:

MAX BUILDING HEIGHT

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6018 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6018 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE 1 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6020 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6021 REV DA



RAUN
design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE 2 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6022 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6023 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A

PRECINCT MONTAGE 3 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6024 REV DA



ARTISTS IMPRESSION ONL
@A

RAUN design group

3D MONTAGE

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6025 REV DA



ARTISTS IMPRESSION ONL
@A

3D MONTAGE 1 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6026 REV DA



RAUN design group

ARTISTS IMPRESSION ONL
@A
3D MONTAGE
25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.4027 REV DA

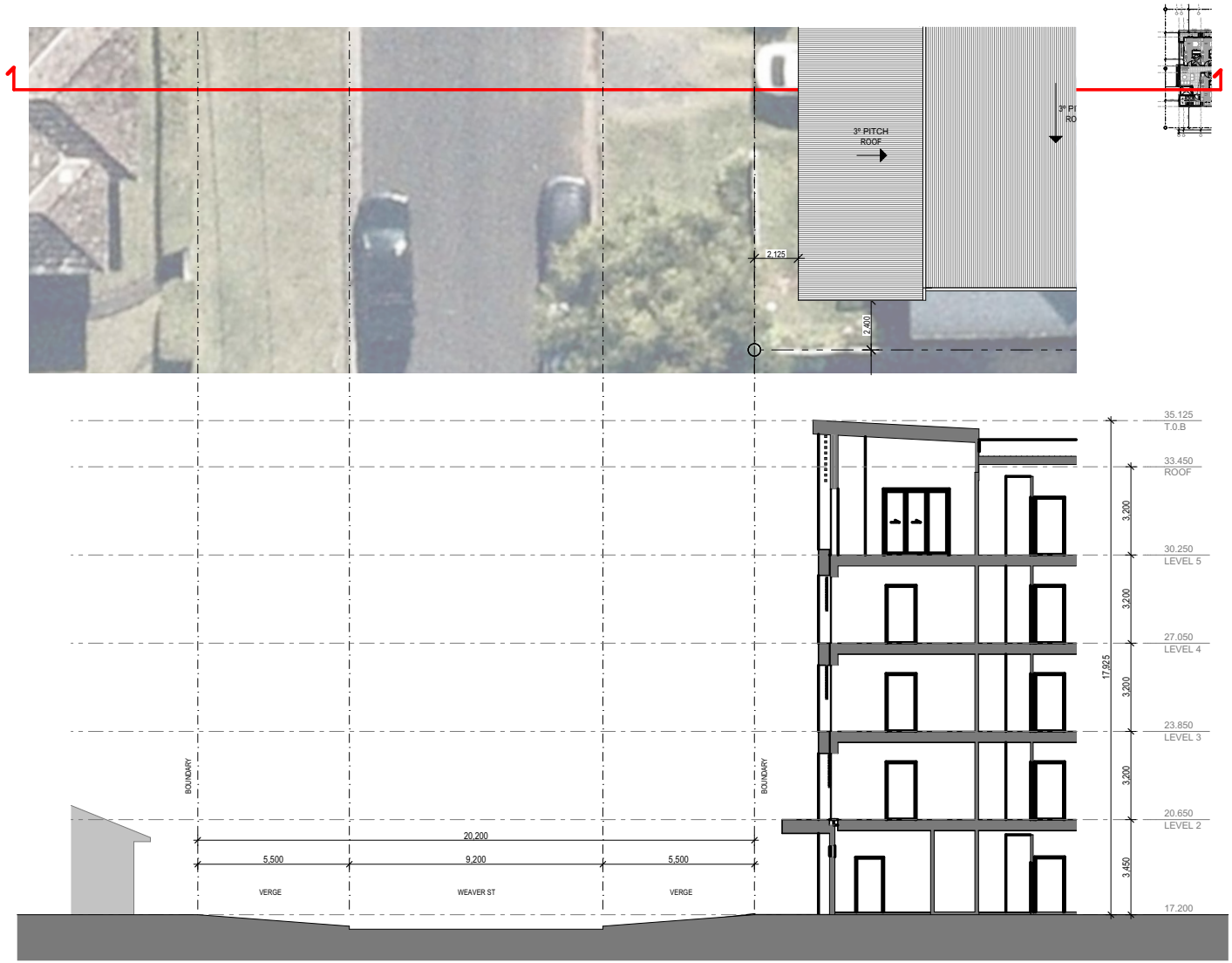


RAUN design group

ARTISTS IMPRESSION ONL
@A

3D MONTAGE 2 - FUTUR

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2024 | DA 3.6028 REV DA



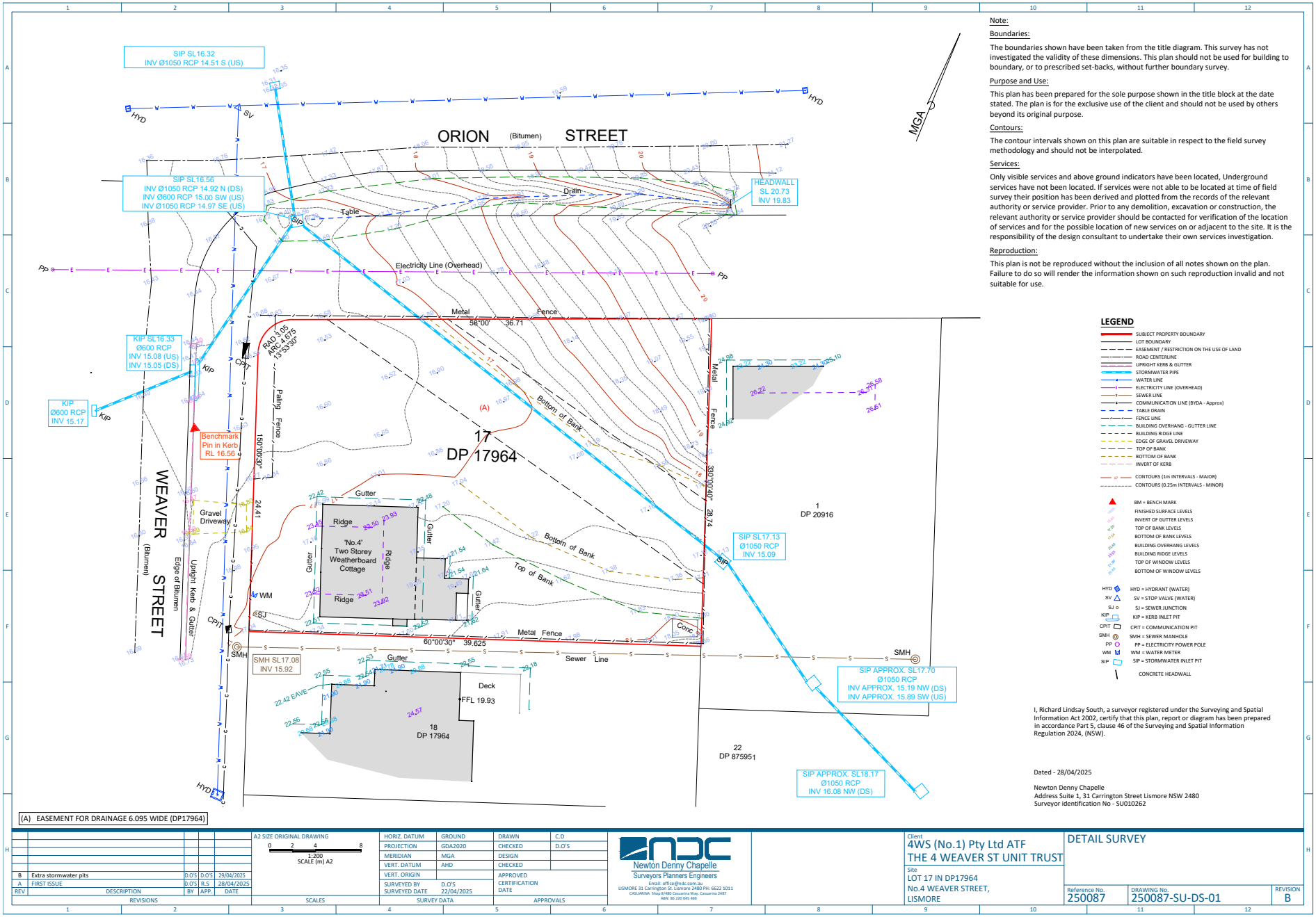
RAUN design group

1:150@A

ROAD WIDTH ANALYSI

25168 | 4-8 WEAVER ST | DEVELOPMENT APPROVAL | 13/02/2026 | DA 3.6028 REV DA


RAUNIK
design group
ARCHITECTS
architects | master planners | inferior designers
61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680 144 370
Member
Australian
Institute of
Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	D.O'S		
SURVEYED DATE	22/04/2025		

SURVEY DATA APPROVALS

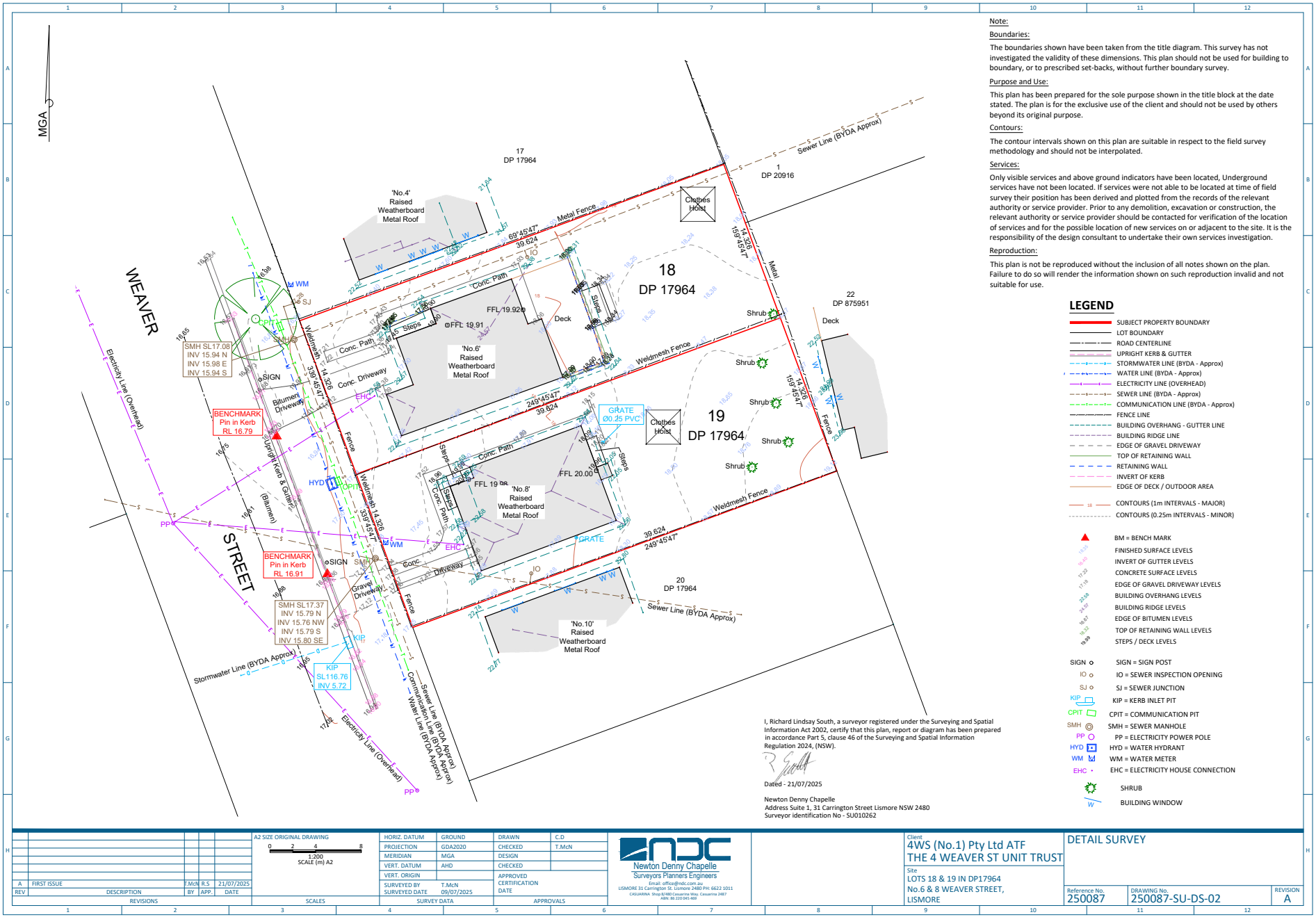
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	F.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200 SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	T.McN		
SURVEYED DATE	09/07/2025		

SURVEY DATA
APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way. Casuarina 2487
ABN: 86 220 045 469

Client: 4WS (No.1) Pty Ltd ATF THE 4 WEAVER ST UNIT TRUST

Site: LOTS 18 & 19 IN DP17964 No.6 & 8 WEAVER STREET, LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A

Lismore Health Accommodation Precinct

4-8 Weaver Street Lismore NSW 2480

Landscape Concept Plan - Design Report

November 2025

Meaningful- Grounded- Playful

shepherd
Urban Landscape Architecture

Project Details & Contents

Project Details

Project Name:
Lismore Health Accommodation Precinct

Client Name:
4WS (No1) Pty Ltd

Architect Name:
Raunik Design Group

Planner Name:
Newton Denny Chapelle

Project Address:
4-8 Weaver Street Lismore NSW 2480

Project No.
2531

Revision:
A- 2025-08-28- Draft for Review
B- 2025-09-03- For Approval
C- 2025-11-21- For Approval

Contents

1 Design Summary
2 Location & Context Plan
3 Stage 1- Landscape Concept Plan- Ground Level
4 Stage 1- Landscape Concept Plan- Level 2
5 Stage 1- Landscape Concept Plan- Level 3-4
6 Stage 1- Landscape Concept Plan- Level 5
7 Stage 2- Landscape Concept Plan- Ground Level
8 Stage 2- Landscape Concept Plan- Level 2
9 Stage 2- Landscape Concept Plan- Level 3-4
10 Stage 2- Landscape Concept Plan- Level 5
11 Planting Palette

Design Summary

The subject site is located at 4-8 Weaver Street Lismore NSW 2480 and described as Lot 17 DP17964 & Lot 18 DP17964.

The Landscape concept for the proposed health accommodation development is based on the surrounding context, response to the proposed architectural layout and expression including the desired outcomes of the Lismore City Lndscape Guidelines.

The design intent is to contribute positively to the image and overall quality of the proposed health accommodation development by providing a contemporary, sensitive and appropriate landscape environment.

The key landscape design principles applied to the landscape concept comprise:

- Enhancing (Maximising planting opportunities and responding to local context)
- Connected (multiple access points and lines of movement)
- Diverse (a planting palette that provides variation of habit, form, colour, texture, mix of natives and exotics)
- Enduring (sustainable and resilient material selection)
- Comfortable (humanised scale. A space where you can be yourself)
- Vibrant (providing spaces for interaction and socialisation)
- Safe (open sight lines)



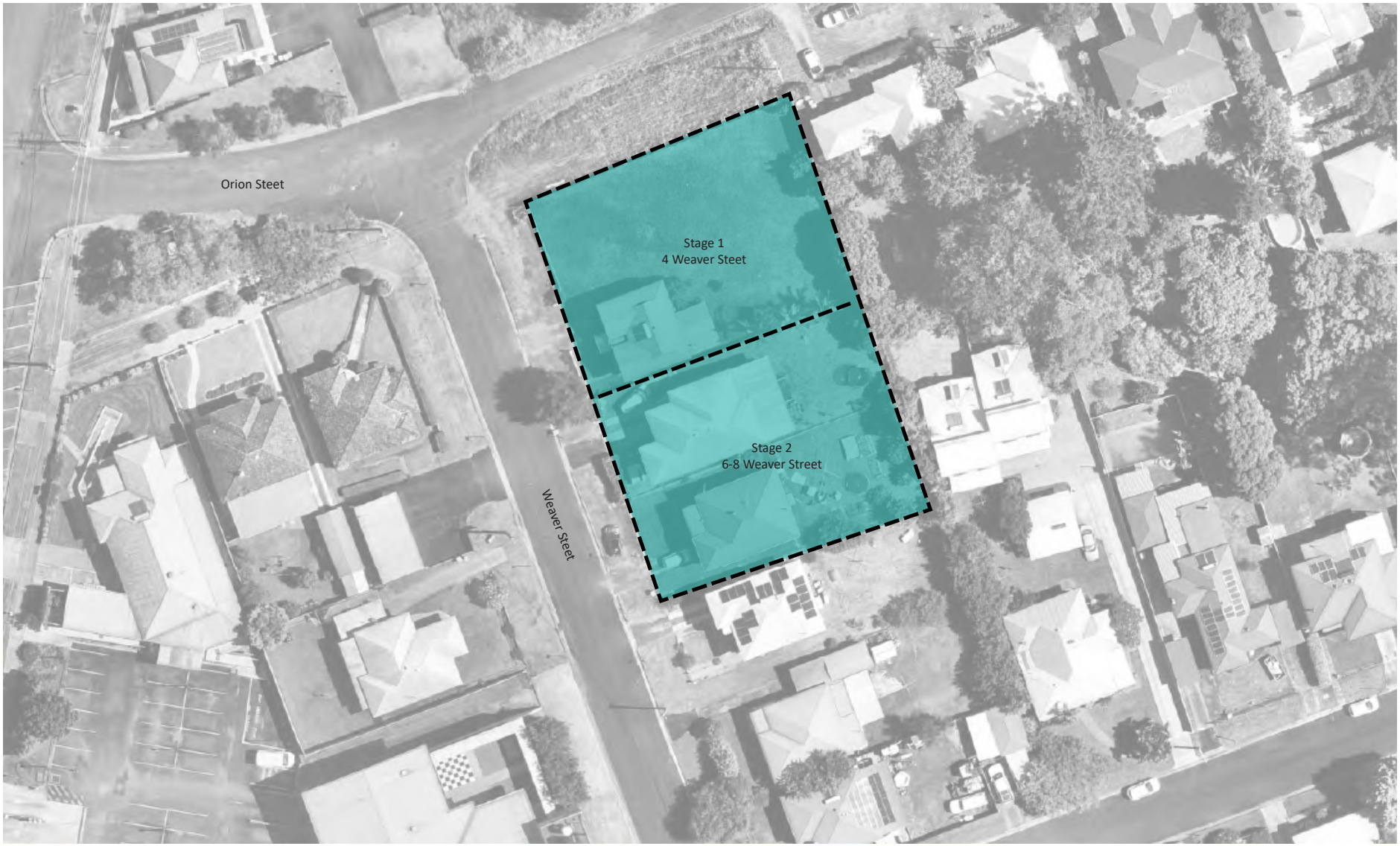




shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	L001

Location & Context Plan



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd			2531	C	2025-11-21	L002

Stage 1 - Landscape Concept Plan - Ground Floor

Legend

1. Pedestrian entry
2. Vehicle entry / exit
3. Deep soil planting zone with shade tree, screen shrub planting including accent shrub and groundcover planting
4. Fire egress pathway
   To Architects details
5. Sides and rear screen fencing
   To Architects/Acoustic Engineers details
6. Private terrace
   To Architects details
7. Existing street tree
   To be retained



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L003

Stage 1 - Landscape Concept Plan - Level 2

Legend

1. 800mm Communal planter with accent shrub, groundcover and cascade planting
2. Private open space terrace To Architect details
3. Landscape below Refer previous drawing



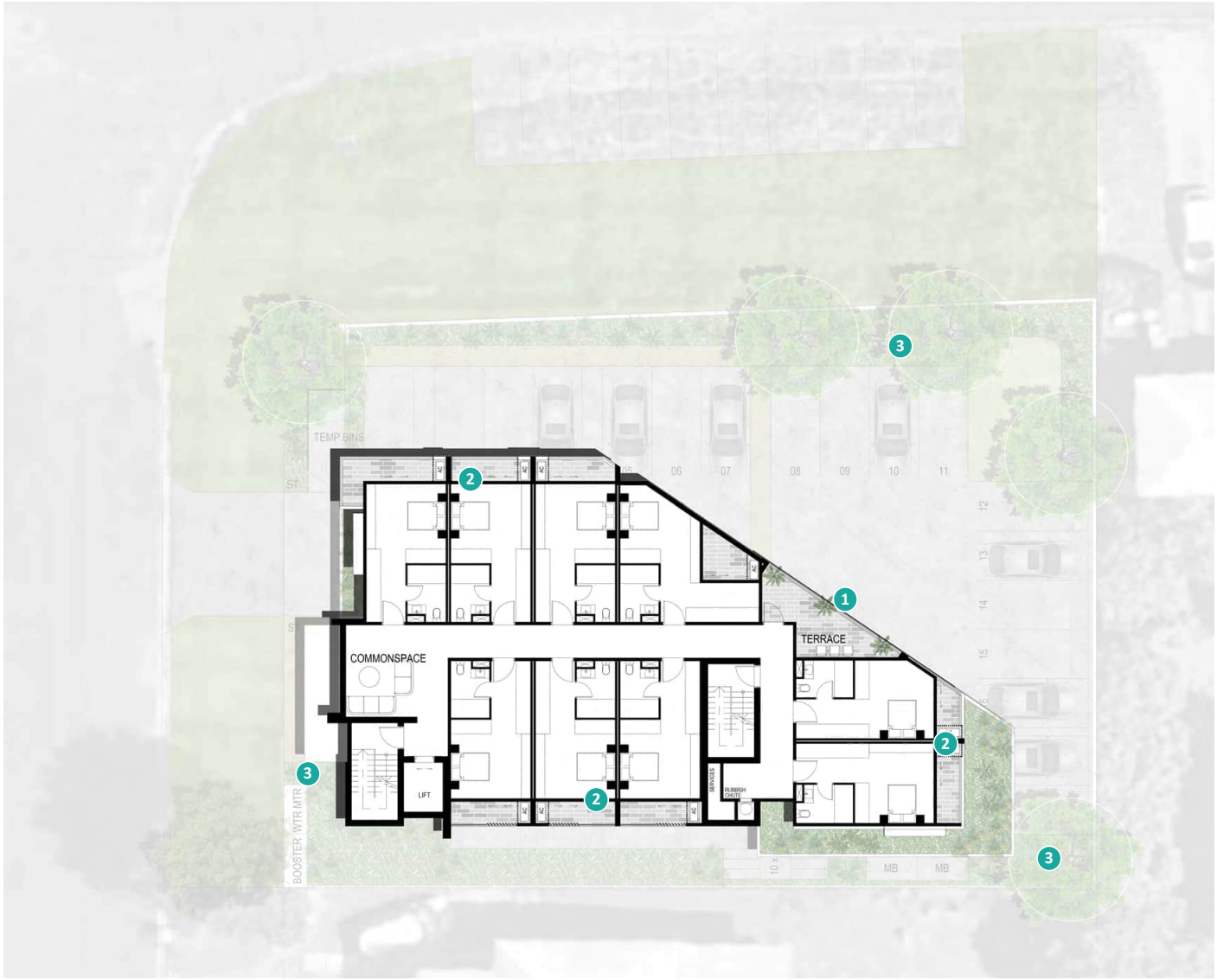
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L004

Stage 1 - Landscape Concept Plan - Level 3-4

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L005

Stage 1 - Landscape Concept Plan - Level 5

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L006

Stage 2 - Landscape Concept Plan - Ground Floor

Legend

1. Pedestrian entry
2. Vehicle entry / exit
3. Deep soil planting zone with shade tree, screen shrub planting including accent shrub and groundcover planting
4. Fire egress pathway
   To Architects details
5. Sides and rear screen fencing
   To Architects/Acoustic Engineers details
6. Communal open space terrace
   Subject to design by future Hospital occupier
7. Existing street tree
   To be retained
8. Turf verge
   To be retained
9. Proposed street tree
   To Lismore City Council standard detail and Landscape Guidelines



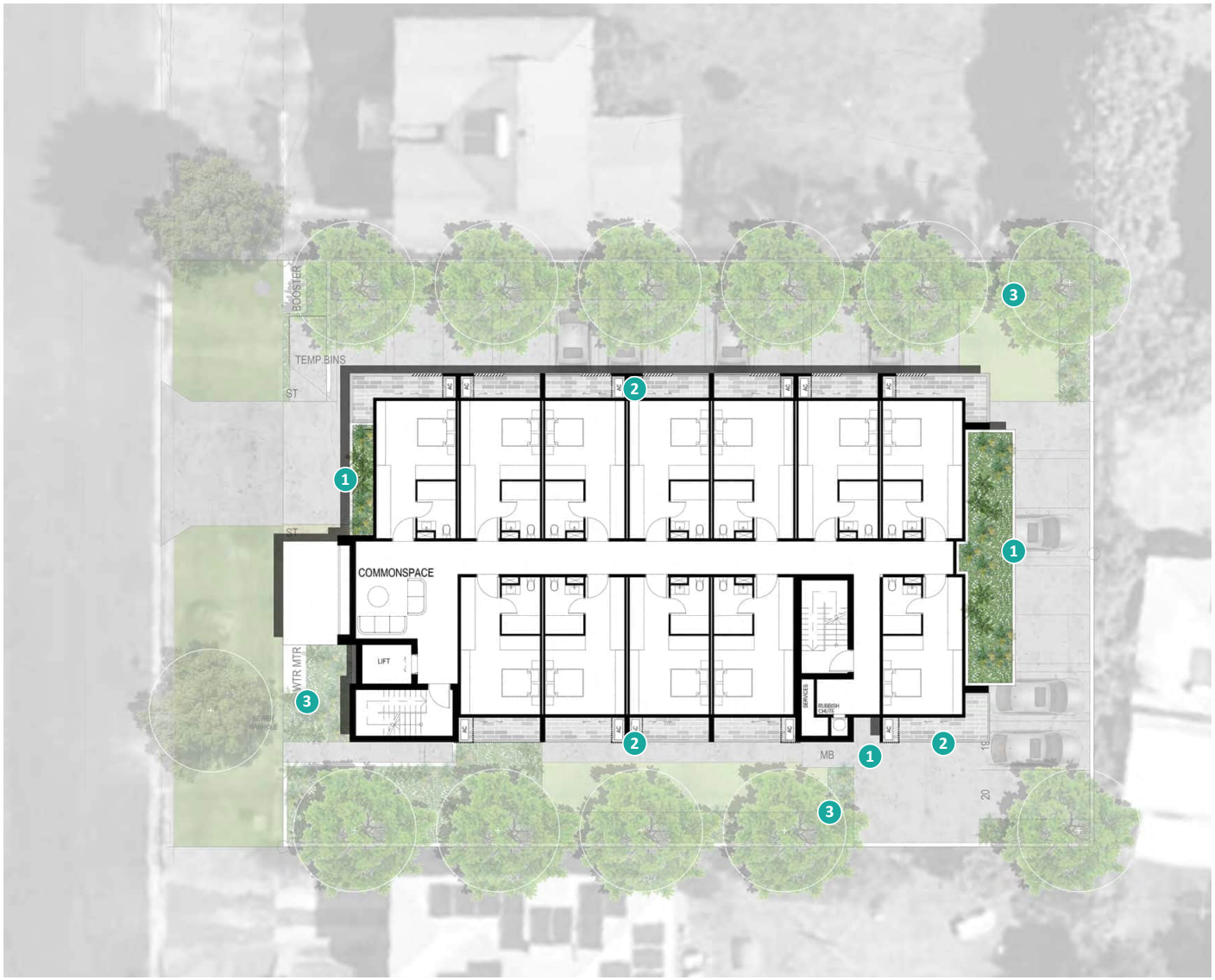
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L007

Stage 2 - Landscape Concept Plan - Level 2

Legend

1. 800mm high planter with accent shrub, groundcover and cascade planting
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



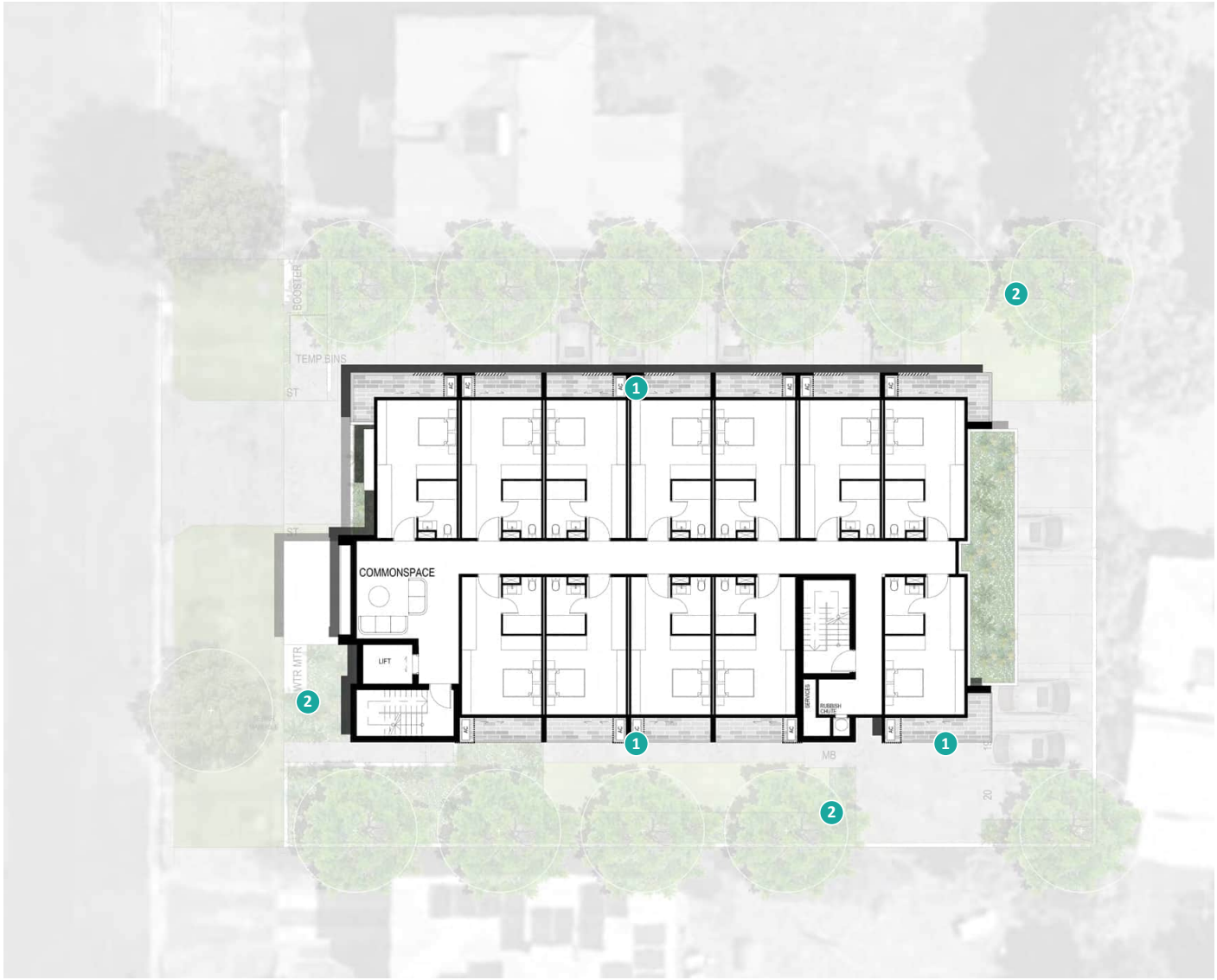
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L008

Stage 2 - Landscape Concept Plan - Level 3-4

Legend

1. Private open space terrace
   To Architect details
2. Landscape below
   Refer previous drawing



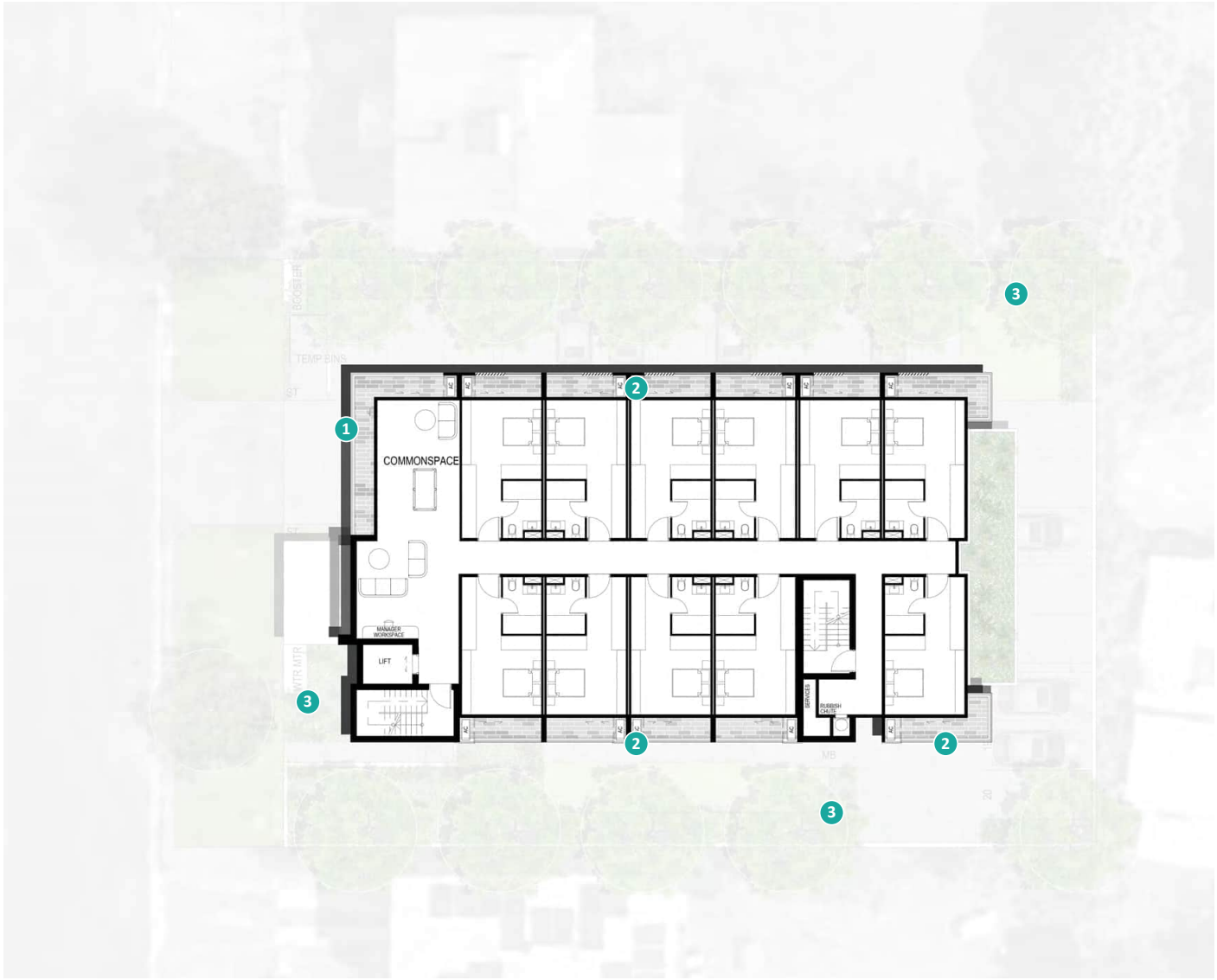
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L009

Stage 2 - Landscape Concept Plan - Level 5

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L010

Planting Palette - Trees & Palms



Tuckeroo **Tree**
Cupaniopsis anacardiodes 8 x 4m



Eumundi Quandong **Tree**
Elaeocarpus eumundi 8 x 3m



Water Gum **Native Tree**
Tristaniopsis 'Luscious' 8 x 5m



Weeping Lilly Pilly **Native Tree**
Waterhousea floribunda 8 x 5m



Kentia Palm **Palm**
Howea forsteriana 8 x 6m



Foxtail Palm **Palm**
Wodyetia bifurcata 10 x 5m



Cabbage Tree Palm **Palm**
Livistona australis 8 x 6m



Tree Fern **Tree Fern**
Cyathea cooperi 8 x 6m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	11

Planting Palette - Shrubs



Miss Muffet **Shrub**
Pittosporum tobira 1 x 1m



Giant Bird of Paradise **Shrub**
Strelitzia nicolai 5 x 3m



Agave attenuata **AGA att**
Century Plant



Big Red **Shrub**
Syzygium australe 3 x 3m



Resilience **Shrub**
Syzygium australe 3 x 2m



Dense Fence **Shrub**
Viburnum odoratissimum 3 x 3m



Pink Diamond **Shrub**
Cordyline fruticosa 2 x 1m



Cardboard Plant **Shrub**
Zamia furfuracea 2 x 1m



Desert Star **Shrub**
Carissa grandiflora 2 x 2m



Gymea Lily **Shrub**
Doryanthes excelsa 2 x 2m



Silver Lady **Shrub**
Blechnumsp 1 x 1m



Rojo Congo **Shrub**
Philodendron sp 1 x 1m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	12

Planting Palette - Groundcovers



Yareena **Groundcover**
Myoporoum parvifolium 0.3 x 3m



Silver Leaf Gazania **Groundcover**
Gazania tomentosa 0.3 x 2m



Blue Chalksticks **Groundcover**
Senecio serpens 0.3 x 2m



Xanadu **Groundcover**
Philodendron selloum 1 x 1m



Just Right **Groundcover**
Liriope muscari 0.3 x 0.3m



Evergreen Giant **Groundcover**
Liriope muscari 0.5 x 0.5m



Lime Tuff **Groundcover**
Lomandra 0.5 x 0.5m



Matt Rush **Groundcover**
Lomandra Hystrix 1.5 x 1.5m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	13

Planting Palette - Cascading & Climbers



Cousin It **Cascading**
Casuarina glauca 0.3 x 2m



Silver Falls **Cascading**
Dichondra repens 0.3 x 2m



Golden Pothos **Cascading**
Epipermnum aureum 0.3 x 2m



Waterfall Plant **Cascading**
Phyllanthus multiflorus 0.3 x 2m



Climbing Fig **Climber**
Ficus pumila 8 x 3m



Pink Mandevilla **Climber**
Dipladenias 8 x 5m



Trachelospermum jasminoides
Star Jasmine



Funky Bells **Climber**
Pandorea jasminoides 8 x 5m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	14

shepherd
Urban Landscape Architecture
Meaningful- Grounded- Playful

Operational Management Plan

4 and 6-8 Weaver St, Lismore

Date: 19th January 2026

Operational Plan of Management

4 and 6-8 Weaver St Lismore

Contents

The Premises

Objectives

Operational Matters

Administration

Monitoring/Complaints

House Rules

Attachment A: Standard Occupancy Agreement

Attachment B: Accommodation Register

Attachment C: Complaints Register

The Premises

This Plan of Management has been prepared for the Operational Manager of the proposed co-living development at 4 & 6-8 Weaver St Lismore This development provides 86 self-contained rooms, 18 common indoor living rooms and common outdoor spaces.

The Operational Manager of the co-living development is to implement and comply with the requirements of the Plan of Management, as well as all conditions of development consent that may be issued for the use by Lismore City Council.

The Objectives of the Operational Plan of Management are:

To detail the nature of the operation and to ensure compliance with all conditions of development consent issued by Lismore City Council.

To ensure safety of all residents of the co-living housing development..

To provide a comfortable and harmonious residential environment for residents.

To ensure that the premises is properly maintained and operates in a manner which maintains a high level of amenity.

To ensure that there are no adverse impacts arising from the premises on any adjoining property or the neighbourhood.

2.1. The Plan:

Identifies the everyday operation of the premises.

Establishes a monitoring system that ensures the objectives of this plan are met.

Establishes “House Rules” for all persons who stay within the premises.

Ensures procedures are in place to facilitate ongoing communication with the neighbours, Police, Sydney City Council and management of the premises, to resolve any operational issues that may arise.

OPERATIONAL MATTERS

3.1 General Parameters for the Co-Living Development:

The premises are to operate as a registrable co-living development and the operation of the development is to be in compliance with the Act at all times.

The premises is not to offer any alternative type of accommodation or be used for any purpose other than as a co-living development.

3.2. Co-Living Housing Operational Manager:

The Operational Manager of this Co-Living Housing Development is to adhere to the objectives set out in the Introduction of this Operational Plan of Management.

The particular responsibilities of the Operational Manager will include:

Accepting and assessing applications for residence;

Enforcing House Rules;

The Operational Manager has the authority to evict a resident who is refusing to comply with the House Rules set out in Section II. (Refer to Clause 11 of the 'Standard Occupancy Agreement' at Attachment A).

Other than in exceptional circumstances (i.e. in order to protect the safety of other residents), prior to eviction, the Operational Manager is to issue the resident/s with a Notice of Intent to Evict. A standard wording for the Notice is to be provided by the owner/operator. In preparing the standard wording of the Notice, it is recommended that the owner/operator consult a lawyer to ensure legal correctness. The standard wording is to be altered to reflect the particular circumstances of the case.

The Notice of Intent to Evict must provide the resident/s with an opportunity to modify their behaviour so as to avoid eviction. However, if the resident/s does not modify their behaviour in response to the Notice of Intent to Evict, the owner/operator may engage a security firm to implement the eviction.

Cleaning common areas;

The Operational Manager must ensure that the common room is kept in a clean and tidy state, including daily vacuuming/mopping.

The common area is to be maintained by the Operational Manager who is to ensure that the area is cleaned to a professional standard at least once a week.

That wastes are properly contained within the bins within the waste area. Bins are to be taken to the street for collection as organised by the Operational Manager.

Attending to any resident complaints

- If residents, either within the development or from surrounding residents, have complaints of enquiries, the Operational Manager will listen to and address those. Contact details of the Operational Manager will be clearly displayed in all rooms and entry lobbies.

Given that the Operational Manager is located off site, details of this person/s will be distributed to all neighbouring residents within a 50m radius. If required, the manager will liaise between coliving residents and surrounding residents.

Preparation of rooms for new residents

- When a room becomes vacant, the Operational Manager is to ensure that the room is cleaned and ensure that the fixtures, fittings and furniture are in good order and if otherwise, replace or repair items as required.

General maintenance

- If minor repairs or replacement of items is required, such as replacing light bulbs in common areas and the like, the Operational Manager is to attend to these. A small toolkit and general maintenance supplies will be provided and are to be kept in the communal facilities rooms.

With the exception of an initial security deposit (see below for details), the Operational Manager is not required to accept payments from residents. Rental payments are to be organised through electronic means and paid directly to the nominated account of the owner/operator of the co-living housing development.

The Operational Manager must not discriminate against residents on grounds of their race, religious beliefs, ethnicity, gender, sexual orientation or age.

The Operational Manager must not promote the use of illegal drugs or engage in any illegal activity.

Administration

Any person who is to occupy a room in the co-living development is to sign an Occupancy Agreement. The Occupancy Agreement that will be used on site is based on the Standard Occupancy Agreement for Co-living housing under the NSW Boarding Houses Act 2012 (refer to Attachment A). This agreement can be suitably utilised for the purposes of a co-living development. The owner/operator of the Co-living development, or their delegate is also required to sign the Agreement.

Prior to entering into an Occupancy Agreement, the Operational Manager, is to provide the prospective boarder/s with a copy of the Occupancy Principles within Schedule 1 (N.B. This is provided at Annexure 1 of the Standard Occupancy Agreement at Attachment A).

The Operational Manager, is to provide a copy of this Operational Plan of Management to all new residents at the time that they sign an Occupancy Agreement. The Operational Manager is to advise the new resident/s that they must read and understand the resident obligations that are set out in the Operational Plan of Management. The new resident/s must sign a statement to the effect that they understand and will abide by those resident obligations.

Prior to entering into an Occupancy Agreement, the Operational Manager is required to advise all prospective lodgers that they may potentially be evicted if they breach their obligations.

Prior to entering into an Occupancy Agreement, all prospective residents are to provide photographic identification ("ID") (typically a driver's license or a passport) to confirm their identity. The Operational Manager is to enter the particulars of the ID (for example, the driver's license number or Passport number) in the Co-Living Accommodation Register (Attachment B).

Prior to entering into an Occupancy Agreement, all prospective residents are to provide the Operational Manager with next of kin details for emergency purposes. Next of kin details are to be kept by the Operational Manager for the entire duration of the lodgers stay.

Prior to entering into an Occupancy Agreement, the Operational Manager is to confirm with a prospective lodger hat they are obligated to reside within the co-living room for a period of no less than three (3) months.

Prior to entering into an Occupancy Agreement, the Operational Manager is to advise prospective residents of the fees, including any applicable utility charges, prior to entering into any occupancy agreements.

Upon entering into an Occupancy Agreement, the Operational Manager is to accept a security deposit, amounting to two weeks of the occupancy fees and is to provide a receipt for that amount to the new resident/s.

Upon execution of an Occupancy Agreement, the Operational Manager is to enter the details of the new resident/s into the Co-Living House Register (Attachment B), is to provide the resident/s with a copy of the signed Occupancy Agreement and is also to keep a copy of the signed Occupancy Agreement in a secure location.

Upon a resident ceasing to occupy a co-living room, the security deposit, less any deductions authorised by the Boarding Houses Act 2012, is to be paid to the resident within 14 days of the date upon which the resident ceases to occupy any co-living room.

4.1 Signage:

The following signage will be conspicuously installed and maintained at the premises:

The name and 24 hour contact number of the Operational Manager must be displayed externally at the front of the premises, as well as within the ground floor lobby areas and each co-living room.

'No Smoking' or 'Smoke Free Premises' signage is to be displayed in all common areas of the premises.

The House Rules shall be displayed in the common area of the premises.

The minimum length of stay of any guest shall be displayed in public view outside the premises.

A schedule showing the numerical designation of each co-living room and the maximum number of persons permitted to be accommodated in each room must be displayed in the reception area.

Signs reminding residents to minimise noise at all times shall be installed at entry and hallways of the co-living premises, indoor common rooms, to ensure that all music and sound from residents/visitors are restricted within the property and not transmitted into adjoining residences.

4.2 Off Street Parking:

1. Bicycles and motorcycles are to be parked in the allocated areas.

4.3 General Cleanliness, Hygiene and Waste Management:

The Operational Manager is to regularly inspect the premises and organise for ongoing cleaning of the common areas. All garbage receptacles in common areas are to be emptied daily. The Operational Manager is required to ensure that the cleanliness and upkeep of the premises is maintained on a daily basis.

Pest control inspections are to be carried out on a yearly basis as a minimum.

The waste and recycling bin storage areas shall be kept in a clean and tidy manner. This area shall be thoroughly cleaned on a weekly basis. The Operational Manager will ensure that relevant parties are employed to undertake this and other cleaning tasks.

A minimum bi-weekly collection of waste and recycling is to be carried out by the nominated waste contractor.

A 'No Smoking' Policy inside all co-living rooms and the communal room will be applied on the premises.

All co-living rooms accommodate laundry and drying facilities. Residents will be responsible for the cleaning of personal items and clothing. Regular cleaning of linen will be carried out for each co-living room as considered reasonable and appropriate.

4.4 Security:

Residents must make sure their guests are aware of, and abide by the House Rules.

The Operational Manager must not enter residents' rooms other than as allowed under the Act.

Security cameras are permitted to be installed in the common areas.

All residents are to be provided with a security key / swipe card (or similar) upon arrival. The security key / swipe card must provide 24 hours access into the premises, to each respective level and entry to individual residents' rooms.

Door locks and keys:

Residents must not tamper with (or change) any locks on the premises, or make copies of or obtain additional security keys / swipe cards without the permission of the Operational Manager.

Room Capacities:

There is to be no more than one (1) resident residing within any of the co-living rooms at any one time.

Building Services and Fire Safety Procedures:

1.In the instance of an emergency evacuation, details of evacuation procedures will be provided in a clearly identifiable location in each co-living room. Residents shall be directed to emergency exits and the yet to be confirmed emergency assembly point.

Smoke Detectors are to be installed in every co-living room, communal room and all internal common areas.

In the event of a fire, the fire alarm will sound. A yet to be confirmed assembly point will be designated for residents.

An emergency evacuation plan prepared by a competent person shall be prepared and that emergency evacuation plan shall be displayed in each co-living room and in the common area.

All material installed in the fit out and furnishing of the rooms shall be of a type that resists the spread of fire and limits the generation of smoke.

An Annual Fire Safety Statement is to be submitted to Council and the Commissioner of the NSW Fire Brigade. A copy of the Annual Fire Safety Statement is to be displayed in the common area. The premises shall at all times comply with the fire safety provisions of the NSW Environmental Planning and Assessment Regulation 2000.

A list of emergency telephone numbers (plumbers, electricians, police, fire, ambulance) is to be provided within each co-living room.

Annual certification of fire safety equipment is to be carried out by a suitably qualified person/persons employed by the owner/operator of the premises.

All doors to the co-living rooms and the external doors to the co-living room shall be lockable. The doors to the premises shall be self - closing and will be locked from the outside but will be openable from within the co-living rooms without the need for a key. All doors to the premises shall be selfclosing and shall be lockable but shall be openable from the inside without the need for a key.

4.8 Review of Plan of Management, Noise Management Procedures or House

Rules:

If, in circumstances where experience shows that it is reasonable or desirable to modify any provision of this Plan for the better management of the premises, subsequent to that modification, Sydney City Council shall be provided with a copy of the modified Plan.

MONITORING/COMPLAINTS

To ensure that all complaints are appropriately recorded and acted upon, a Complaint Monitoring System has been established as part of this Plan.

A copy of the Operational Plan of Management is to be made available for inspection by any person who makes a request to the Operational Manager to view the document.

In the case where a lodger/resident or land owner/occupier adjacent to the premises believes that they have cause to make a complaint, it may be made to the Operational Manager by one of the following means:

Telephone

Mobile Phone

Email

Mail

The Operational Manager is to take all necessary and timely action to rectify the matter and is to notify the complainant of the action taken to rectify the problem.

To assist in the investigation of the potential problem, it is suggested the following information be provided to the owner/operator of the operation:

Exact nature and details of the incident;

Date and time of the incident; and

The full name and address of the complainant.

The details are to be recorded once a compliant has been actioned and a record kept on site and made available on request to demonstrate compliance in what is labelled as the "Complaints Register".

A pro forma providing an example of the information required to be kept is provided at Attachment C.

The Complaints Register is to be tabled at any internal Management meetings, or when any further action is required to be initiated and/or responsibilities allocated.

In receiving a complaint from a neighbouring resident/land owner, the Operational Manager is to adhere to the following guidelines:

When taking a telephone call or a personal visit, ensure that you remain polite and the visitor or enquirer is given every reasonable assistance.

If the comment/complaint is about a problem that is actionable immediately, appropriate action is to be taken to alleviate the problem immediately and the details are given to Management.

If the problem is not actionable immediately, the resident/landowner is to be contacted and informed of the progress and anticipated timeframe for action of their complaint.

Once all actions are completed, the matter is recorded and filed in a central Register the held by the Operational Manager with a duplicate copy provided to the owner/operator of the premises.

If a message is received on a mobile phone, the resident/landowner's call is to be returned as soon as possible and the recording and follow up procedures as outlined above are to be followed.

The NSW Police are to be made aware of any complaints of a criminal nature.

HOUSE RULES

The following house rules apply. The rules consist of behavioural requirements as well as operational issues that need to be managed on site at all times. They are in no particular order of importance.

The House Rules may be amended by the owner/operator and/or the Operational Manager in order to resolve issues that arise due to operational matters that come from complaints, including general management changes required as part of the everyday running of the premises.

The House Rules are to be displayed in each room and in all common areas and will form part of the tenant's agreement that are signed by all occupants.

The House Rules are as follows:

PART 1 - Resident and guest behaviour:

Only the residents who have signed an Occupancy Agreement shall occupy a co-living room.

All visitors of residents are to leave the premises by 10pm nightly.

Residents and their guests must not interfere with the reasonable peace, comfort and privacy of other residents. From 10pm daily, expectations of reduced noise levels are heightened. Accordingly, music, television and the like is to be lowered in volume so that it is not audible from outside the room. If a neighbouring resident/s complains that the noise is audible from their rooms, the noise generating activity is to be ceased.

The possession of and/or use of illegal drugs on the premises is prohibited. The possession and/or usage of illegal drugs will lead to eviction and police reporting and prosecution.

Residents must act in a responsible and considerate manner at all time. The consumption of alcohol in common areas is not permitted. Drunken behaviour may result in eviction.

The premises is Smoke-free and as such, smoking is not permitted inside the rooms or in any communal recreation or common areas and any open space of the building.

No parties are permitted on the premises.

All activities within the building including music are required to operate in accord with the guidelines set within the Protection of the Environment Operations Act 1997

Anti-social behaviour is unacceptable. This includes threatening or demeaning any person within the building. Residents may not make comments to one another that are of a derogatory nature, on the basis of the other person's appearance, race, gender, sexual orientation, religion or ethnicity.

Damage to any property, graffiti, theft of any property, physical or sexual harassment, or loud and rowdy noise can result in eviction and police intervention.

Residents are not permitted to walk around the premises in any state of undress and are to be respectful of other cultures.

Residents are to contain their general rubbish within a liner within the bins provided. When full or as required, the liners are to be tied and disposed of in the communal waste receptacles. Residents are to contain recycling, including recyclable containers and clean paper, within the communal recycling receptacles provided. For reasons of hygiene, containers should be lightly washed before disposal, as no liners may be used.

PART 2 - Maintenance of rooms:

Residents must maintain their rooms in a way that does not interfere with the reasonable comfort of other residents, and in a way that does not create a fire or health hazard. Residents must not intentionally or recklessly damage, destroy or remove any part of their rooms or facility/fixture in their rooms.

Residents are to keep their rooms' clean and tidy at all times. Kitchenettes and bathrooms are to be kept in a hygienic condition and floors are to be vacuumed regularly (a minimum of once per fortnight) to avoid an excessive accumulation of dust.

Burning of candles/incense is not permitted.

In the event any resident or their visitors causes wilful damage to any area, texture, fitting or furniture in the premises, the cost of repair or replacement will be met by that person, including any damage created in common areas.

Residents are responsible for the security of their money and other valuables all times and the Operational Manager and/or Owner/Operator will not be responsible for any theft of personal property, or for any loss suffered by any resident or visitor.

PART 3 - Common Areas:

Common areas are to be available to be shared by all residents and their guests at all times. Residents are to ensure that they and their guests leave common areas neat, clean and tidy after using them.

Residents are not to store personal items/goods in common areas of the site and must ensure that common areas are maintained in a cleanly state.

The use of the outdoor communal area is restricted to between 7am and 10pm daily.

Access to the indoor common room is to be restricted from 10pm to 7am to reduce the potential for noise impact to other guests.

Any damages or required repairs to common areas must be promptly reported to the Operational Manager.

PART 4 - Animals:

1. No animals or pets are allowed anywhere within the premises.

Attachment A Standard Occupancy Agreement

STANDARD OCCUPANCY AGREEMENT

For general boarding houses under the *Boarding Houses Act 2012*

Between

Proprietor	
Resident	

For

Room	**Address**

The resident's room is: unfurnished ☐ furnished ☐ (if furnished, an inventory can be attached)

Other areas of the premises which are available for use by the resident
Kitchen/s ☐ Bathroom/s ☐ Common room ☐ Laundry ☐

Other _____

Term of Contract

Commencement Date	**Term of agreement (if any)**	**Occupancy Fee**	**To be paid**
		$ per week/month/year	

Proprietor's Contact Details	

AGREEMENT TERMS

1. Condition of the Premises (refer to occupancy principle 1 – see Annexure 1)
The proprietor agrees to provide and maintain the premises so that they are in a reasonable state of repair, are reasonably clean and reasonably secure.

2. House Rules (refer to occupancy principle 2)
The resident agrees to comply with the House Rules of the boarding house, which are listed on the attached "Statement of House Rules." House rules may not be inconsistent with the Occupancy Principles stated in Annexure 1, and are not enforceable if they are inconsistent.

3. No Penalties (refer to occupancy principle 3)
The resident is not required to pay a penalty for a breach of this Occupancy Agreement or the House Rules.

4. Quiet Enjoyment (refer to occupancy principle 4)
The proprietor agrees to take all reasonable steps to enable the resident's quiet enjoyment of the premises.

5. Inspections and Access (refer to occupancy principle 5)
The proprietor may inspect boarding house common areas at any reasonable time. Repairs, cleaning and maintenance of common areas can be carried out at reasonable times.
The proprietor may only enter the resident's room, at a reasonable time, with reasonable notice and on reasonable grounds. Agreed access and notice periods are set out below. If the third column is left blank, the suggested notice periods set out in the second column will apply.

Attachment B: Accommodation Register

Accommodation Register – Residential Apartment Block (NSW)

Building Details
Building Name: Address:

Strata Plan No.: Building Manager / Strata Manager:

Section 1: Overnight Guests / Temporary Occupants

(For residents to record overnight guests, per building by-laws if required.)

Date Logged	Resident Name & Lot No.	Guest Name(s)	Guest Contact	Arrival Date	Departure Date	Purp

Section 2: Short-Term Rental Stays (if permitted)

(Record STRA stays to monitor by-law and registration compliance.)

Lot No.	Host Name	STRA Reg. ID	Platform	Guest Name(s)	Check-In	Check-Out	Total Night

Attachment C: Complaints Register

NSW Residential Development – Complaint Form

1. Complainant Details

2. Development / Building Details

3. Type of Complaint

4. Issue Details

5. Attempts to Resolve

6. Impact of Issue

7. Evidence Provided

8. Requested Outcome

Accommodation Register – Residential Apartment Block (NSW)

Building Details

Building Name: Address:

Strata Plan No.: Building Manager / Strata Manager:

Section 1: Overnight Guests / Temporary Occupants

(For residents to record overnight guests, per building by-laws if required.)

Date Logged	Resident Name & Lot No.	Guest Name(s)	Guest Contact	Arrival Date	Departure Date

Section 2: Short-Term Rental Stays (if permitted)

(Record STRA stays to monitor by-law and registration compliance.)

Lot No.	Host Name	STRA Reg. ID	Platform	Guest Name(s)	Check-In	Check-Out	Tota

Section 3: Long-Term Visitors or Live-In Carers

(For persons staying beyond the by-law threshold, e.g., >30 days.)

Resident & Lot	Visitor/Carer Name	Start Date	Expected End	ID Sighted	Reason

Section 4: Emergency Contact Information (Optional)

Lot No.	Resident Name	Primary Contact	Secondary Contact	Notes

Section 5: Issues / Breaches / Incidents Log

Date	Lot / Guest	Description of Issue	Reported By	Action Taken

; provided for general record-keeping in NSW strata buildings. Ensure your use aligns with your building's by-laws, privacy obligations, and any a

NSW Residential Development – Complaint Form

1. Complainant Details

2. Development / Building Details

3. Type of Complaint

4. Issue Details

5. Attempts to Resolve

6. Impact of Issue

7. Evidence Provided

8. Requested Outcome

9. Declaration

STANDARD OCCUPANCY AGREEMENT

For general boarding houses under the *Boarding Houses Act 2012*

Between

Proprietor	
Resident	

For

Room	**Address**

The resident's room is: unfurnished ☐ furnished ☐ (if furnished, an inventory can be attached)

Other areas of the premises which are available for use by the resident

Kitchen/s ☐ Bathroom/s ☐ Common room ☐ Laundry ☐

Other _____

Term of Contract

Commencement Date	**Term of agreement (if any)**	**Occupancy Fee**	**To be paid**
		$ per week/month/year	

Proprietor's Contact Details	

AGREEMENT TERMS

1. Condition of the Premises (refer to occupancy principle 1 – see Annexure 1)

The proprietor agrees to provide and maintain the premises so that they are in a reasonable state of repair, are reasonably clean and reasonably secure.

2. House Rules (refer to occupancy principle 2)

The resident agrees to comply with the House Rules of the boarding house, which are listed on the attached "Statement of House Rules." House rules may not be inconsistent with the Occupancy Principles stated in Annexure 1, and are not enforceable if they are inconsistent.

3. No Penalties (refer to occupancy principle 3)

The resident is not required to pay a penalty for a breach of this Occupancy Agreement or the House Rules.

4. Quiet Enjoyment (refer to occupancy principle 4)

The proprietor agrees to take all reasonable steps to enable the resident's quiet enjoyment of the premises.

5. Inspections and Access (refer to occupancy principle 5)

The proprietor may inspect boarding house common areas at any reasonable time. Repairs, cleaning and maintenance of common areas can be carried out at reasonable times.

The proprietor may only enter the resident's room, at a reasonable time, with reasonable notice and on reasonable grounds. Agreed access and notice periods are set out below. If the third column is left blank, the suggested notice periods set out in the second column will apply.

Reason For Access	*Suggested Notice Period* *examples of reasonable notice periods - this notice period applies if the next column is left blank*	Notice to be given under this occupancy agreement *(if different)*
In an emergency, or to carry out emergency repairs or inspections	*Immediate access*	*Immediate access**
To clean the premises	*24 hours*	
To carry out repairs	*24 hours*	
To show the room to a prospective resident	*24 hours*	
To carry out inspections	*48 hours*	

***** Immediate access is likely to be necessary in this situation for safety reasons.

6. Notice of Fee Increase (refer to occupancy principle 6)
The resident is entitled to 4 weeks written notice of any increase in the occupancy fee.

7. Utility Charges (refer to occupancy principle 7)
The proprietor may charge an additional amount for utilities if the resident is made aware of this on signing this agreement. Details of the charge, including how the charge will be calculated, are included in Annexure 2, and Annexure 2 must signed and dated by the resident and the proprietor.

Charges for utilities must be based on the cost to the proprietor of providing the utility and a reasonable measure or estimate of the resident's use of that utility.

8. Security Deposit (refer to occupancy principle 8)
A security deposit of $_____ is payable to the proprietor, this amount being no more than the sum of two (2) weeks occupancy fee. The security deposit is payable on the day the agreement is signed or on the following day. The security deposit will be repaid to the resident (or the resident's authorised representative) within 14 days after the end of this agreement, less any amount necessary to cover:

a) the reasonable cost of repairs to the boarding house or goods within the boarding house, as a result of damage (other than fair wear or tear) caused by the resident or their guest;
b) any occupancy fee or other charges owing and payable under this Agreement or the Boarding Houses Act;
c) the reasonable cost of cleaning any part of the premises occupied by the resident and not left reasonably clean by the resident, having regard to the condition of that part of the premises at the commencement of the occupancy; and
d) the reasonable cost of replacing locks or other security devices altered, removed or added by the resident without the consent of the proprietor.

9. Dispute Resolution (refer to occupancy principle 11)
The proprietor and the resident agree to use their best endeavours to informally resolve any disputes between them through reasonable discussion and negotiation. Either party may apply to the NSW Civil and Administrative Tribunal (NCAT) to resolve a dispute about the Occupancy Principles (see Annexure 1).

10. Written Receipts (refer to occupancy principle 12)
The proprietor agrees to provide the resident with a written receipt for all money paid to the proprietor, including money paid for occupancy fees, a security deposit and for any utility charges. The receipt should be provided within a reasonable time period after the payment is received.

11. Termination (refer to occupancy principles 9 and 10)
The resident is entitled to know why and how this Occupancy Agreement may be terminated, and how much notice will be given before termination. The resident may not be evicted without reasonable written notice from the proprietor.

This Agreement can also be terminated by the resident by written notice given to the proprietor. Agreed reasons for termination and notice periods are set out below. If the third column is left blank, the suggested notice periods set out in the second column will apply.

Reason for Termination by Proprietor	*Suggested Notice Period* *examples of reasonable notice periods - this notice period applies if the next column is left blank*	Notice to be given under this occupancy agreement *(if different)*
Violence or threats of violence towards anyone living or working in or visiting the premises	*Immediate*	*Immediate**
Wilfully causing damage to the premises, or using the premises for an illegal purpose	*1 day*	
Continued and serious breach of this Agreement or the house rules, following a written warning	*3 days*	
Continued minor breach of this Agreement or the house rules, following a written warning	*1 week*	
Non-payment of the occupancy fee	*2 weeks*	
Any other reason, including vacant possession required and "no grounds" termination	*4 weeks*	

*Immediate termination is likely to be necessary in this situation in order to protect other residents and employees.

Reason for Termination by Resident	*Suggested Notice Period* *examples of reasonable notice periods - this notice period applies if the next column is left blank*	Notice to be given under this occupancy agreement *(if different)*
Serious breach of Agreement by proprietor	*1 day*	
Minor breach of agreement by proprietor	*1 week*	
No grounds/Any other reason	*1 week*	

12. Use of the Premises

The resident agrees not to wilfully or negligently cause damage to the premises or to use the premises for an illegal purpose and to respect other residents' rights to quiet enjoyment of the premises.

NOTE: Any term of this Agreement is not enforceable if it is inconsistent with the Occupancy Principles set out in Schedule 1 of the *Boarding Houses Act 2012.* The Occupancy Principles are attached at Annexure 1.

Signed: _____ Signed: _____

(Proprietor) ***(Resident)***

Date: _____ Date: _____

© State of New South Wales through NSW Fair Trading

OPTIONAL INFORMATION

The resident may provide contact details to be used in an emergency

PERSONAL PHONE No/s: _____

EMERGENCY CONTACT PERSON

NAME: _____ RELATIONSHIP: _____

PHONE and/or ADDRESS: _____

_____

_____

Annexure 1

Occupancy principles

NB: These principles are contained in Schedule 1 of the *Boarding Houses Act 2012* and apply to residents of NSW boarding houses which are covered by this Act.

1. State of premises

A resident is entitled to live in premises that are:
(a) reasonably clean, and
(b) in a reasonable state of repair, and
(c) reasonably secure.

2. Rules of registrable boarding house

A resident is entitled to know the rules of the registrable boarding house before moving into the boarding house.

3 Penalties for breaches of agreement or house rules prohibited

A resident may not be required to pay a penalty for a breach of the occupancy agreement or the rules of the registrable boarding house.

4 Quiet enjoyment of premises

A resident is entitled to quiet enjoyment of the premises.

5 Inspections and repairs

A proprietor is entitled to enter the premises at a reasonable time on reasonable grounds to carry out inspections or repairs and for other reasonable purposes.

6 Notice of increase of occupancy fee

A resident is entitled to 4 weeks written notice before the proprietor increases the occupancy fee.

7 Utility charges

(1) The proprietor is entitled to charge a resident an additional amount for the use of a utility if:
(a) the resident has been notified before or at the time of entering the occupancy agreement of the use of utilities in respect of which the resident will be charged, and
(b) the amount charged is based on the cost to the proprietor of providing the utility and a reasonable measure or estimate of the resident's use of that utility.
(2) A utility for the purposes of this clause is each of the following:
(a) the supply of electricity,
(b) the supply of gas,
(c) the supply of oil,
(d) the supply of water,
(e) the supply of any other service prescribed by the regulations.

8 Payment of security deposits

(1) The proprietor may require and receive a security deposit from the resident or the resident's authorised representative only if:
(a) the amount of the deposit does not exceed 2 weeks of occupancy fee under the occupancy agreement, and
(b) the amount is payable on or after the day on which the resident (or the resident's authorised representative) enters the agreement.

(2) Within 14 days after the end of the occupancy agreement, the proprietor must repay to the resident (or the resident's authorised representative) the amount of the security deposit less the amount necessary to cover the following:
(a) the reasonable cost of repairs to, or the restoration of, the registrable boarding house or goods within the premises of the boarding house, as a result of damage (other than fair wear and tear) caused by the resident or an invitee of the resident,
(b) any occupation fees or other charges owing and payable under the occupancy agreement or this Act,
(c) the reasonable cost of cleaning any part of the premises occupied by the resident not left reasonably clean by the resident, having regard to the condition of that part of the premises at the commencement of the occupancy,
(d) the reasonable cost of replacing locks or other security devices altered, removed or added by the resident without the consent of the proprietor,
(e) any other amounts prescribed by the regulations.

(3) The proprietor may retain the whole of the security deposit after the end of the occupancy agreement if the costs, fees or charges referred to in subclause (2) (a)–(e) are equal to, or exceed, the amount of the security deposit.

(4) In this clause:
security deposit means an amount of money (however described) paid or payable by the resident of a registrable boarding house or another person as security against:
(a) any failure by the resident to comply with the terms of an occupancy agreement, or
(b) any damage to the boarding house caused by the resident or an invitee of the resident, or
(c) any other matter or thing prescribed by the regulations.

9 Information about occupancy termination

A resident is entitled to know why and how the occupancy may be terminated, including how much notice will be given before eviction.

10 Notice of eviction

(1) A resident must not be evicted without reasonable written notice.

(2) In determining what is reasonable notice, the proprietor may take into account the safety of other residents, the proprietor and the manager of the registrable boarding house.

(3) Subclause (2) does not limit the circumstances that are relevant to the determination of what is reasonable notice.

11 Use of alternative dispute resolution

A proprietor and resident should try to resolve disputes using reasonable dispute resolution processes.

12 Provision of written receipts

A resident must be given a written receipt for any money paid to the proprietor or a person on behalf of the proprietor.

Annexure 2

SCHEDULE OF ADDITIONAL CHARGES

ITEM	AMOUNT	WHEN DUE TO BE PAID	HOW CALCULATED

NOTE:

- This schedule is only for use if there are fees or charges in addition to the occupancy fee.
- This schedule forms part of the Occupancy Agreement when signed and dated by both parties.
- A receipt is to be provided to the resident for all payments of additional fees or charges made by the resident, within a reasonable time after the payment is received.
- Charges for utilities must comply with Occupancy Principle 7.

Signed: _____ Signed: _____

(Proprietor) ***(Resident)***

Date: _____ Date: _____

Surveyors Planners Engineers

Request for Variation to a Development Control and Supporting Information

Applicable DCP Chapter: Chapter 1

DCP Section: Chapter 11 Lismore Health Precinct

What is the name of the development control plan that applies to the land?	Specify the development control(s) which are being varied.
Lismore Development Control Plan 2012	A37.2 For a corner allotment the setback is 6m from the primary street and 4m from the secondary road

Provide details of the extent of the variation (i.e. what is the non-compliance? Is it minor or extensive? Percentage of variation between your proposal and the development control)

The development will be undertaken over two stages, however once the whole site is complete the proposal will effectively have a corner allotment presence.

	Front Setback (Orion Street)	Secondary Setback (Weaver Street)
Stage 1	6450mm	2700mm
Stage 2	-	3250mm

As shown above, the development seeks a variation to the secondary setback control (4m) for both Stages 1 and 2 of the development.

Stage 1 will contain a secondary setback of 2700mm resulting in an encroachment of 1300mm (32.5%). Stage 2 will contain a setback of 3250mm resulting in an encroachment of 750mm (18.75%).

What are the objectives of the development control?
How does the proposed variation comply with these objectives?

Development is sited and designed taking into account the relationship to adjoining premises and the street.

Provide justification / reasoning as to why the development control(s) does not make specific provision in relation to your proposal / does not enable you to achieve the outcome you are seeking.

Examples of reduced setbacks to Weaver Street exist in the immediate vicinity of the property. The adjacent dwelling located at 129 Orion Street contains a compliant front setback to Orion Street and a reduced secondary setback to Weaver Street of approx. 2.04m (measured using Lismore City Council Intramaps).

The site is located adjacent to the Lismore Base Hospital, where a more consolidated built form has been established. Within this precinct, there are examples of buildings constructed at or near the boundary along Uralba Street, Little Uralba Street and Hunter Street.

The project architect has incorporated building articulation and varied materials to address the Weaver Street frontage. This approach reduces bulk, improves visual interest and ensures that the reduced setback does not result in a dominant streetscape outcome.



Plate 1: 129 Orion Street setback to Weaver Street (Source: Lismaps)

Demonstrate why compliance with the development control(s) is unreasonable or unnecessary in your particular circumstance.

Refer to comments above.

Any other considerations?

As above.

Applicant Details		
PROPERTY: 4, 6 & 8 Weaver Street, Lismore	**DATE:** 20 January 2026	**AUTHOR:** Callie Shovlin

Surveyors Planners Engineers

Request for Variation to a Development Control and Supporting Information

Applicable DCP Chapter: Chapter 1
DCP Section: Part 4 General Provisions

What is the name of the development control plan that applies to the land?	Specify the development control(s) which are being varied.
Lismore Development Control Plan 2012	4.4 Element – Open Space and Landscaping. A7.1 Landscaping and open space shall comprise 40% of the site. 70% of the landscaping and open space area is to be permeable.

Provide details of the extent of the variation (i.e. what is the non-compliance? Is it minor or extensive? Percentage of variation between your proposal and the development control)

The development incorporates the following landscape and area space area calculations:

	Landscape Area	Landscape %
Stage 1	230m^2	20.7%
Stage 2	251m^2	22.2%

	Open Space Area	Open Space %
Stage 1	237m^2	21.3%
Stage 2	238m^2	21.1%

	Combined Area	Combined %
Stage 1	467m^2	42%
Stage 2	489m^2	43.3%

As outlined above, the development complies with the minimum 40% of the site landscape and open space requirement.

However, 70% of the landscaping and open space is required to be permeable. See below table for compliance with this requirement.

	Combined Area	Required (70%)	Provided
Stage 1	467m^2	326.9m^2	230m^2
Stage 2	489m^2	342.3m^2	251m^2

What are the objectives of the development control?
How does the proposed variation comply with these objectives?

Adequate open space and landscaped area is provided on site:

- to cater for the requirements of occupants for relaxation, dining, entertainment, recreation and children's play;
- for service functions such as clothes drying and domestic storage;
- to facilitate groundwater recharge and reduce stormwater surcharge; and
- to enhance the aesthetics and amenity of the development and adjoining premises.

Provide justification / reasoning as to why the development control(s) does not make specific provision in relation to your proposal / does not enable you to achieve the outcome you are seeking.
As outlined above, the development provides a compliant area of landscaping and open space to service the development. However, there is a shortfall in 'permeable' area to meet the 70% requirement which is directly attributable to the type of development proposed, being a co-living housing development. The applicable DCP landscaping and open space control is intended for lower density residential development, including dwellings, dual occupancies, multi-dwelling housing and residential flat buildings that typically comprise one to two storeys. The control does not make specific provision for co-living housing or higher density development forms. In contrast, the proposal is a five storey co-living housing development, where residential yield and amenity are achieved vertically rather than across the ground plane. Communal open space is provided across multiple levels of the building, consistent with the co-living model, which reduces the proportion of ground-level permeable area when compared to low-rise development. It is also noted that the Lismore DCP encourages higher density development of four to five storeys within the Lismore Health Precinct. This built form is not representative of the broader Lismore urban context, which is predominantly characterised by one to two storey development and from which the permeable area control is derived. As such, strict application of the control does not appropriately reflect the strategic planning intent for this precinct.
Demonstrate why compliance with the development control(s) is unreasonable or unnecessary in your particular circumstance.
Refer to comments above.
Any other considerations?

Applicant Details		
PROPERTY: 4, 6 & 8 Weaver Street, Lismore	**DATE:** 20 January 2026	**AUTHOR:** Callie Shovlin

4 WEAVER STREET, LISMORE

Traffic Impact Assessment

4WS (No1) Pty Ltd

21 January 2026

Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

W: www.bitziosconsulting.com.au

E: admin@bitziosconsulting.com.au

Copyright in the information and data in this document is the property of Bitzios Consulting. This document and its information and data is for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or in part for any purpose other than for which it was supplied by Bitzios Consulting. Bitzios Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or its information and data.

Document Issue History

Report File Name	Version	Document Control		Date	Issued to
P7124.002R 4 Weaver Street Lismore TIA	002	Prepared: Reviewed: Issued	H. Trembath B. James H. Trembath	18/12/2025	David McGrath david@davcam.net.au
P7124.003R 4 Weaver Street Lismore TIA	003	Prepared: Reviewed: Issued	H. Trembath B. James H. Trembath	21/01/2026	David McGrath david@davcam.net.au

CONTENTS

		Page
1.	**INTRODUCTION**	**2**
1.1	Background	2
1.2	Development Details	2
1.3	Scope of Works	3
2.	**EXISTING CONDITIONS**	**4**
2.1	Subject Site	4
2.2	Road Network	4
2.3	Active Transport	4
2.4	Public Transport	4
3.	**TRAFFIC ASSESSMENT**	**5**
3.1	Development Traffic Demands	5
3.2	Qualitative Assessment	5
4.	**PARKING & LAYOUT REVIEW**	**6**
4.1	Car Parking Provision	6
4.2	Bicycle Parking Layout	6
4.3	Geometric Parking Layout	6
5.	**SITE ACCESS REVIEW**	**8**
5.1	Vehicular Access	8
5.2	Pedestrian Access	8
6.	**SERVICING AND ACCESS ASSESSMENT**	**9**
6.1	Servicing	9
6.2	Refuse Collection	9
7.	**SUMMARY**	**10**

Tables

Table 2.1: Key Roads

Table 3.1: Peak Development Traffic Generation

Table 4.1: Car Parking Requirements

Table 4.2: Bicycle Parking Requirements

Table 4.3: Geometric Parking Layout Review

Table 5.1: Vehicular Access Requirements

Figures

Figure 1.1: Subject Site Location

Figure 2.1: Active Transport Network

Appendices

Appendix A: Development Plans

Appendix B: Swept Path Assessment

1. INTRODUCTION

1.1 Background

Bitzios Consulting (Bitzios) has been commissioned to prepare a Traffic Impact Assessment (TIA) for a proposed Co Living accommodation located at 4 Weaver Street, Lismore NSW (subject site). The subject site is formally described as Lot 17 on DP 17964 and is located within the Lismore City Council local government area (LGA).

The location of the subject site is shown in Figure 1.1.



Source: Nearmaps (edited by Bitzios)

Figure 1.1: Subject Site Location

1.2 Development Details

The proposed development is a Co Living accommodation with key details as follows:

- **Yield**: 38 Units room, five (5) storey building with associated service rooms
- **Access**: A single 6.0m wide crossover from Weaver Street
- **Car Parking**: A 19-space car park plus 2 motorbike spaces and an additional 10 on-street parking spaces provided within the Orion Street verge
- **Bicycle Parking**: Construction of 10 bicycle parking spaces located at the rear of the site
- **Servicing**: Room for up to a B99 (Ute or Van) to service the site via a standing area, adjacent to the site entrance.

A copy of the development plans is included in **Appendix A**.

1.3 Scope of Works

The scope of this Traffic Impact Assessment (TIA) included the following tasks:

- Estimating peak hour traffic demands generated by the development based on TfNSW Guide to Traffic Impact Assessment (GTIA) rates and undertaking a *qualitative* assessment of development impacts on the surrounding road network
- Reviewing the site access arrangements against Council's DCP and Australian Standards (AS2890)
- Reviewing the car park layout against Council's DCP and AS2890
- Reviewing the car parking provisions against Council's DCP
- Reviewing the proposed servicing arrangement against Council's DCP.

2. EXISTING CONDITIONS

2.1 Subject Site

The subject site is presently occupied by a single dwelling. This dwelling will be demolished as part of the proposed works. The subject site is zoned as R3 Medium Density Residential.

2.2 Road Network

Table 2.1 summarises relevant characteristics of the key roads surrounding the subject site.

Table 2.1: Key Roads

Name	Jurisdiction	Hierarchy	No. of Lanes	Divided	Posted Speed
Weaver Street	Council	Local Street	2	No	50km/h
Orion Street	Council	Local Street	2	No	50km/h
Hunter Street	Council	Local Collector	2	No	50km/h

2.3 Active Transport

The existing active transport facilities on the surrounding road network are considered sufficient for active transport trips between the proposed development and surrounding facilities including the adjacent Lismore Base Hospital.

The active transport network surrounding the subject site is illustrated in Figure 2.1.



Source: Nearmap (edited by Bitzios)

Figure 2.1: Active Transport Network

2.4 Public Transport

The site is also adequately serviced by public transport, with the nearest stops on Hunter Street and Uralba Street as shown in Figure 2.1, providing connections to land uses across the Lismore area.

3. TRAFFIC ASSESSMENT

3.1 Development Traffic Demands

Traffic generation for the proposed development have been sourced from TfNSW Guide to Transport Impact Assessment for Boarding Houses in the absence of a Co Living rate. Table 3.1 details the estimated number of peak trips generated by the proposed development.

Table 3.1: Peak Development Traffic Generation

Land Use	Quantity	Traffic Generation Rates		Trips (vph)	
		AM	PM	AM	PM
Boarding House	38	0.3 trips per unit	0.35 trips per unit	12	14

As shown in the table above, the proposed development is estimated to generate in the order of twelve (12) and fourteen (14) vehicle trips during the AM and PM peak hours respectively. Under uniform flow, this development traffic equates to approximately one (1) vehicle every 4-5 minutes assuming uniform flow. This assessment is conservative as it assumes 100% occupancy of proposed units.

3.2 Qualitative Assessment

The above trip generation is considered negligible from a traffic engineering perspective and is not expected to result in any adverse traffic issues that would require mitigation measures or further detailed analysis.

4. PARKING & LAYOUT REVIEW

4.1 Car Parking Provision

Parking rates for the proposed development were sourced from the NSW State Environment Planning Policy (SEPP) Housing (2021) for Co Living accommodations. Table 4.1 details the car parking requirements for the proposed development.

Table 4.1: Car Parking Requirements

Land Use	Parking Rate	Proposed Yield	Required Car Parking	Provisions
Co Living	1 space per 2 units	38 units	19 spaces	19 spaces

As detailed above and at development plans provided at **Appendix A,** the proposed development provides 19 spaces in compliance with the NSW SEPP Housing (2021) parking rate for Co Living accommodations.

A pre-lodgement meeting was held with Council on Wednesday, 2 July 2025 it was noted that on-street car parking in the area is in short supply, and such any opportunities to increase parking in addition to the SEPP requirement would be beneficial in the context of the application.

In response to this item, the development proposes to provide 10 on-street parking spaces on the southern verge of Orion Street. It is noted given the nature of the development, minimal visitor parking demand is expected, and as such this parking supply is expected to be available for the public's general use, improving the existing on-street parking situation.

4.2 Bicycle Parking Layout

Bicycle parking rates for the proposed development were sourced from Austroads Guide to Traffic Management for a 'residential building' in the absence of a relevant DCP or NSW SEPP parking rate.

Table 4.2 details the bicycle parking requirements for the proposed development.

Table 4.2: Bicycle Parking Requirements

Land Use	Parking Rate	Proposed Yield	Required Bicycle Parking	Provisions
Residential Building	1 space per 4 units	38 units	10 spaces	10 spaces

As detailed above and at development plans provided at **Appendix A,** the proposed development provides 10 bicycle parking spaces in compliance with the Austroads bicycle parking rate for a residential building.

4.3 Geometric Parking Layout

The parking geometric layout has been assessed against the relevant requirements of AS2890.1 (2004) and AS2890.6 (2022) as summarised in Table 4.3

Table 4.3: Geometric Parking Layout Review

Design Aspect	AS2890 Requirement	Proposed	Compliant
Resident Parking Spaces (User Class 1A)	2.4m x 5.4m	2.4m x 5.4m	Yes
Wheel Stops	Wheel stops to protect pedestrians	Wheel Stops are provided in spaces 1 to 7	**Shall Comply**
Bicycle Parking Class 3	0.5m W x 1.8m L with minimum 1.5m aisle width	0.5m W x 1.8m L with minimum 1.5m aisle width	Yes
Parking Aisle Width	Min. 5.8m plus 300mm to walls	6.1m	Yes
Two-way Driveway Width	5.5m + 0.3m clearance to vertical obstructions	6.0m	Yes

Design Aspect	AS2890 Requirement	Proposed	Compliant
Blind Aisle Extension	Min. 1m	1m	Yes
Car Parking Envelope	As per AS2890.1 Figure 5.2	As per AS2890.1 Figure 5.2	Yes
Motorcycle Parking	1.2m W x 2.5M L	1.2m W x 2.5M L	Yes

As shown, the proposed on-site parking geometric layout complies with the relevant requirements of AS2890.

The proposed on-street parking on Orion Street should be designed in accordance with AS2890.5. It is anticipated based on the proximity between the development to Lismore Base Hospital that the on-street parking will be predominantly utilised for all-day parking with the shortest typical stays being at least two hours, which is equivalent to a medium user classification in accordance with AS2890.5 Table 3.2. Accordingly, the 90-degree on-street parking proposed on Orion Street should be provided at 2.5m in width and 11.2m in length, in accordance with AS2890.5, Table 3.3.

5. SITE ACCESS REVIEW

5.1 Vehicular Access

The proposed development is to be accessed via an all-movements vehicular crossover on Weaver Street. Details of the access requirements are summarised in Table 5.1.

Table 5.1: Vehicular Access Requirements

Design Element	Details
Access Facility Category	Type 1 as per AS2890.1 (i.e. User Class 1A, 25< car parking spaces and local road frontage)
Crossover Form	6.0m at property boundary and to edge of kerb
Pedestrian Sight Triangles	Pedestrian sight triangles on the egress side of the driveway at 2.0m along the property boundary 2.5m into the site as per Figure 3.3. in AS2890.2. The area within the triangle is clear of vertical obstructions above 500mm.

As demonstrated in Table 5.1, the development access is sufficiently designed to accommodate the demands of the development.

5.2 Pedestrian Access

The proposed development provides a dedicated footpath from the both the front and rear of the building to the existing active transport network. This treatment is considered sufficient for connecting the development to the existing network, no further assessment is required.

6. SERVICING AND ACCESS ASSESSMENT

6.1 Servicing

The vertical (height) clearance between ground level and the level above is less than 3.5m. As such, the development does not propose to accommodate an SRV, MRV, or higher-class service vehicle on-site in accordance with AS2890.2.

Given the nature of the proposed development as a Co Living accommodation comprising of small pre-furnished units intended for medium length stays, the development is not expected to generate a regular demand for large service vehicles, typically associated with removalist activities.

We understand the largest vehicle anticipated to regularly service the site is expected be a Ute or Van for operational activities, such as maintenance, cleaning and laundry services. It is expected that such vehicles would stand on site during off peak periods adjacent to the front entrance, where the site benefits from a 6.9m wide parking aisle that allows vehicles to pass. Under this arrangement servicing is not anticipated to result in any adverse impacts on site operations.

A swept path assessment provided in **Appendix B,** demonstrates that a B99 (inclusive of a Ute and Van) can safely turn around on-site within the parking aisle while maintaining appropriate clearances to vertical obstructions in accordance with AS2890.1.

6.2 Refuse Collection

Kerbside refuse collection is proposed to be undertaken on Weaver Street via Council's Side Loader Refuse Collection Vehicle, as per the existing operations on Weaver Street.

Waste is to be transferred from the waste chute to the temporary bin storage area fronting the site on collection day.

7. SUMMARY

The key findings of the Traffic Impact Assessment for the proposed development located at 4 Weaver Street, Lismore are summarised below:

- A Co Living accommodation is proposed at 4 Weaver Street, Lismore, which will comprise a total of 38 units
- The proposed development is estimated to generate in the order of 12 and 14 vehicle trips in AM and PM peak hours. No adverse impacts on the road network are expected as a result of the development
- The proposed development provides a total of 19 car parking spaces, which meets the requirements of NSW SEPP (2021) for a Co Living use, with 10 on-street parking spaces provided as a surplus to cater for potential visitor demand and improve on-street parking supply
- The proposed development provides a total of 10 bicycle parking spaces to cater for the expected demands associated with the Co Living use
- The proposed parking layout is compliant with the relevant requirements of AS2890.1 and on-street parking should be delivered in accordance with AS2890.5
- Vehicular access to the subject site is via 6.0m crossover on Weaver Street
- Service vehicle access and servicing arrangements are considered acceptable, noting that:
  - The development is expected to generate regular servicing by Utes and Vans for operational activities, such as maintenance, cleaning and laundry services
  - As demonstrated by the swept path assessment in **Appendix B,** Utes and Vans, represented by a B99 design vehicle, can safely turn around within the 6.9m wide parking aisle in accordance with AS2890.
- Refuse collection is proposed to occur in accordance with the existing arrangement, via Council's side-loader service, with bins located on the development frontage on collection days.

Based on the findings of this report, we conclude that there are no transport planning or traffic engineering related matters to preclude approval of this development application, subject to relevant and reasonable conditions.

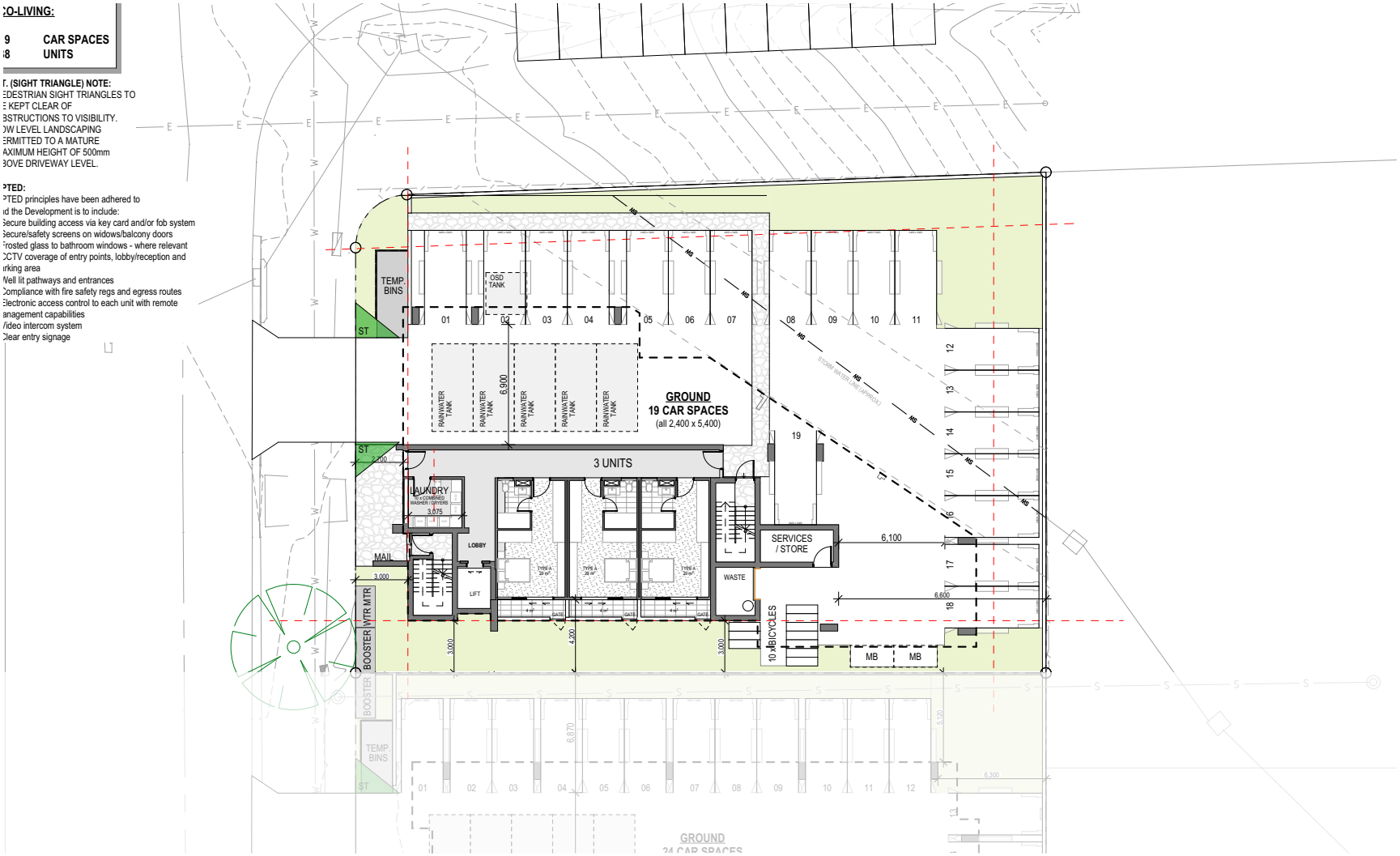
Appendix A: Development Plans

:O-LIVING:

9 CAR SPACES
:8 UNITS

. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
)W LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

TED:
TED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
rking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage



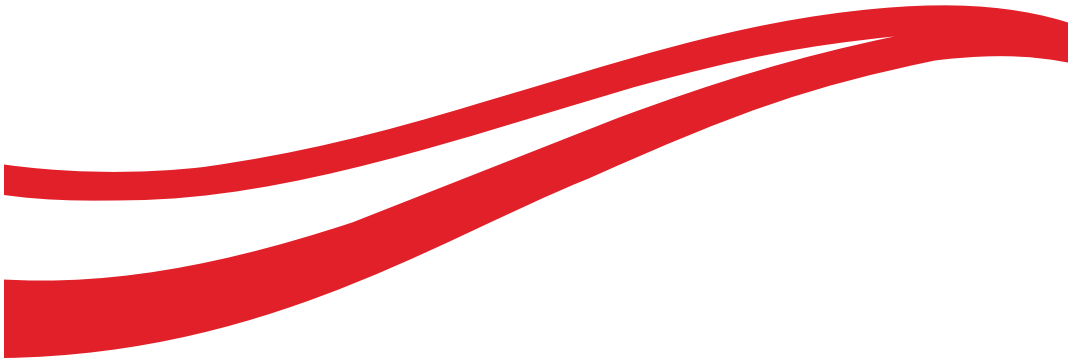
RAUNIK design group ARCHITECTS

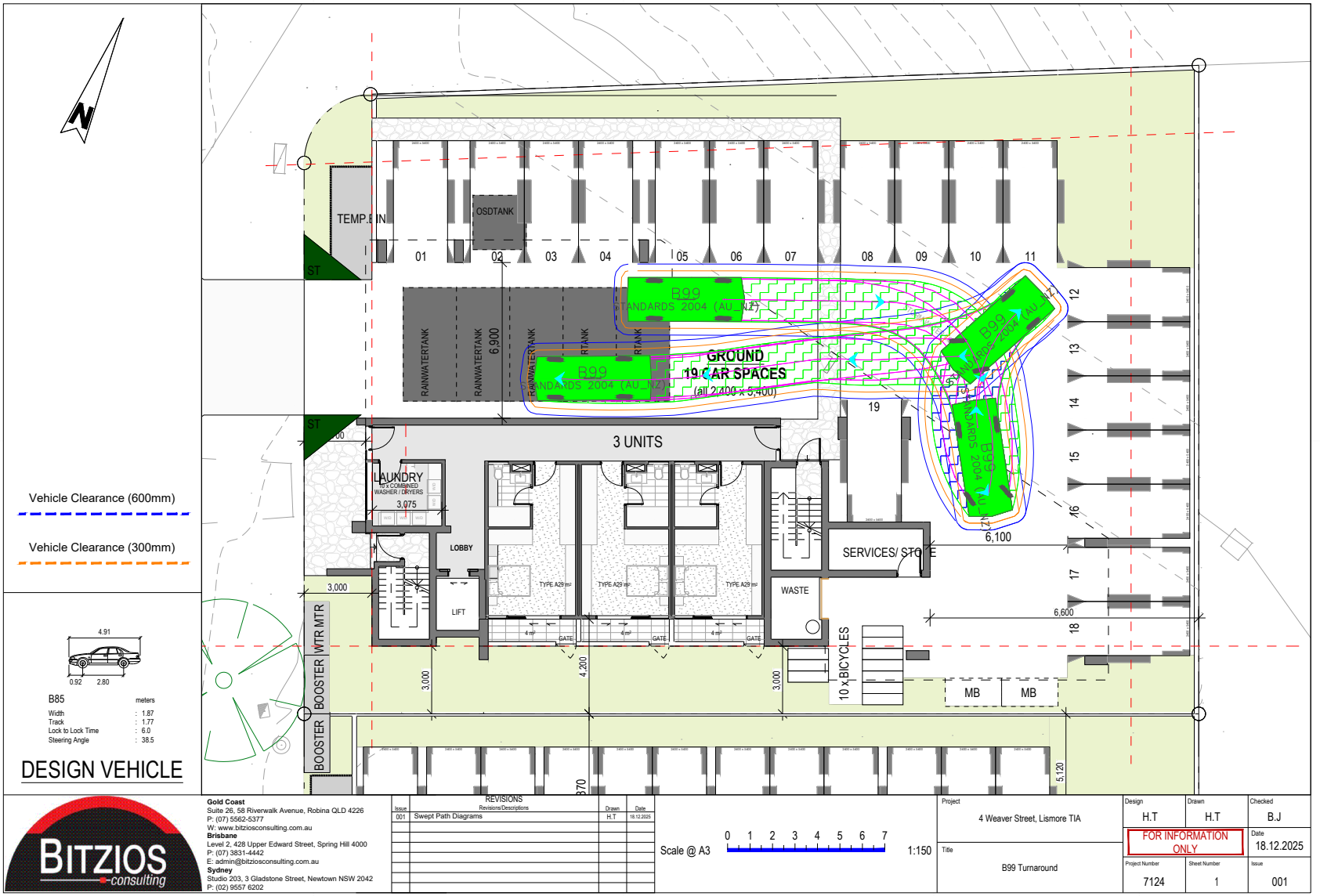
1:200@A

ST-1 - LEVEL 1 - GROUNI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 1-0306 REV DA

Appendix B: Swept Path Assessment





Vehicle Clearance (600mm)
Vehicle Clearance (300mm)
B85 meters
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 38.5
DESIGN VEHICLE
TEMP.BIN
OSDTANK
RAINWATERTANK
RTANK
GROUND
19 CAR SPACES
(all 2,400 x 5,400)
B99
STANDARDS 2004 (AU_NZ)
3 UNITS
LAUNDRY
10 x COMBINED WASHER / DRYERS
LOBBY
LIFT
WASTE
SERVICES/ STORE
10 x BICYCLES
MB
WTR MTR
BOOSTER
ST
Gold Coast
Suite 26, 58 Riverwalk Avenue, Robina QLD 4226
P: (07) 5562-5377
W: www.bitziosconsulting.com.au
Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Studio 203, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202
BITZIOS consulting
REVISIONS
Issue
Revisions/Descriptions
Drawn
Date
001
Swept Path Diagrams
H.T
18.12.2025
Scale @ A3
1:150
Project
4 Weaver Street, Lismore TIA
Title
B99 Turnaround
Design
H.T
Drawn
H.T
Checked
B.J
FOR INFORMATION ONLY
Date
18.12.2025
Project Number
7124
Sheet Number
1
Issue
001

Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

BITZIOS consulting
traffic engineering transport planning

W: www.bitziosconsulting.com.au
E: admin@bitziosconsulting.com.au

6-8 WEAVER STREET, LISMORE

Traffic Impact Assessment

4WS (No1) Pty Ltd

21 January 2026

Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

W: www.bitziosconsulting.com.au

E: admin@bitziosconsulting.com.au

Copyright in the information and data in this document is the property of Bitzios Consulting. This document and its information and data is for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or in part for any purpose other than for which it was supplied by Bitzios Consulting. Bitzios Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or its information and data.

Document Issue History

Report File Name	Version	Document Control		Date	Issued to
P7124.001R 6-8 Weaver Street Lismore TIA	001	Prepared: Reviewed: Issued	H. Trembath B. James H. Trembath	17/12/2025	David McGrath david@davcam.net.au
P7124.002R 6-8 Weaver Street Lismore TIA	002	Prepared: Reviewed: Issued	H. Trembath B. James H. Trembath	21/01/2026	David McGrath david@davcam.net.au

CONTENTS

		Page
1.	**INTRODUCTION**	**1**
1.1	Background	1
1.2	Development Details	1
1.3	Scope of Works	2
2.	**EXISTING CONDITIONS**	**3**
2.1	Subject Site	3
2.2	Road Network	3
2.3	Active Transport	3
2.4	Public Transport	3
3.	**TRAFFIC ASSESSMENT**	**4**
3.1	Development Traffic Demands	4
3.2	Qualitative Assessment	4
4.	**PARKING & LAYOUT REVIEW**	**5**
4.1	Car Parking Provision	5
4.2	Bicycle Parking Layout	5
4.3	Geometric Parking Layout	5
5.	**SITE ACCESS REVIEW**	**7**
5.1	Vehicular Access	7
5.2	Pedestrian Access	7
6.	**SERVICING AND ACCESS ASSESSMENT**	**8**
6.1	Servicing	8
6.2	Refuse Collection	8
7.	**SUMMARY**	**9**

Tables

Table 2.1: Key Roads

Table 3.1: Peak Development Traffic Generation

Table 4.1: Car Parking Requirements

Table 4.2: Bicycle Parking Requirements

Table 4.3: Geometric Parking Layout Review

Table 5.1: Vehicular Access Requirements

Figures

Figure 1.1: Subject Site Location

Figure 2.1: Active Transport Network

Appendices

Appendix A: Development Plans

Appendix B: Swept Path Assessment

1. INTRODUCTION

1.1 Background

Bitzios Consulting (Bitzios) has been commissioned to prepare a Traffic Impact Assessment (TIA) for a proposed Co Living accommodation located at 6-8 Weaver Street, Lismore NSW (subject site). The subject site is formally described as Lot 18 and 19 on DP 17964 and is located within the Lismore City Council local government area (LGA). The proposal forms Stage 2 of a broader development application, following Stage 1 located at the adjoining property at 4 Weaver Street.

The location of the subject site is shown in Figure 1.1.



Source: Nearmaps (edited by Bitzios)

Figure 1.1: Subject Site Location

1.2 Development Details

The proposed development is a Co Living accommodation with key details as follows:

- **Yield**: 48 Units room, five (5) storey building with associated service rooms
- **Access**: A single 6.0m wide crossover from Weaver Street
- **Car Parking**: Construction of a 24-space car park plus 2 motorbike spaces and an additional 10 on-street parking spaces provided within the Orion Street verge as part of Stage 1 (4 Weaver Street)
- **Bicycle Parking**: Construction of 10 bicycle parking spaces located at the rear of the site
- **Servicing**: Room for up to a B99 (Ute or Van) to service the site via a standing area, adjacent to the site entrance.

A copy of the development plans is included in **Appendix A**.

1.3 Scope of Works

The scope of this Traffic Impact Assessment (TIA) included the following tasks:

- Estimating peak hour traffic demands generated by the development based on TfNSW rates and undertaking a qualitative assessment of development impacts on the surrounding road network
- Reviewing the site access arrangements against Council's DCP and Australian Standards (AS2890)
- Reviewing the car park layout against Council's DCP and AS2890
- Reviewing the car parking provisions against Council's DCP
- Reviewing the proposed servicing arrangement against Council's DCP.

2. EXISTING CONDITIONS

2.1 Subject Site

The subject site is presently occupied by a single dwelling. This dwelling will be demolished as part of the proposed works. The subject site is zoned as R3 Medium Density Residential.

2.2 Road Network

Table 2.1 summarises relevant characteristics of the key roads surrounding the subject site.

Table 2.1: Key Roads

Name	Jurisdiction	Hierarchy	No. of Lanes	Divided	Posted Speed
Weaver Street	Council	Local Street	2	No	50km/h
Orion Street	Council	Local Street	2	No	50km/h
Hunter Street	Council	Local Collector	2	No	50km/h

2.3 Active Transport

The existing active transport facilities on the surrounding road network are considered sufficient for active transport trips between the proposed development and surrounding facilities including Lismore Base Hospital.

The active transport network surrounding the subject site is illustrated in Figure 2.1.



Source: Nearmap (edited by Bitzios)

Figure 2.1: Active Transport Network

2.4 Public Transport

The site is also adequately serviced by public transport, with the nearest stops on Hunter Street and Uralba Street as shown in Figure 2.1, providing connections to land uses across the Lismore area.

3. TRAFFIC ASSESSMENT

3.1 Development Traffic Demands

Traffic generation for the proposed development have been sourced from TfNSW Guide to Transport Impact Assessment for Boarding Houses in the absence of a Co Living rate. Table 3.1 details the estimated number of peak trips generated by the proposed development.

Table 3.1: Peak Development Traffic Generation

Land Use	Quantity	Traffic Generation Rates		Trips (vph)	
		AM	PM	AM	PM
Boarding House	48	0.3 trips per unit	0.35 trips per unit	15	17

As shown in the table above, the proposed development is estimated to generate in the order of fifteen (15) and seventeen (17) vehicle trips during the AM and PM peak hours respectively. Under uniform flow, this development traffic equates to approximately one (1) vehicle every 3-4 minutes assuming uniform flow. This assessment is conservative as it assumes 100% occupancy of proposed units.

3.2 Qualitative Assessment

The above trip generation is considered negligible from a traffic engineering perspective and is not expected to result in any adverse traffic issues that would require mitigation measures or further detailed analysis.

4. PARKING & LAYOUT REVIEW

4.1 Car Parking Provision

Parking rates for the proposed development were sourced from the NSW State Environment Planning Policy (SEPP) Housing (2021) for Co Living accommodations. Table 4.1 details the car parking requirements for the proposed development.

Table 4.1: Car Parking Requirements

Land Use	Parking Rate	Proposed Yield	Required Car Parking	Provisions
Co Living	1 space per 2 units	48 units	24 spaces	24 spaces

As detailed above and at development plans provided at **Appendix A,** the proposed development provides 19 spaces in compliance with the NSW SEPP Housing (2021) parking rate for Co Living accommodations.

A pre-lodgement meeting was held with Council on Wednesday, 2 July 2025 where it was noted that on-street car parking in the area is in short supply, and any opportunities to increase parking above the SEPP requirements would benefit the area.

In response to this item, the development as part of Stage 1 (4 Weaver Street) provides 10 on-street parking spaces on the southern verge of Orion Street. It is noted given the nature of the development, minimal visitor parking demand is expected, and as such this parking supply is expected to be available for the public's general use, improving the existing on-street parking situation.

4.2 Bicycle Parking Layout

Bicycle parking rates for the proposed development were sourced from Austroads Guide to Traffic Management for a 'residential building' in the absence of a relevant DCP or NSW SEPP parking rate.

Table 4.2 details the bicycle parking requirements for the proposed development.

Table 4.2: Bicycle Parking Requirements

Land Use	Parking Rate	Proposed Yield	Required Bicycle Parking	Provisions
Residential Building	1 space per 4 units	48 units	12 spaces	10 spaces

As detailed above and at development plans provided at **Appendix A,** the proposed development provides 10 bicycle parking spaces which is slightly below the Austroads bicycle parking rate for a residential building. Given the nature of the proposed development, being a Co Living use intended predominantly for hospital workers, the 10 bicycle parking spaces is considered a suitable provision.

4.3 Geometric Parking Layout

The parking geometric layout has been assessed against the relevant requirements of AS2890.1 (2004) and AS2890.6 (2022) as summarised in Table 4.3

Table 4.3: Geometric Parking Layout Review

Design Aspect	AS2890 Requirement	Proposed	Compliant
Resident Parking Spaces (User Class 1A)	2.4m x 5.4m	2.4m x 5.4m	**Yes**
Wheel Stops	Wheel stops to protect pedestrians	Wheel Stops are provided in spaces 1 to 7	**Shall Comply**
Bicycle Parking Class 3	0.5m W x 1.8m L with minimum 1.5m aisle width	0.5m W x 1.8m L with minimum 1.5m aisle width	**Yes**
Motorcycle Parking	1.2m W x 2.5m L with a minimum 1.5m aisle width	1.2m W x 2.5m L with a minimum 1.5m aisle width	**Yes**

Design Aspect	AS2890 Requirement	Proposed	Compliant
Parking Aisle Width	Min. 5.8m plus 300mm to walls	6.1m	Yes
Two-way Driveway Width	5.5m + 0.3m clearance to vertical obstructions	6.0m	Yes
Blind Aisle Extension	Min. 1m	1m	Yes
Car Parking Envelope	As per AS2890.1 Figure 5.2	As per AS2890.1 Figure 5.2	Yes

As shown, the proposed on-site parking geometric layout complies with the relevant requirements of AS2890 and is considered appropriate to meet the demands of the proposed Co Living accommodation for medium to longer length stays, incorporating assigned parking.

The proposed on-street parking on Orion Street has been addressed as part of Stage 1 of this application, refer to Stage 1 (4 Weaver Street) for specific design details.

5. SITE ACCESS REVIEW

5.1 Vehicular Access

The proposed development is to be accessed via an all-movements vehicular crossover on Weaver Street. Details of the access requirements are summarised in Table 5.1.

Table 5.1: Vehicular Access Requirements

Design Element	Details
Access Facility Category	Type 1 as per AS2890.1 (i.e. User Class 1A, 25< car parking spaces and local road frontage)
Crossover Form	6.0m at property boundary and to edge of kerb
Pedestrian Sight Triangles	Pedestrian sight triangles on the egress side of the driveway at 2.0m along the property boundary 2.5m into the site as per Figure 3.3. in AS2890.2. The area within the triangle is clear of vertical obstructions above 500mm.

As demonstrated in Table 5.1, the development access is sufficiently designed to accommodate the demands of the development.

5.2 Pedestrian Access

The proposed development provides a dedicated footpath from the both the front and rear of the building to the existing active transport network. This treatment is considered sufficient for connecting the development to the existing network, no further assessment is required.

6. SERVICING AND ACCESS ASSESSMENT

6.1 Servicing

The vertical (height) clearance between ground level and the level above is less than 3.5m. As such, the development cannot accommodate an SRV, MRV, or higher-class service vehicle on-site in accordance with AS2890.2.

Given the nature of the proposed development as a Co Living accommodation comprising small pre-furnished units intended for medium length stays, the development is not expected to generate a regular demand for large service vehicles, typically associated with removalist activities.

We understand the largest vehicle anticipated to regularly service the site is a Ute or Van for operational activities, such as maintenance, cleaning and laundry services. It is expected that such vehicles would stand on site during off peak periods adjacent to the front entrance, where the site benefits from a 6.9m wide parking aisle that allows vehicles to pass. Under this arrangement servicing is not anticipated to result in any adverse impacts on site operations.

A swept path assessment provided in **Appendix B,** demonstrates that a B99 (inclusive of a Ute and Van) can safely turn around on-site within the parking aisle while maintaining appropriate clearances to vertical obstructions in accordance with AS2890.1.

6.2 Refuse Collection

Kerbside refuse collection is proposed to be undertaken on Weaver Street via Council's Side Loader Refuse Collection Vehicle, as per the existing operations on Weaver Street.

Waste is to be transferred from the waste chute to the temporary bin storage area fronting the site on collection day.

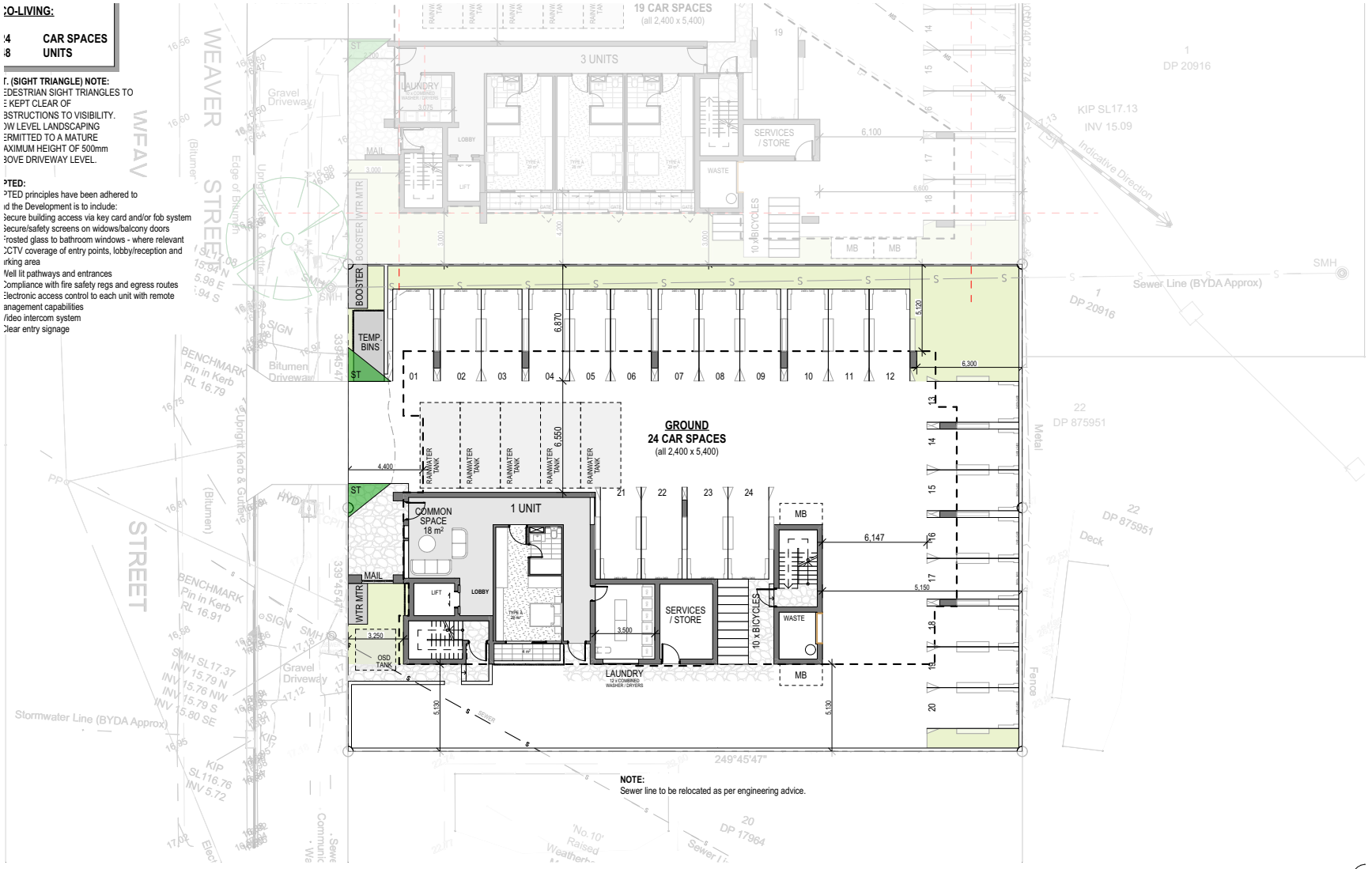
7. SUMMARY

The key findings of the Traffic Impact Assessment for Stage 2 of the proposed development located at 6-8 Weaver Street, Lismore are summarised below:

- A Co Living accommodation is proposed at 6-8 Weaver Street, Lismore, which will comprise a total of 48 units
- The proposed development is estimated to generate in the order of 15 and 17 vehicle trips in AM and PM peak hours. No adverse impacts on the road network are expected as a result of the development
- The proposed development provides a total of 24 car parking spaces, which meets the requirements of NSW SEPP (2021) for a Co Living use
- The proposed development provides a total of 10 bicycle parking spaces to cater for the expected demands associated with the Co Living use
- The proposed parking layout is compliant with the relevant requirements of AS2890.1
- Vehicular access to the subject site is via 6.0m crossover on Weaver Street
- Service vehicle access and servicing arrangements are considered acceptable, noting that:
  - The Co Living use, comprising pre-furnished units, is only expected to generate regular servicing by Utes and Vans for operational activities, such as maintenance, cleaning and laundry services
  - As demonstrated by the swept path assessment in **Appendix B,** Utes and Vans, represented by a B99 design vehicle, can safely turn around within the 6.1m wide parking aisle in accordance with AS2890.
- Refuse collection is proposed to occur in accordance with the existing arrangement, via Council's side-loader service, with bins located on the development frontage on collection days.

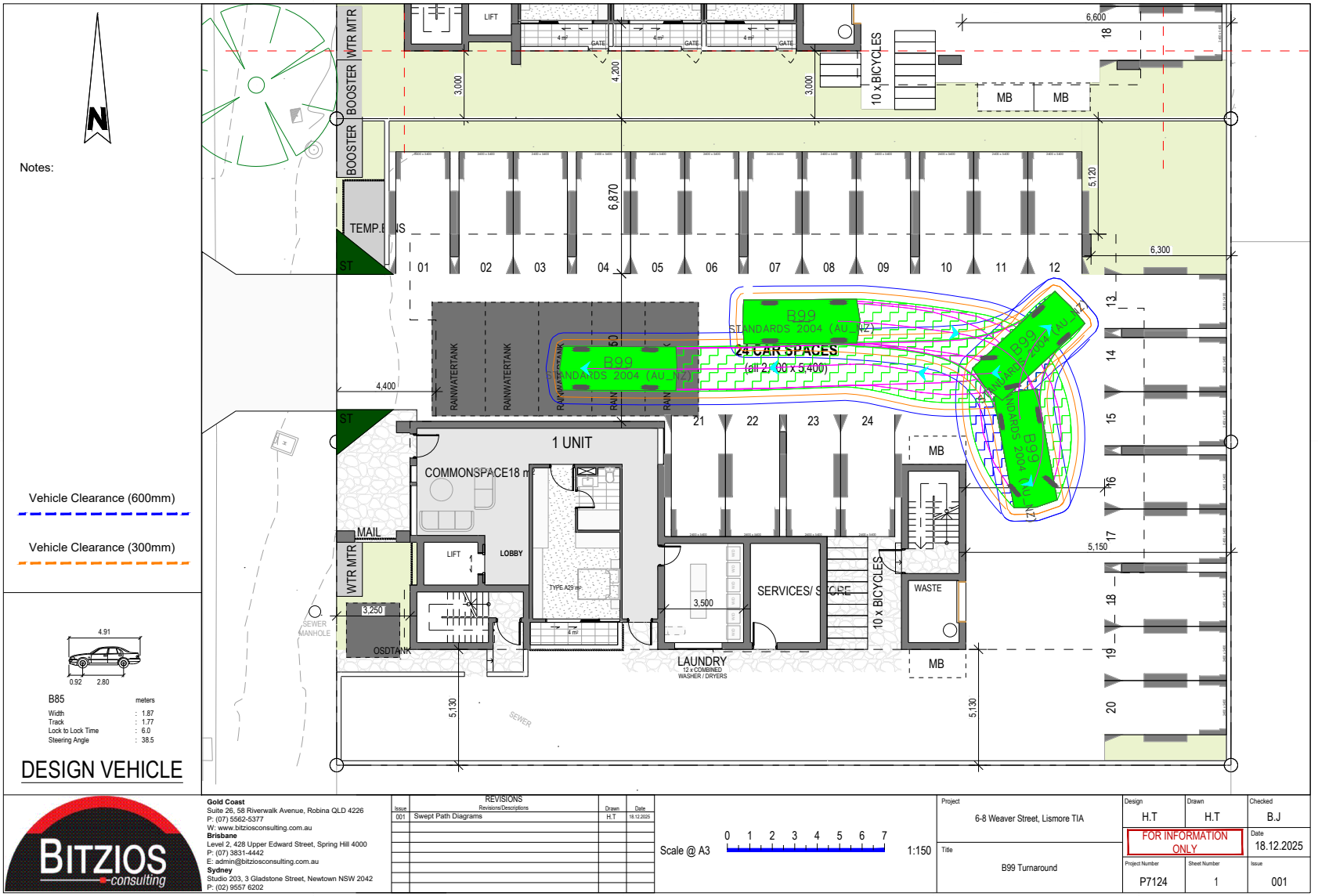
Based on the findings of this report, we conclude that there are no transport planning or traffic engineering related matters to preclude approval of this development application, subject to relevant and reasonable conditions.

Appendix A: Development Plans



RAUNIK design group ARCHITECTS

Appendix B: Swept Path Assessment


Notes:
Vehicle Clearance (600mm)
Vehicle Clearance (300mm)
B85 meters
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 38.5
DESIGN VEHICLE
24 CAR SPACES
(all 2,400 x 5,400)
B99 STANDARDS 2004 (AU_NZ)
1 UNIT
COMMONSPACE18 m²
LOBBY
LIFT
MAIL
WTR MTR
BOOSTER
TEMP.BINS
RAINWATERTANK
OSDTANK
SERVICES/ STORE
LAUNDRY
12 x COMBINED WASHER / DRYERS
WASTE
10 x BICYCLES
MB
SEWER MANHOLE
SEWER
Gold Coast
Suite 26, 58 Riverwalk Avenue, Robina QLD 4226
P: (07) 5562-5377
W: www.bitziosconsulting.com.au
Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Studio 203, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202
BITZIOS consulting
REVISIONS
Issue 001 Swept Path Diagrams H.T 18.12.2025
Scale @ A3 1:150
Project 6-8 Weaver Street, Lismore TIA
Title B99 Turnaround
Design H.T
Drawn H.T
Checked B.J
FOR INFORMATION ONLY
Date 18.12.2025
Project Number P7124
Sheet Number 1
Issue 001

Gold Coast
Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane
Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney
Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

BITZIOS consulting
traffic engineering transport planning

W: www.bitziosconsulting.com.au
E: admin@bitziosconsulting.com.au

MORA Consulting PTY LTD
Project Managers, Civil and Hydraulic Engineers
Consultants to the Construction Industry

ABN 64 093 037 079

CONCEPT ENGINEERING SERVICES REPORT

for

Stage 1

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

AT

4 Weaver Street, Lismore NSW

Issue No. 1

8th August 2025

Prepared For
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Prepared By
MORA Consulting Pty.Ltd.
ACN 093 037 079

Job Reference No: 25-2664

HEADOFFICE
298 Ferry Road,
Southport QLD 4215
Tel: (07) 5528 2633

WEB ADDRESS:
www.mora.com.au

CORRESPONDENCE:
PO Box 5894 GCMC 9726
admin@mora.com.au

DOCUMENT CONTROL SHEET

Report Details:

Report: **Author(s):** **File Reference:**	Concept Engineering Services Report Travis Vine 2664-CESR-Stage 1
Project Leader: **Phone:** **Email:**	Michael O'Regan 07 5528 2633 admin@mora.com.au
Client: **Client Contact:** **Email:**	4WS(No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd. Wayne Kennedy (WKK Consulting Pty. Ltd.) wayne.k92@outlook.com
Synopsis:	This report presents the Civil Engineering Services for the proposed health accommodation precinct at 4 Weaver Street, Lismore. It has been developed in accordance with the Local Authorities, State Government's Guidelines and relevant Industry Standards. These works establish site conditions and its surroundings upon which the development is planned.

Revision History:

Issue	Date	Author	Reviewer	Approved
1	08.08.2025	Travis Vine	Renee Anderson	Michael O'Regan

Recipients are responsible for eliminating any previous issues in their possession.

The information contained in this report is provided in good faith in belief that no information opinions or recommendations made are misleading. All comments and opinions given in this report are based on survey information or (where applicable) the Local Authority's as built documentation or documentation supplied by the Client, third parties or Client's representative. MORA Consulting Pty Ltd, it's Agents and Employees, explicitly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from this report or any of the written or oral communications transmitted to the Client or any third party. Acceptance of this document denotes acceptance of these terms.

MORA Consulting PTY LTD
Project Managers, Civil and Hydraulic Engineers
Consultants to the Construction Industry

ABN 64 093 037 079

CONCEPT ENGINEERING SERVICES REPORT

for

Stage 2

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

AT

6-8 Weaver Street, Lismore NSW

Issue No. 1

8th August 2025

Prepared For
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Prepared By
MORA Consulting Pty.Ltd.
ACN 093 037 079

Job Reference No: 25-2664

HEADOFFICE
298 Ferry Road,
Southport QLD 4215
Tel: (07) 5528 2633

WEB ADDRESS:
www.mora.com.au

CORRESPONDENCE:
PO Box 5894 GCMC 9726
admin@mora.com.au

DOCUMENT CONTROL SHEET

Report Details:

Report: **Author(s):** **File Reference:**	Concept Engineering Services Report Travis Vine 2664-CESR-Stage 2
Project Leader: **Phone:** **Email:**	Michael O'Regan 07 5528 2633 admin@mora.com.au
Client: **Client Contact:** **Email:**	4WS(No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd. Wayne Kennedy (WKK Consulting Pty. Ltd.) wayne.k92@outlook.com
Synopsis:	This report presents the Civil Engineering Services for the proposed health accommodation precinct at 6-8 Weaver Street, Lismore. It has been developed in accordance with the Local Authorities, State Government's Guidelines and relevant Industry Standards. These works establish site conditions and its surroundings upon which the development is planned.

Revision History:

Issue	Date	Author	Reviewer	Approved
1	08.08.2025	Travis Vine	Renee Anderson	Michael O'Regan

Recipients are responsible for eliminating any previous issues in their possession.

The information contained in this report is provided in good faith in belief that no information opinions or recommendations made are misleading. All comments and opinions given in this report are based on survey information or (where applicable) the Local Authority's as built documentation or documentation supplied by the Client, third parties or Client's representative. MORA Consulting Pty Ltd, it's Agents and Employees, explicitly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from this report or any of the written or oral communications transmitted to the Client or any third party. Acceptance of this document denotes acceptance of these terms.

Table of Contents

1.0 INTRODUCTION 3
2.0 SITE DESCRIPTION 3
2.1 TOPOGRAPHY 3
2.2 WATER COURSES 3
2.3 VEGETATION 3
2.4 SOILS 3
2.5 LOCAL STORMWATER CONSTRAINTS 4
3.0 PROPOSED DEVELOPMENT 4
4.0 WATER SUPPLY 5
5.0 SEWERAGE 5
5.1 EXISTING INFRASTRUCTURE 5
5.3 POINT OF CONNECTION 5
7.0 TELECOMMUNICATIONS 6
7.1 EXISTING TELECOMMUNICATIONS NETWORK 6
7.2 PROPOSED TELECOMMUNICATIONS CONNECTION 6
8.0 ELECTRICAL SUPPLY 6
8.1 EXISTING ELECTRICAL NETWORK 6
8.2 PROPOSED ELECTRICAL NETWORK 6
9.0 GAS SUPPLY 6
9.1 EXISTING GAS NETWORK 6
10.0 EROSION AND SEDIMENT CONTROL 6
11.0 CONCLUSIONS 7
REFERENCES 8
APPENDICES 8
APPENDIX A LOCALITY PLAN, SURVEY PLAN & BUILDING PLANS 8
APPENDIX B CONCEPT ENGINEERING SERVICE PLAN 8
APPENDIX C AS CONSTRUCTED PLANS & BYDA 8

Copyright © MORA Consulting Pty. Ltd.

1.0 INTRODUCTION

MORA Consulting Pty. Ltd. have been engaged by WKK Consulting Pty. Ltd. to prepare a Concept Engineering Services Report (CESR) for the proposed Health Accommodation Precinct at 6-8 Weaver Street, Lismore NSW.

The objectives of this report are to;

1) Identify existing services and provide conceptual connections for water, sewerage, and stormwater services required for the site;
2) Identify the water and sewer capacity.

All enquiries in relation to this CESR should be directed to MORA Consulting Pty Ltd on (07) 5528 2633.

2.0 SITE DESCRIPTION

Street Address - 6-8 Weaver Street, Lismore NSW

RP Description - Lots 18 & 19 on DP17964

Total Site Area - 1,124m^2

Existing Use - Two-Storey Residence (each lot)

Proposed Use - Five-Storey Building for a Health Accommodation Precinct

Local Authority - Lismore City Council

2.1 TOPOGRAPHY

The site is sloping from the south-east boundary at approximately RL19.12 to the north-west boundary fronting Weaver Street at approximately RL17.04, this represents a slope of approximately 4%. Refer to Appendix A, which presents a locality and contour survey of the subject site.

2.2 WATER COURSES

There are no water courses on the site.

2.3 VEGETATION

Approximately 37% of the site impervious, comprising of the two existing two storey residences and corresponding driveways, the rest of the site is well grassed.

2.4 SOILS

Observations and historical data from the Lismore area indicates that anticipated soil conditions likely to be encountered on site are silty clay.

Copyright © MORA Consulting Pty. Ltd.

2.5 LOCAL STORMWATER CONSTRAINTS

The site currently discharges via piped drainage to Weaver Street kerb & Channel.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a five-storey building for short-term health accommodation. The building includes ground floor carparking, one-bedroom units, shared living & laundry spaces and small private balconies. The building has two stair wells and one lift.
Appendix A presents a site plan and architectural plans, prepared by Raunik Design Group Architects, of the subject site.



Copyright © MORA Consulting Pty. Ltd.

4.0 WATER SUPPLY

4.1 EXISTING INFRASTRUCTURE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans & BYDA plans in the area including and surrounding the subject site.

This map details the existing water infrastructure in the immediate vicinity of the subject site.

4.3 POINT OF CONNECTION

It is proposed that the existing water supply property service connections are capped off and made redundant. A new connection will be constructed to the existing 100mm diameter upvc water main in Weaver Street Verge.

The Hydraulic Services Consultant will be required to confirm the suitable size and location of this connection. Further details will be provided at the detailed design stage.

5.0 SEWERAGE

5.1 EXISTING INFRASTRUCTURE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans, & BYDA plans in the area including and surrounding the subject site.

This map details the existing sewerage infrastructure in the immediate vicinity of the subject site.

5.3 POINT OF CONNECTION

It is proposed that the existing 100mm, in use sewer property service connection is capped and made redundant. As part of a sewer diversion, a new maintenance holw will be constructed with in the block along the southern property boundary. A new 150mm property connection will be provided.

NOTE: Please refer to Conceptual Sewer Diversion Plan by MORA Consulting Pty Ltd.

6.0 STORMWATER

6.1 EXISTING DRAINAGE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans, & BYDA plans in the area including and surrounding the subject site.

This map details the existing stormwater infrastructure in the immediate vicinity of the subject site.

NOTE: Please refer to Stormwater Management Plan by MORA Consulting Pty Ltd. (Refer separate report).

Copyright © MORA Consulting Pty. Ltd.

7.0 TELECOMMUNICATIONS

7.1 EXISTING TELECOMMUNICATIONS NETWORK

According to BYDA and survey information the following telecommunications infrastructure is located in the vicinity of the site:

- Telstra cable network along the Weaver Street frontage.
- NBN network along the Weaver Street frontage.

Refer to the Telstra & NBN BYDA plan for more information.

7.2 PROPOSED TELECOMMUNICATIONS CONNECTION

It is proposed that the service consultant will negotiate with the relevant carriers regarding the requirements of the proposed development telecommunications connection and the extent of any upgrading and possible relocation works to the system if necessary.

8.0 ELECTRICAL SUPPLY

8.1 EXISTING ELECTRICAL NETWORK

According to BYDA and site survey information, the site has the following electrical reticulation infrastructure located in its immediate vicinity:

- Above ground electrical cables <33kV across the road along Weaver Street.
- A connection for the existing property within the site.

Refer to the Essential Energy BYDA plan for more information.

8.2 PROPOSED ELECTRICAL NETWORK

It is proposed that the Electrical Consultant will determine the extent of any upgrading works that may be required due to the proposed re-development.

9.0 GAS SUPPLY

9.1 EXISTING GAS NETWORK

No high pressure gas network was found through searches conducted utilizing BYDA.

10.0 EROSION AND SEDIMENT CONTROL

A Erosion and Sediment Control Plan (ESCP) for the proposed development shall be prepared during detailed design for the construction and completion of works. The ESCP shall be prepared in accordance with the Institution of Engineers Australia *Soil Erosion and Sediment Control- Engineering Guidelines,* and will be based on the expected construction methology, sequencing and timing.

Copyright © MORA Consulting Pty. Ltd.

11.0 CONCLUSIONS

This report addresses the requirements of the Lismore City Council's Development Control Plan and was found to generally comply with the adopted criteria that relates to the engineering aspects of the development.

We have investigated the requirements for servicing the development ie. sewer, water and other utilities. We have found that the site is adequatly able to be serviced for water and sewer

As a result of this report, from an engineering perspective, we cannot forsee any justifiable reasons why with appropriate engineering design, this development should not be allowed to proceed as presented in the development application.

MORA Consulting Pty. Ltd.
RPEQ Qld 5793.

Copyright © MORA Consulting Pty. Ltd.

REFERENCES

1) *"Lismore City Council's – Development Control Plan"*

APPENDICES

Appendix A **Locality Plan, Survey Plan & Building Plans**

Appendix B **Concept Engineering Service Plan**

Appendix C **As Constructed Plans & BYDA**

Copyright © MORA Consulting Pty. Ltd.

APPENDIX A

Locality Plan, Survey Plan & Building Plans

Locality Plan
6-8 Weaver Street, Lismore NSW

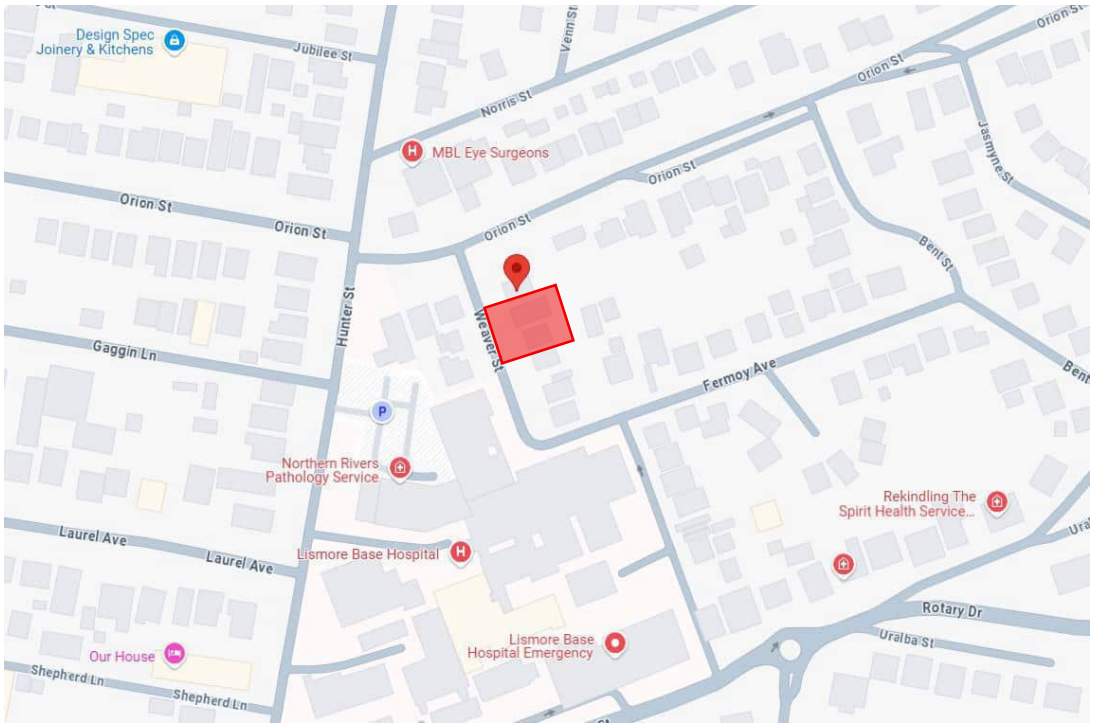
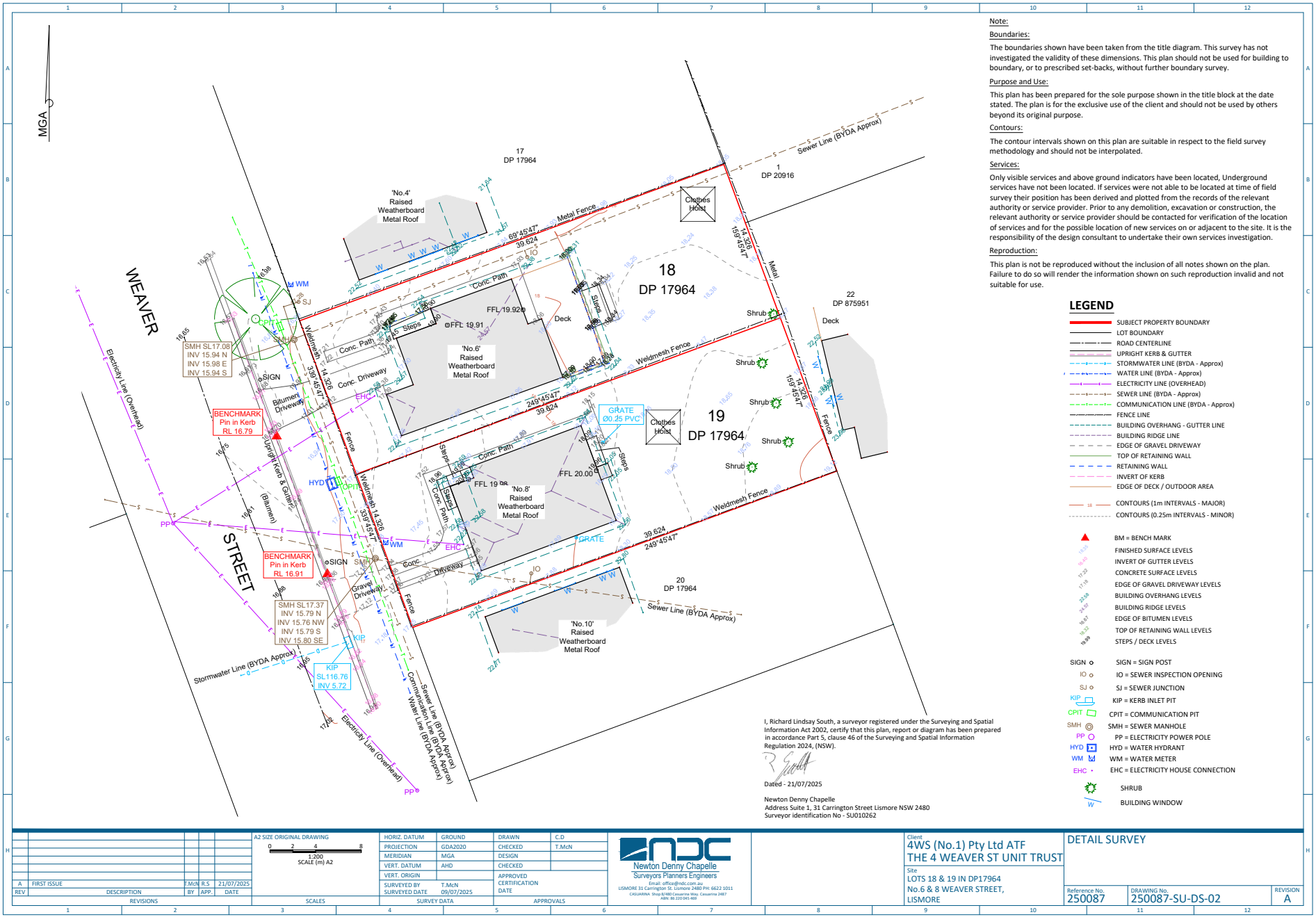


Image 1 – 6-8 Weaver Street



Image 2 – 6-8 Weaver Street

Reference: Google Maps



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	T.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200 SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	T.McN		
SURVEYED DATE	09/07/2025		

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way. Casuarina 2487
ABN: 86 220 045 469

Client: 4WS (No.1) Pty Ltd ATF THE 4 WEAVER ST UNIT TRUST

Site: LOTS 18 & 19 IN DP17964 No.6 & 8 WEAVER STREET, LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A

PROJECT #25168 - *CONCEPT - 21/05/2025*

LISMORE HEALTH ACCOMMODATION PRECINCT

6-8 Weaver Street, Lismore, NSW, 2480

FOR

4WS (No1) Pty Ltd



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer



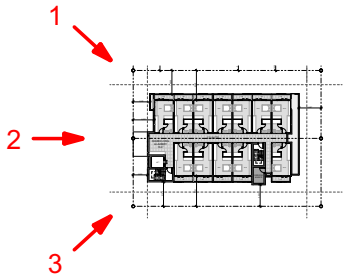
1



2



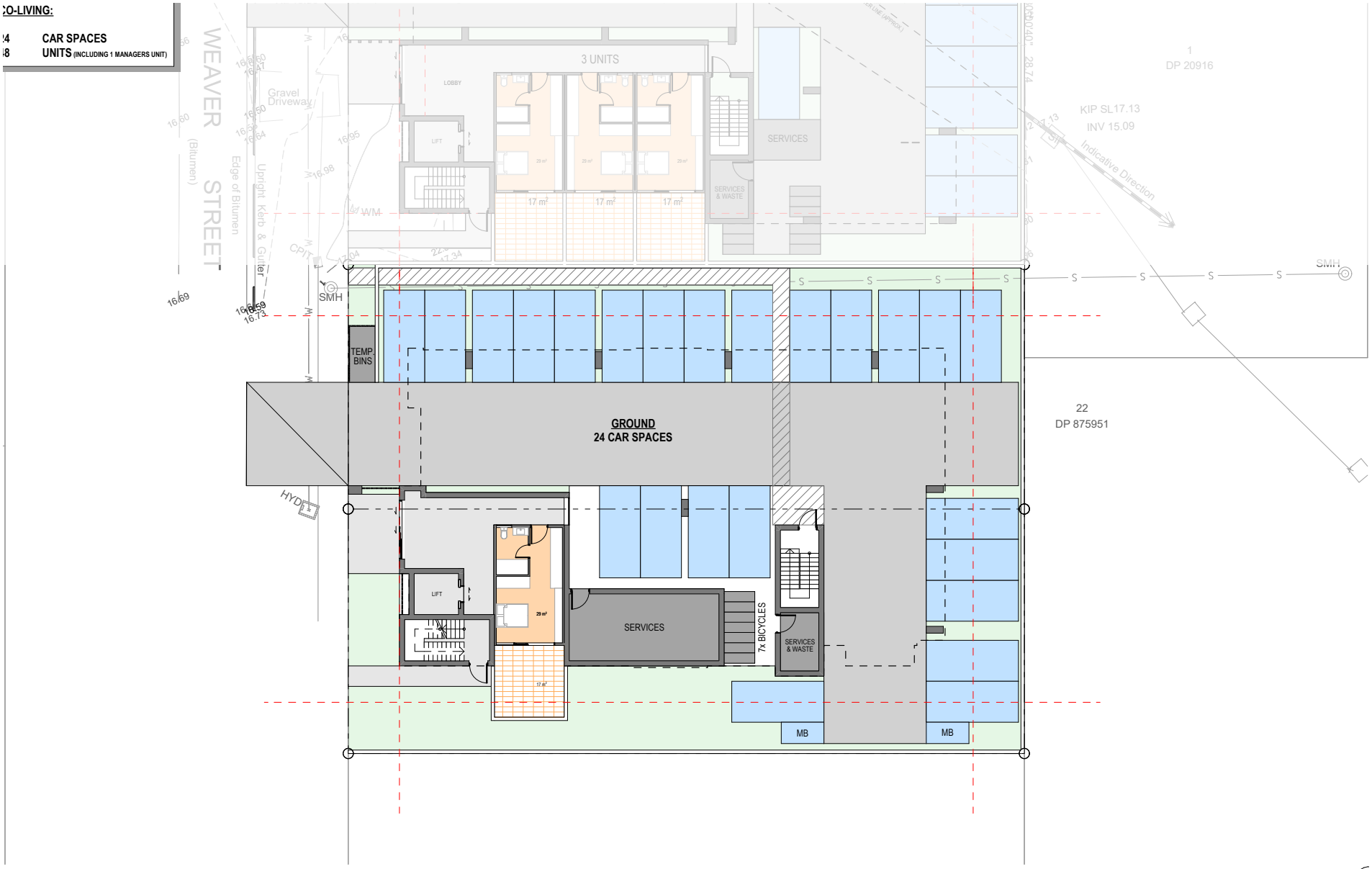
3



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

@A
SITE CONTEX
25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 0302 RE



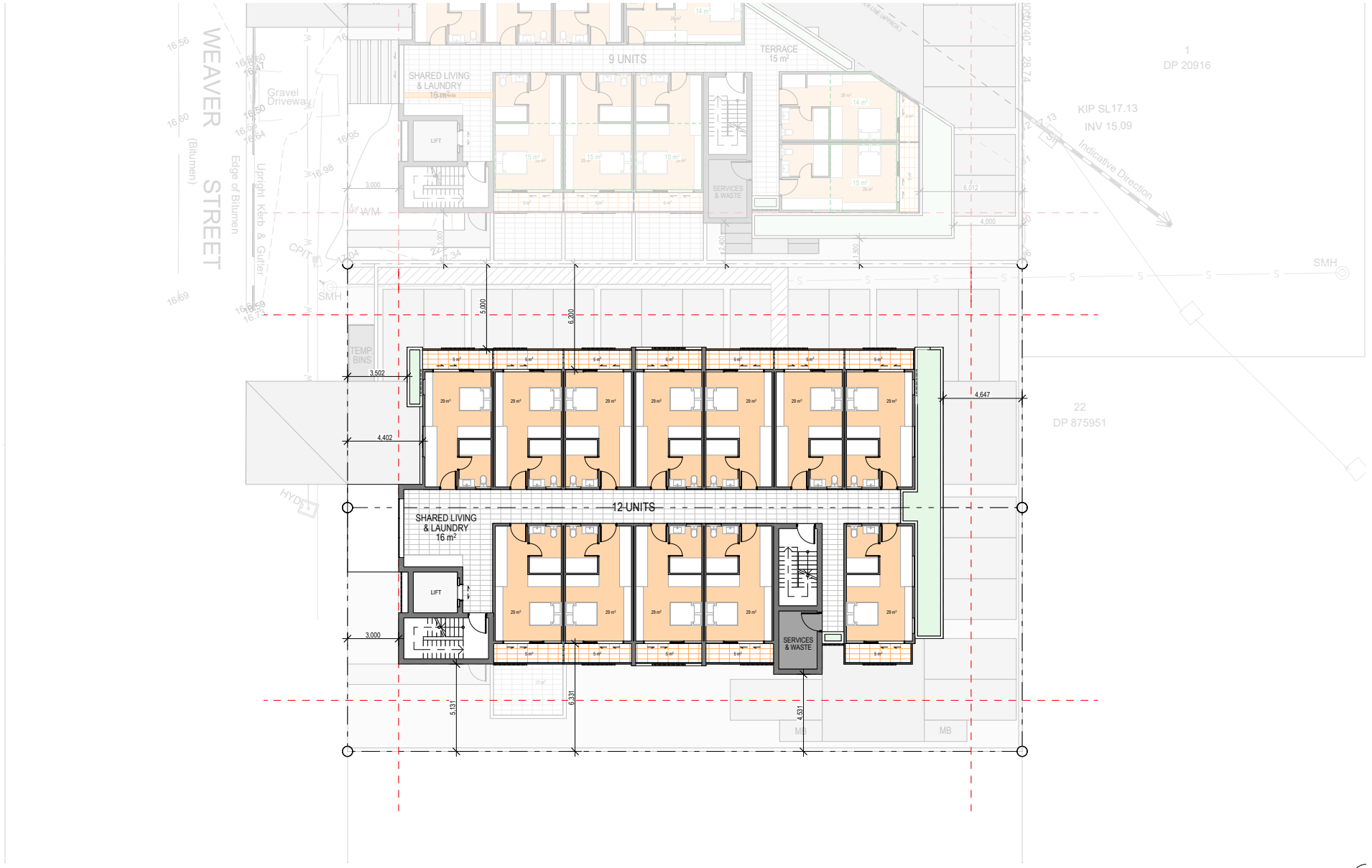
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A

LEVEL 1 - GROUNI

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 REV E



Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVELS 2-

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1301 REV E

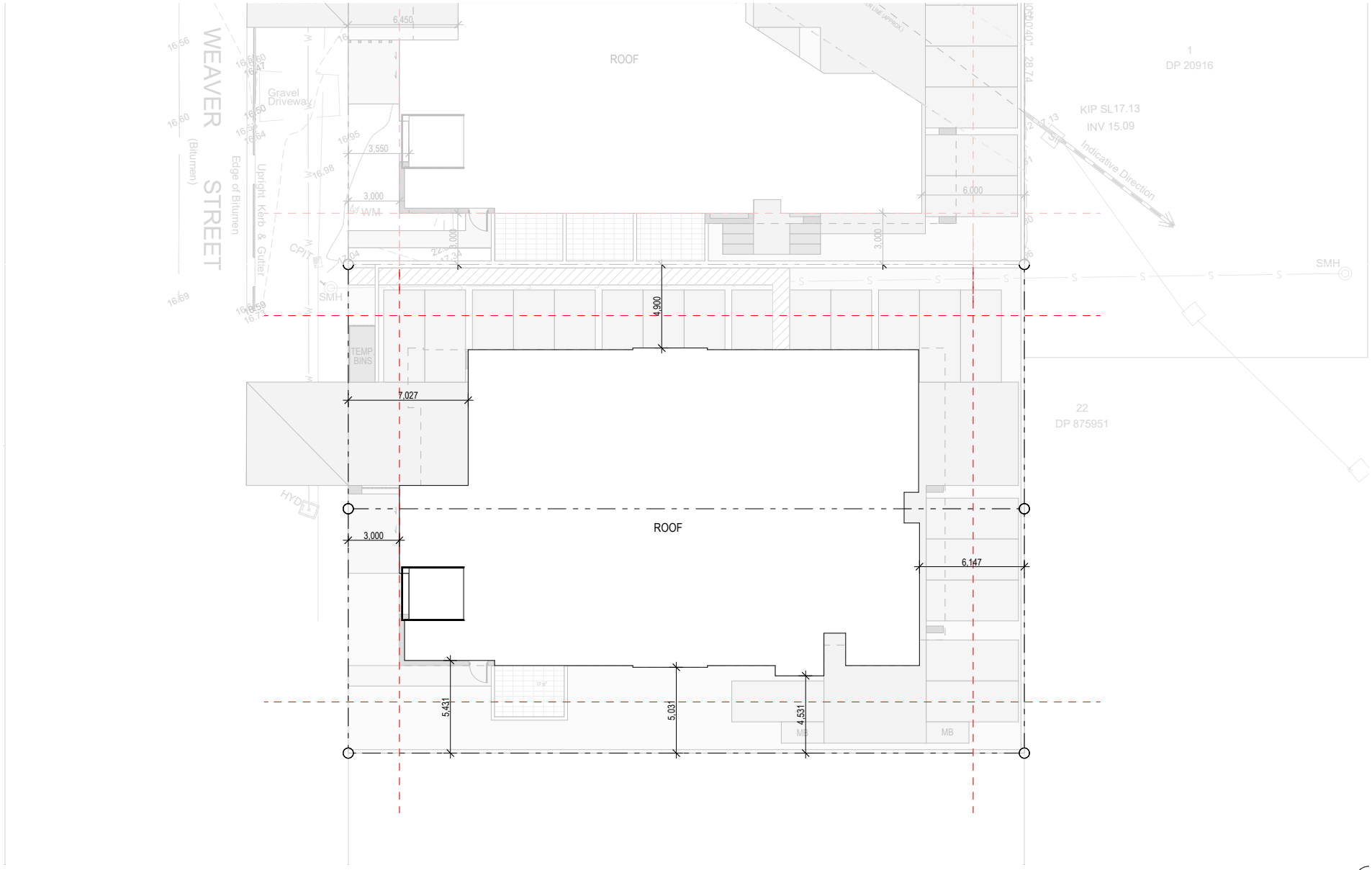


RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVEL

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1302 REV E



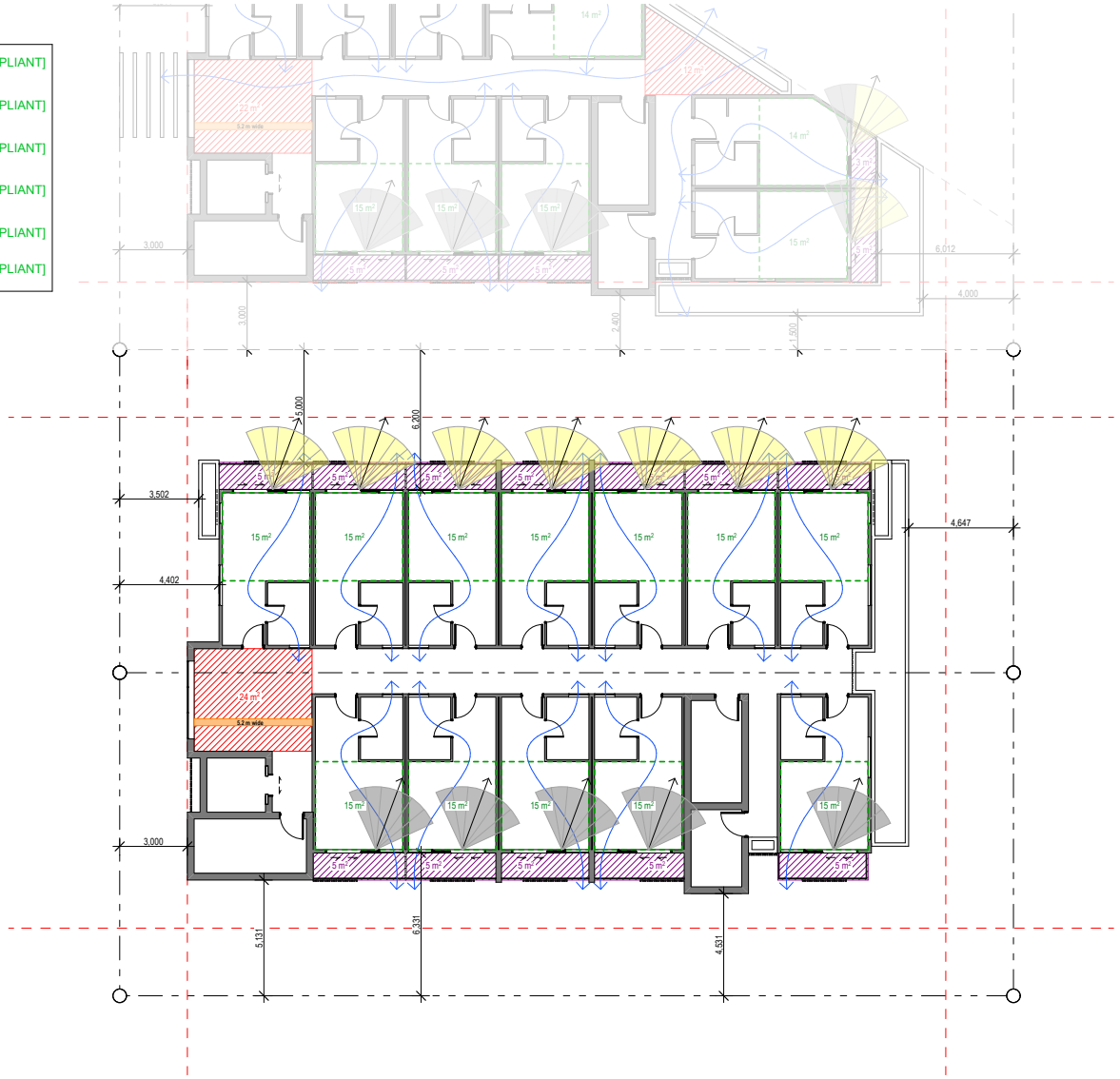
Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
ROO

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1303 RE

SEPP LEGEND

SOLAR ACCESS	[COMPLIANT]
CROSS VENTILATION	[COMPLIANT]
COS (AREA & DEPTH)	[COMPLIANT]
SHARED LIVING DEPTH	[COMPLIANT]
POS (AREA)	[COMPLIANT]
APARTMENT SIZE	[COMPLIANT]



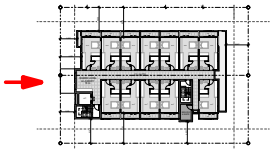
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

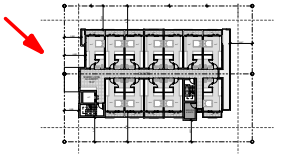
LEVELS 2-4 SEP

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1304 RE





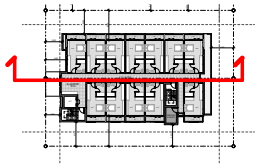




RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

@A
STREET ELEVATIOI
25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 2000 RE





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:150@A

SECTIONS

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX B

Concept Engineering Service Plan

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILLED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT.
ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

- Summary Drainage
- es — ex.Sewer
- ex.Sanitary
- Water Main
- ex.Water main
- Fire Service
- ex.Fire Service
- Hot Water
- ex.Hot Water
- Warm Water
- ex.Warm Water
- Cold Water
- ex.Cold Water
- Recycled Water
- ex.Recycled Water
- Stormwater
- ex.Stormwater
- Vent
- ex.Vent
- Gas
- Trade Waste
- Rising Main
- Non-Potable Water
- ex.Non-Potable Water
- Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

DIAL BEFORE YOU DIG www.1100.com.au

STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPT ENGINEERING SERVICES

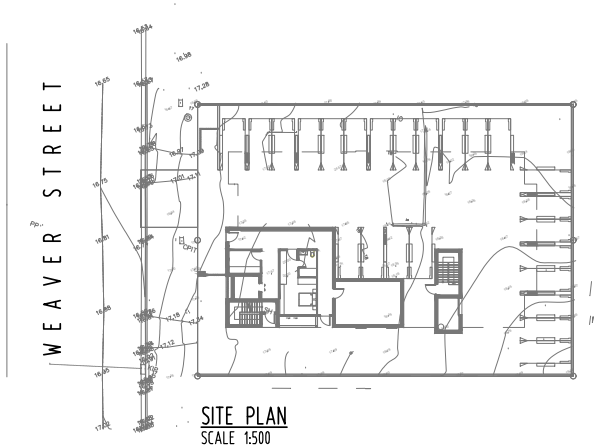
CES1	NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN
CES2	SITE PLAN - CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
CES3	SITE PLAN - CONCEPTUAL SEWER LAYOUT
CES4	SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
CES5	SITE PLAN - CONCEPTUAL WATER LAYOUT



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

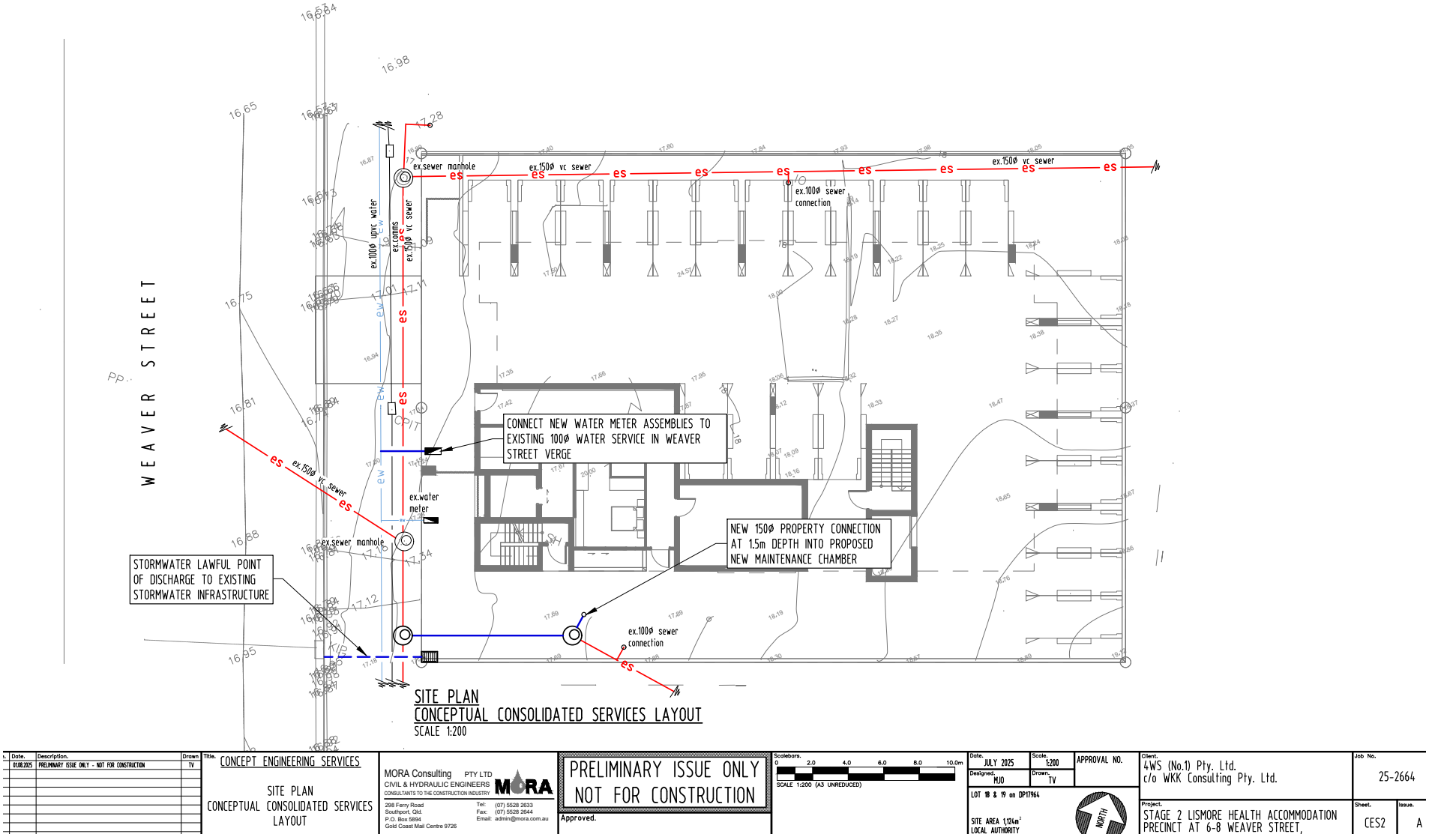
Date. JULY 2025 | Scale. 1:500
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH

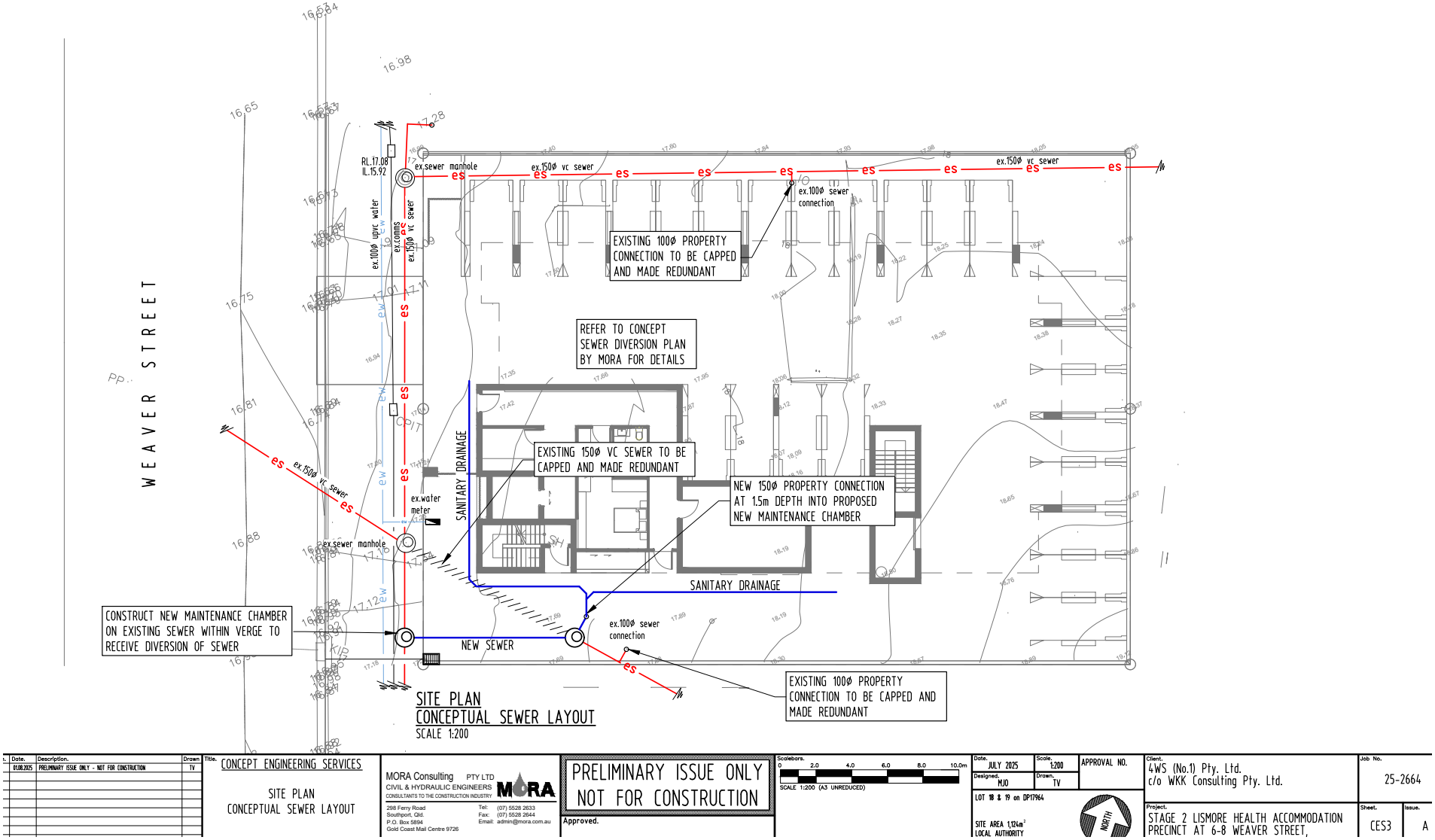
Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

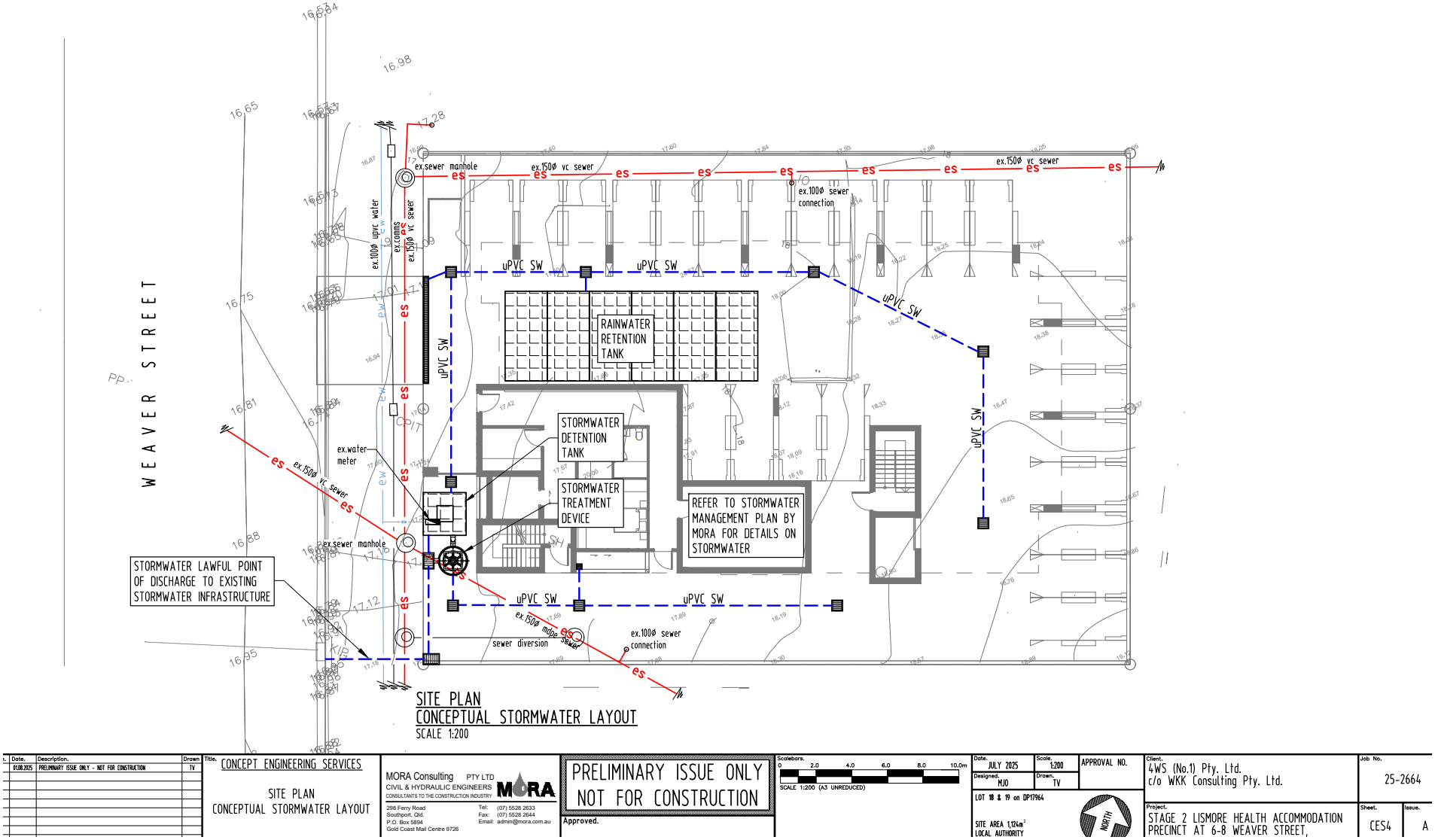
Job No. 25-2664

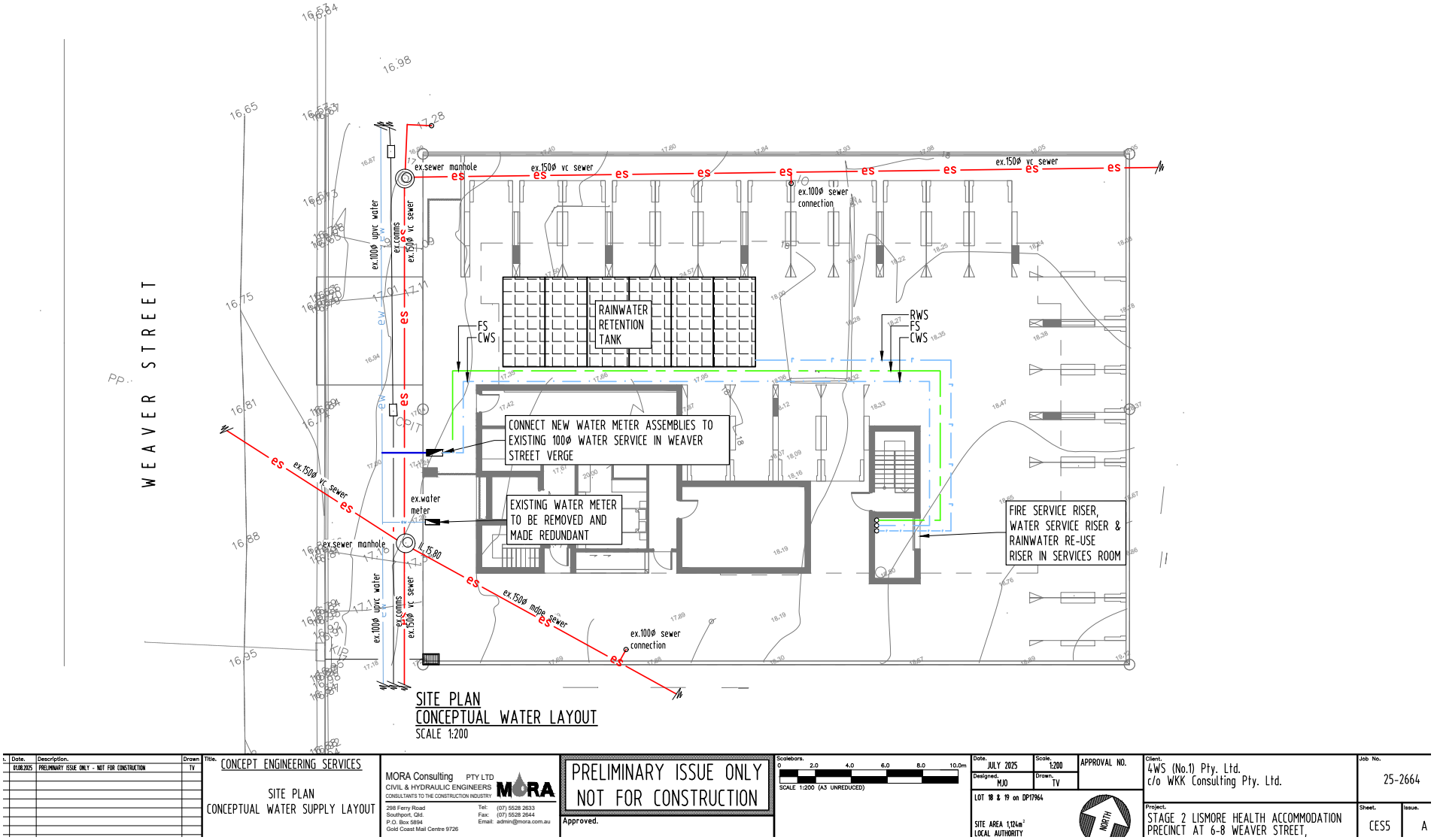
Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,

Sheet. CES1 | Issue. A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
ex.100ø sewer connection
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100ø WATER SERVICE IN WEAVER STREET VERGE
ex.water meter
NEW 150ø PROPERTY CONNECTION AT 1.5m DEPTH INTO PROPOSED NEW MAINTENANCE CHAMBER
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
PRELIMINARY ISSUE ONLY NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
MJO
TV
1:200
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES2
A


WEAVER STREET
RL.17.08
IL.15.92
ex.sewer manhole
ex.150ø vc sewer
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
ex.100ø sewer connection
EXISTING 100ø PROPERTY CONNECTION TO BE CAPPED AND MADE REDUNDANT
REFER TO CONCEPT SEWER DIVERSION PLAN BY MORA FOR DETAILS
EXISTING 150ø VC SEWER TO BE CAPPED AND MADE REDUNDANT
NEW 150ø PROPERTY CONNECTION AT 1.5m DEPTH INTO PROPOSED NEW MAINTENANCE CHAMBER
SANITARY DRAINAGE
ex.water meter
ex.sewer manhole
CONSTRUCT NEW MAINTENANCE CHAMBER ON EXISTING SEWER WITHIN VERGE TO RECEIVE DIVERSION OF SEWER
NEW SEWER
ex.100ø sewer connection
EXISTING 100ø PROPERTY CONNECTION TO BE CAPPED AND MADE REDUNDANT
SITE PLAN
CONCEPTUAL SEWER LAYOUT
SCALE 1:200
Date. 01.08.2025 Description. PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION Drawn TV
Title. CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL SEWER LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)
Date. JULY 2025
Scale. 1:200
Designed. MJO
Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH
Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
Sheet. CES3
Issue. A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
uPVC SW
RAINWATER RETENTION TANK
STORMWATER DETENTION TANK
STORMWATER TREATMENT DEVICE
REFER TO STORMWATER MANAGEMENT PLAN BY MORA FOR DETAILS ON STORMWATER
ex.water meter
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
ex.150ø mdpe sewer
sewer diversion
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
APPROVAL NO.
LOT 18 & 19 on DP17964
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES4
A

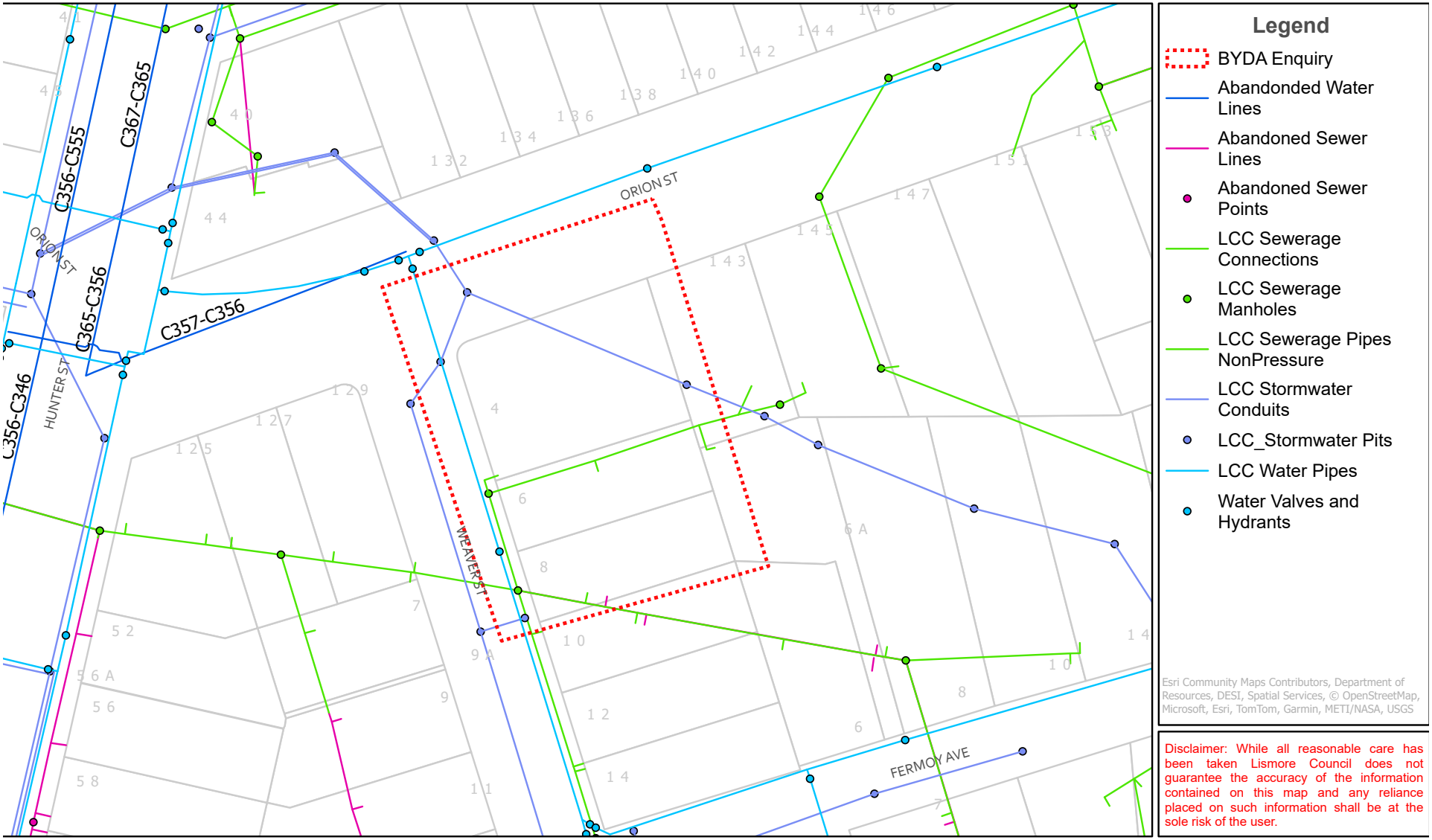

WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
RAINWATER RETENTION TANK
FS
CWS
RWS
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100ø WATER SERVICE IN WEAVER STREET VERGE
EXISTING WATER METER TO BE REMOVED AND MADE REDUNDANT
ex.water meter
FIRE SERVICE RISER, WATER SERVICE RISER & RAINWATER RE-USE RISER IN SERVICES ROOM
ex.150ø mdpe sewer
SITE PLAN
CONCEPTUAL WATER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL WATER SUPPLY LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road Southport, Qld.
P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
APPROVAL NO.
NORTH
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES5
A

APPENDIX C

As Constructed Plans & BYDA

Seq # 259229525

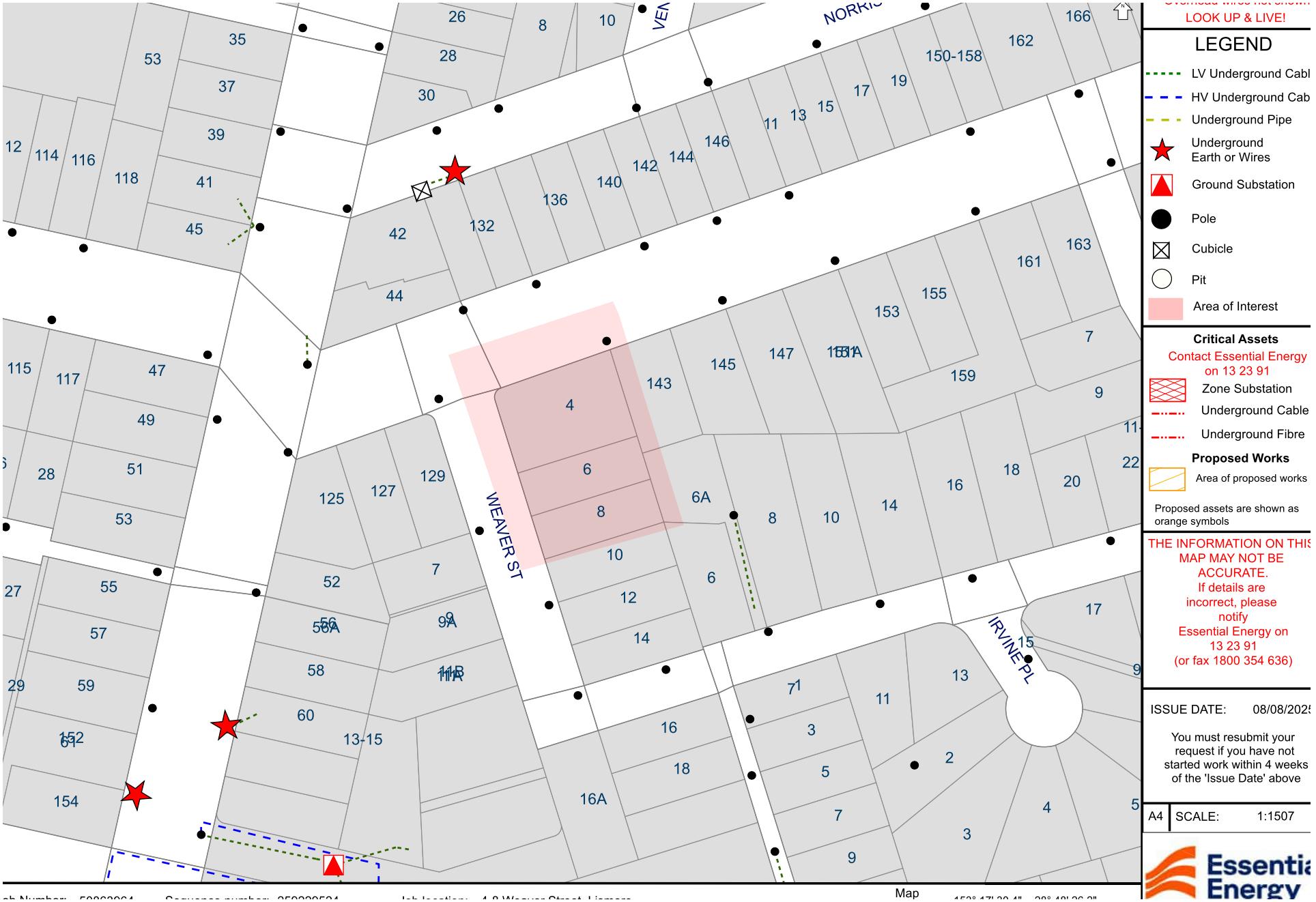
Job site: 4-8 Weaver Street Lismore NSW 2480
Provider: Lismore City Council
Telephone: (02) 6625 0415



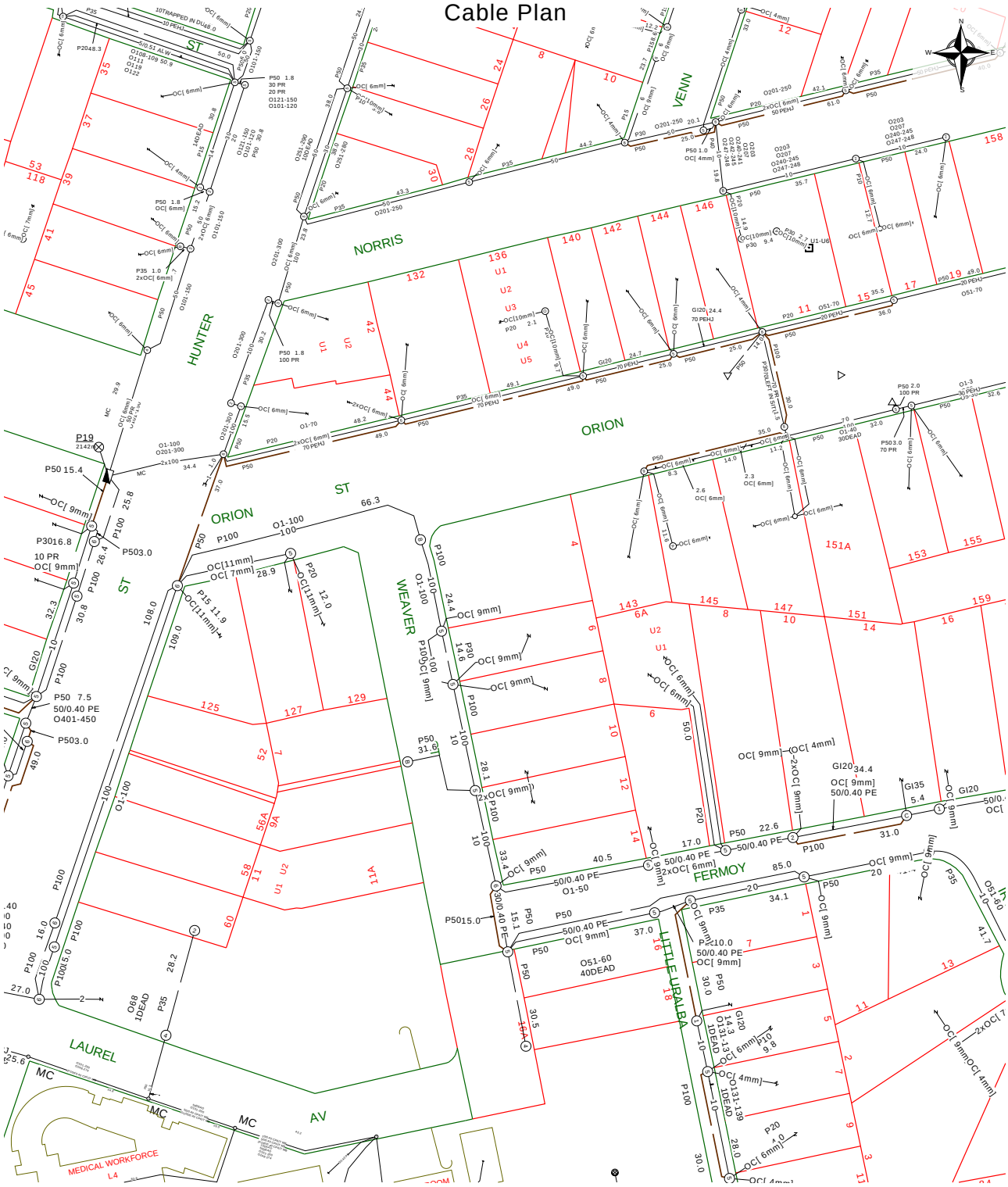
Disclaimer: While all reasonable care has been taken Lismore Council does not guarantee the accuracy of the information contained on this map and any reliance placed on such information shall be at the sole risk of the user.

n an emergency contact contact Lismore City Council on (02) 6625 0415
)8/08/25 (valid for 30 days)

0 10 20 40 Scale 1:1,000


LOOK UP & LIVE!
LEGEND
LV Underground Cabl
HV Underground Cab
Underground Pipe
Underground Earth or Wires
Ground Substation
Pole
Cubicle
Pit
Area of Interest
Critical Assets
Contact Essential Energy on 13 23 91
Zone Substation
Underground Cable
Underground Fibre
Proposed Works
Area of proposed works
Proposed assets are shown as orange symbols
THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.
If details are incorrect, please notify Essential Energy on 13 23 91
(or fax 1800 354 636)
ISSUE DATE: 08/08/2025
You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above
A4 SCALE: 1:1507
WEAVER ST
IRVINE PL
Map

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/08/2025 09:00:31

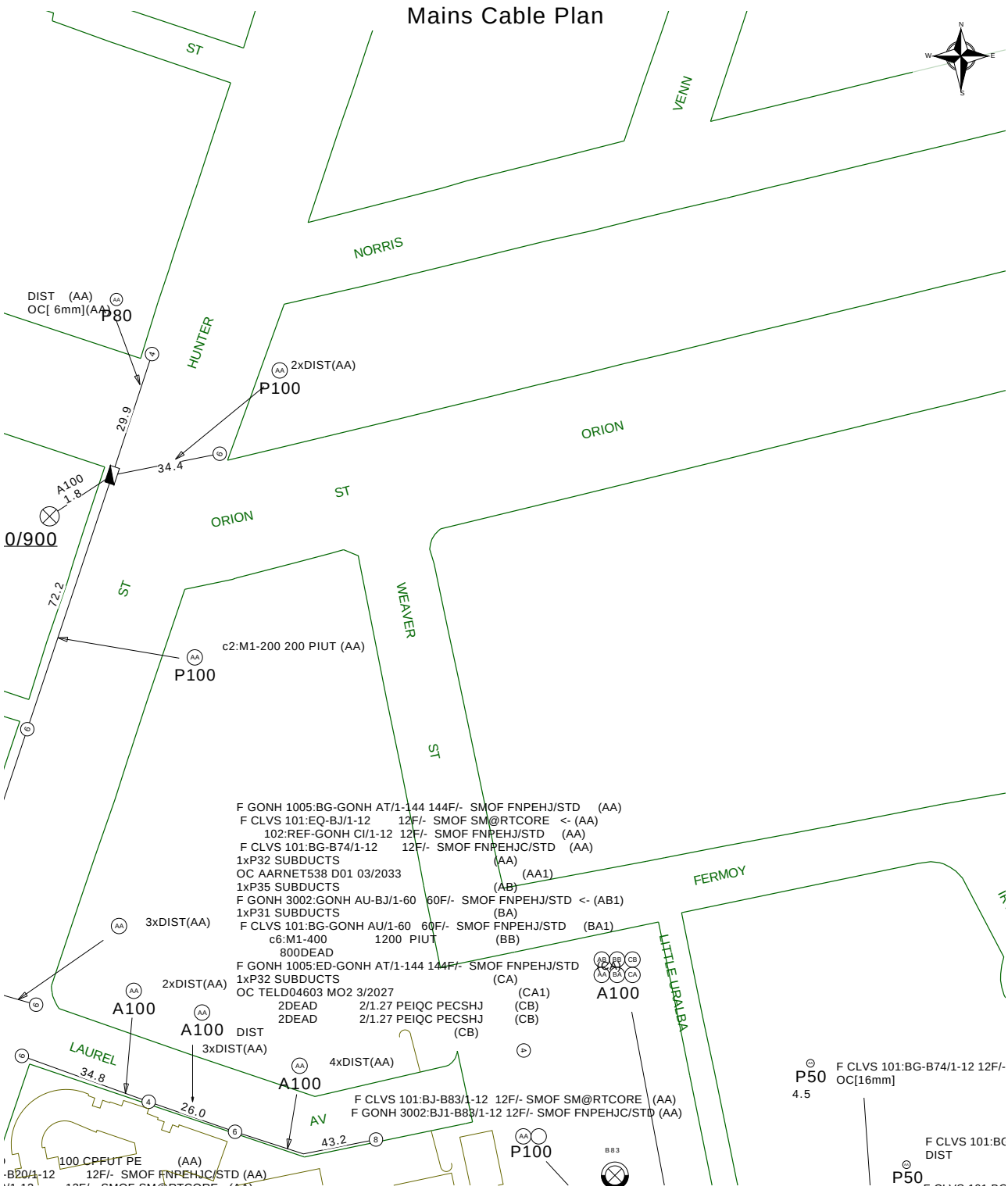
Sequence Number: 259229526

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/08/2025 09:00:37

Sequence Number: 259229526

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

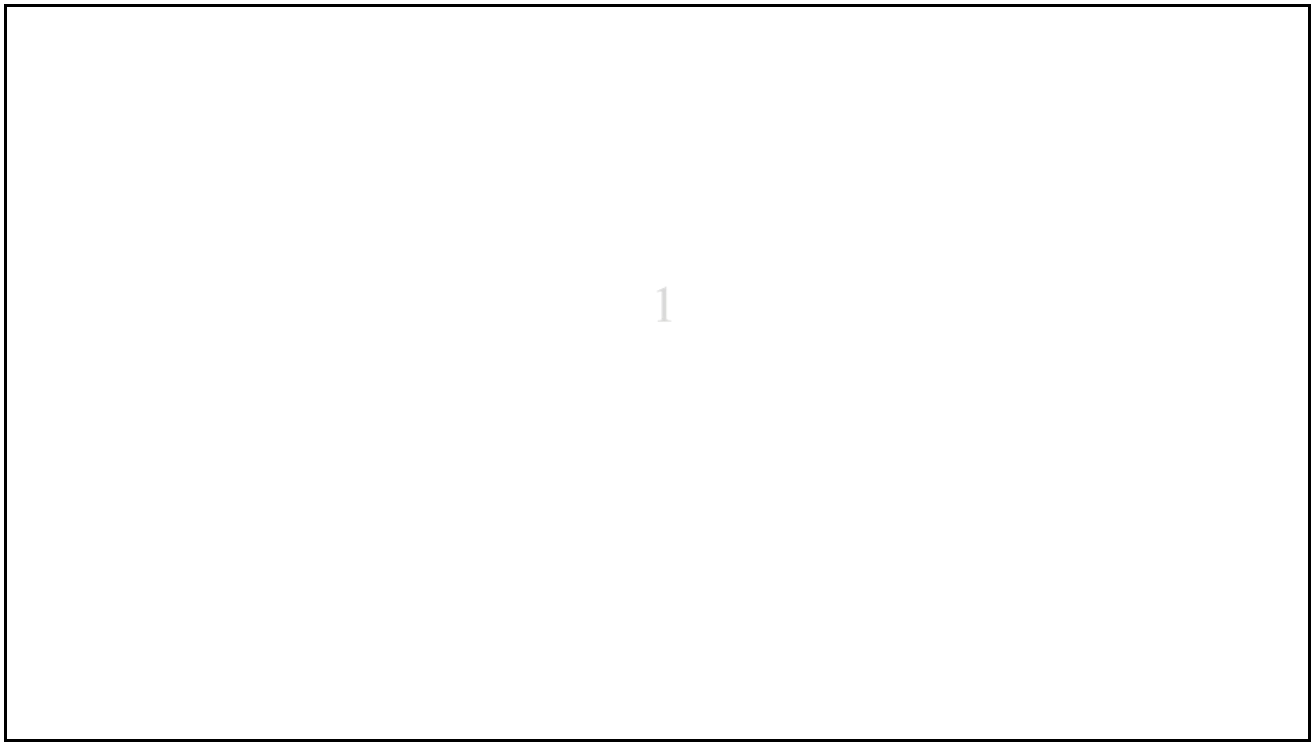
See the Steps- Telstra Duty of Care that was provided in the email response.

To: Michael O'Regan
Phone: Not Supplied
Fax: Not Supplied
Email: admin@mora.com.au

Dial before you dig Job #:	50863964
Sequence #	259229523
Issue Date:	07/08/2025
Location:	4-8 Weaver Street , Lismore , NSW , 2480

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

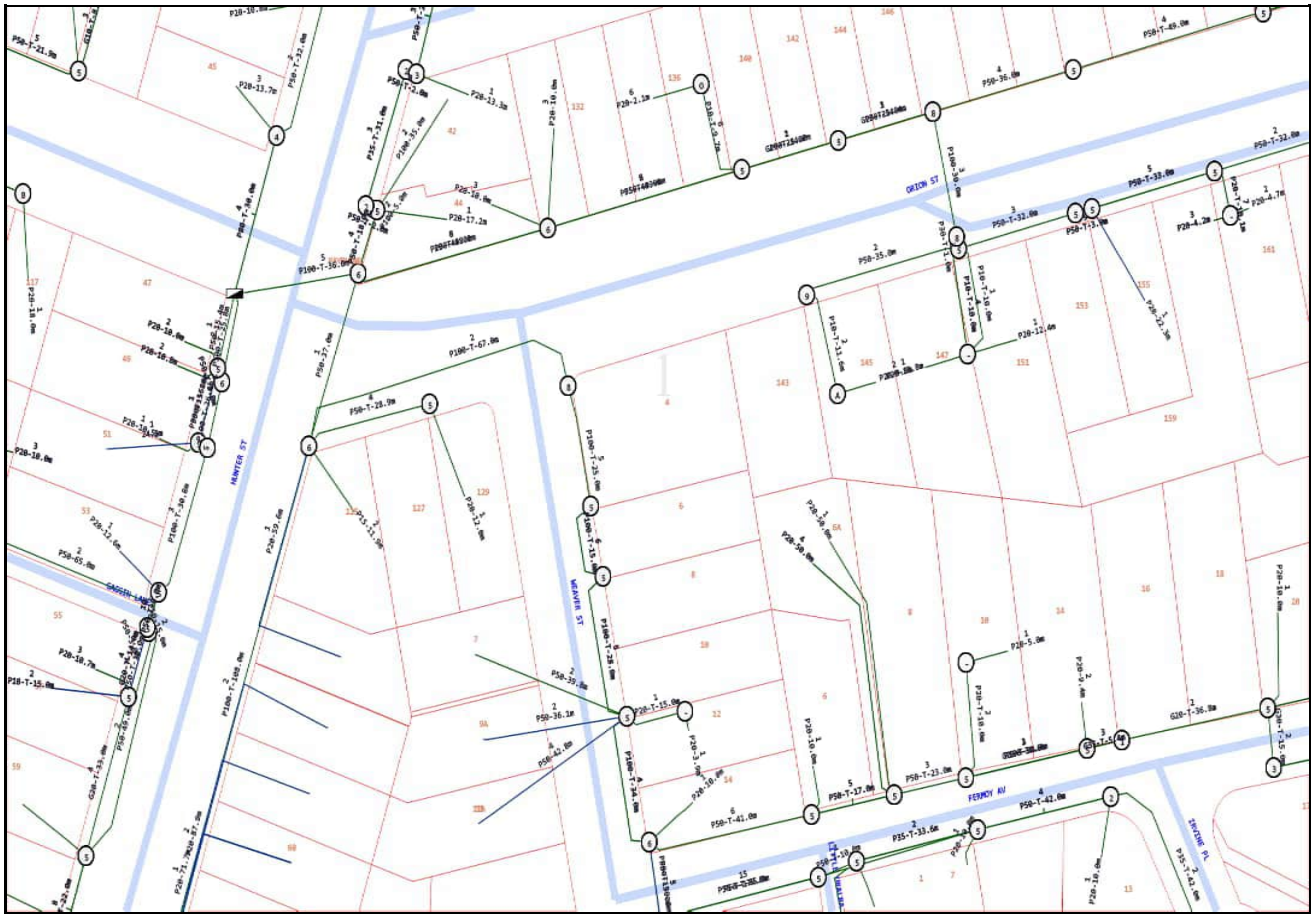
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



LEGEND

nbn™

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILLED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT.
ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

- Summary Drainage
- es — ex.Sewer
- ex.Sanitary
- Water Main
- ex.Water main
- Fire Service
- ex.Fire Service
- Hot Water
- ex.Hot Water
- Warm Water
- ex.Warm Water
- Cold Water
- ex.Cold Water
- Recycled Water
- ex.Recycled Water
- Stormwater
- ex.Stormwater
- Vent
- ex.Vent
- Gas
- Trade Waste
- Rising Main
- Non-Potable Water
- ex.Non-Potable Water
- Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

DIAL BEFORE YOU DIG www.1100.com.au

STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPT ENGINEERING SERVICES

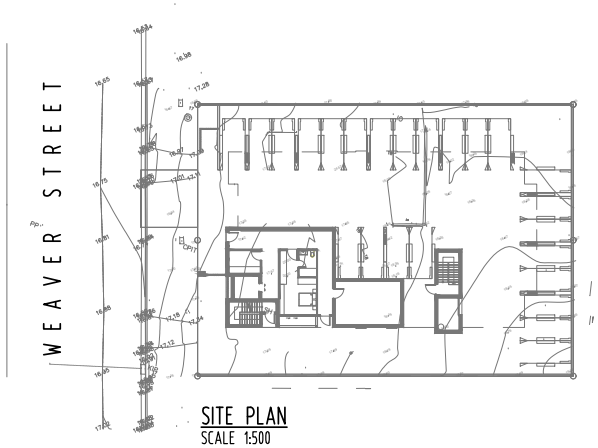
CES1	NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN
CES2	SITE PLAN - CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
CES3	SITE PLAN - CONCEPTUAL SEWER LAYOUT
CES4	SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
CES5	SITE PLAN - CONCEPTUAL WATER LAYOUT



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

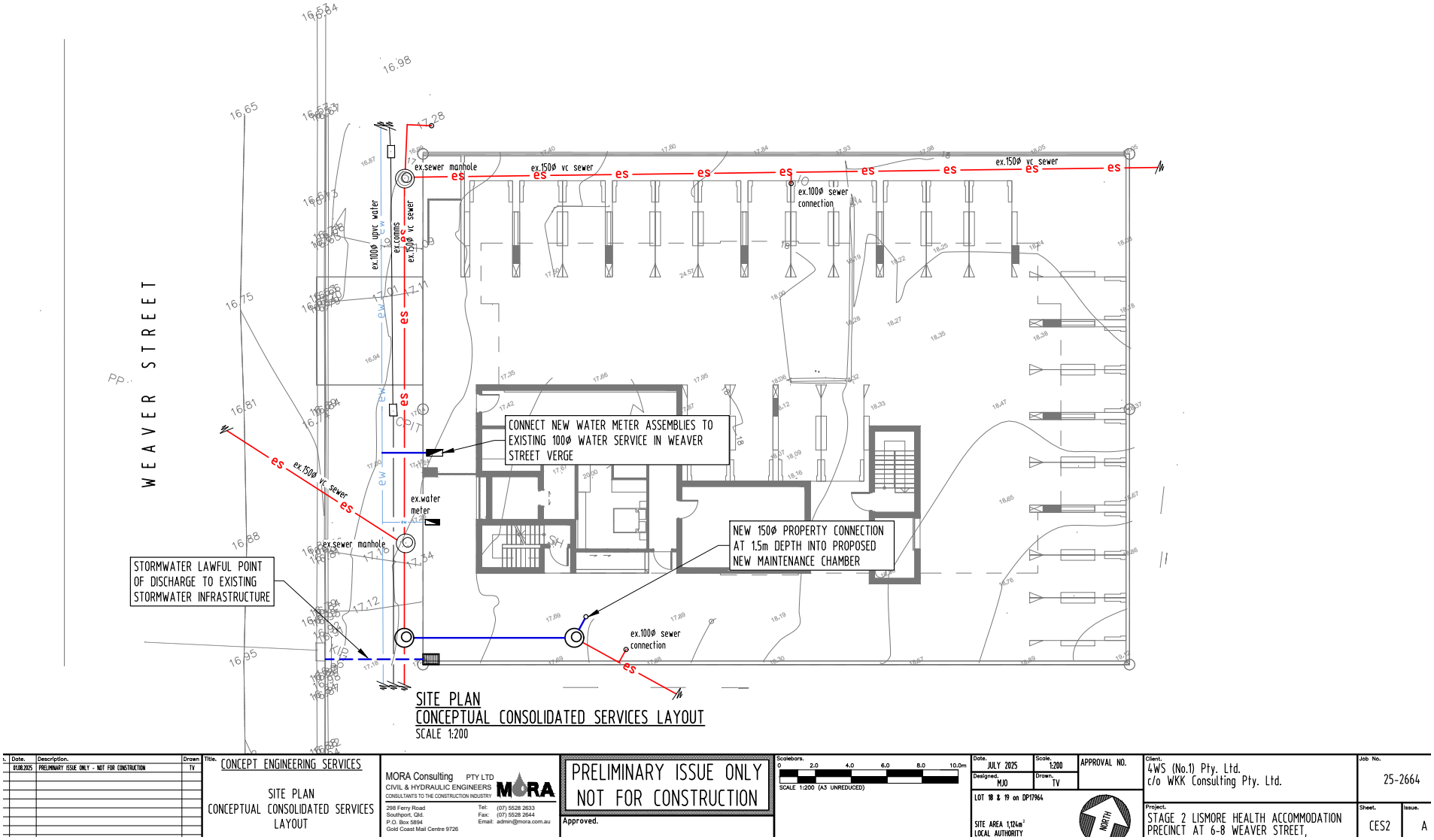
Date. JULY 2025 | Scale. 1:500
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH

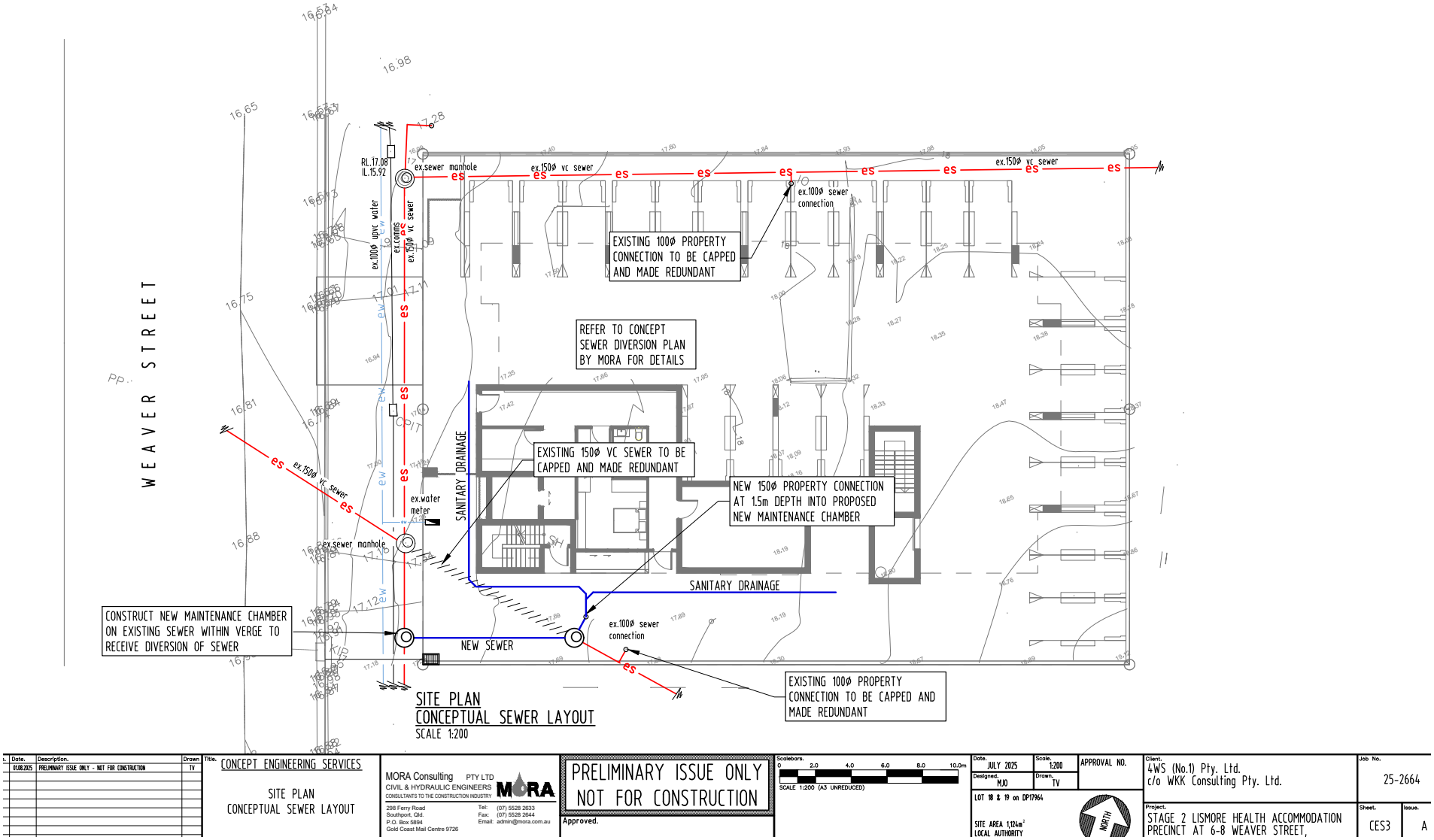
Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

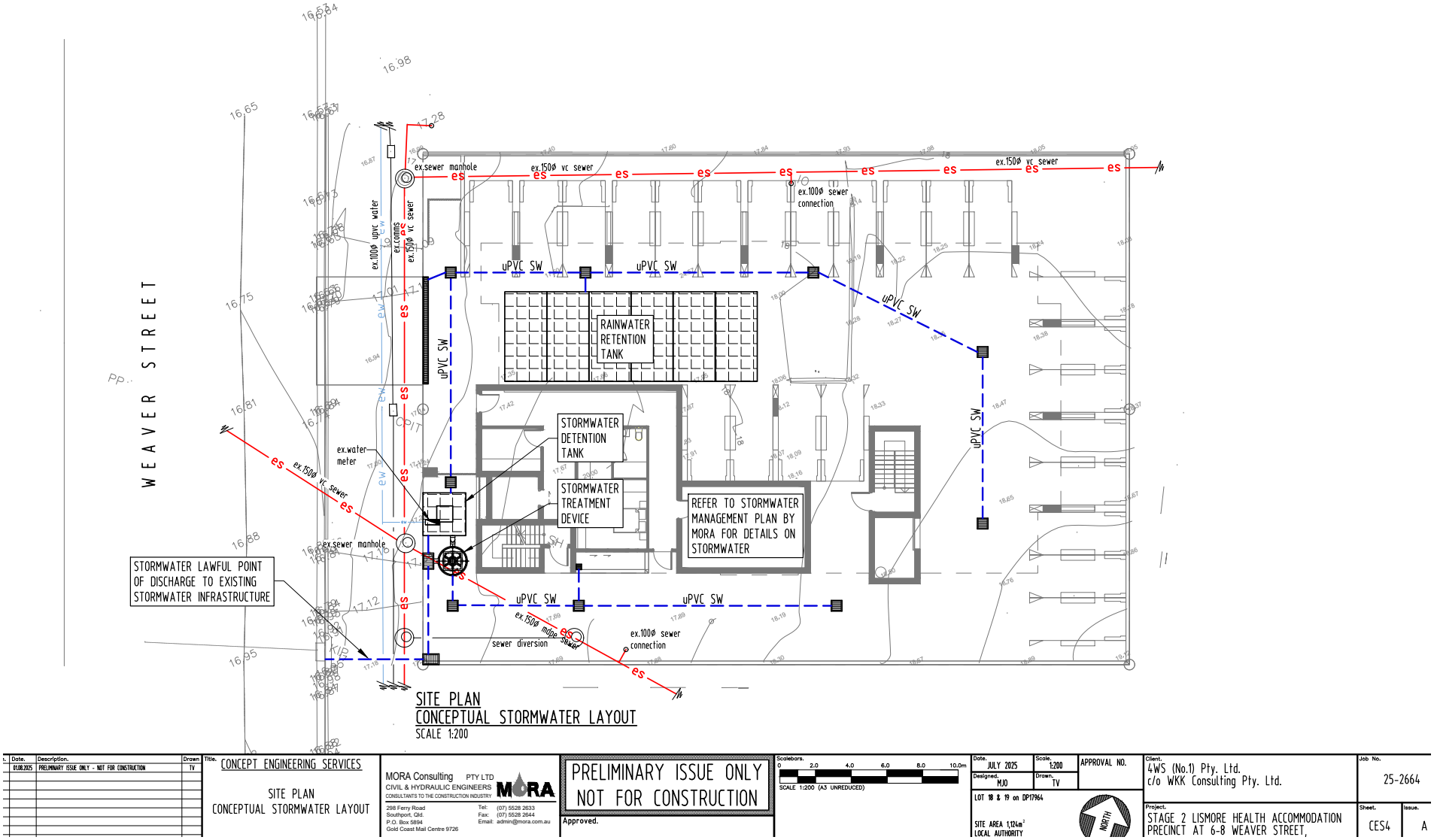
Job No. 25-2664

Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,

Sheet. CES1 | Issue. A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100ø WATER SERVICE IN WEAVER STREET VERGE
ex.water meter
NEW 150ø PROPERTY CONNECTION AT 1.5m DEPTH INTO PROPOSED NEW MAINTENANCE CHAMBER
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
PRELIMINARY ISSUE ONLY NOT FOR CONSTRUCTION
Approved.
JULY 2025
1:200
MJO
TV
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
APPROVAL NO.
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES2
A


WEAVER STREET
RL.17.08
IL.15.92
ex.sewer manhole
ex.150ø vc sewer
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
ex.100ø sewer connection
EXISTING 100ø PROPERTY CONNECTION TO BE CAPPED AND MADE REDUNDANT
REFER TO CONCEPT SEWER DIVERSION PLAN BY MORA FOR DETAILS
EXISTING 150ø VC SEWER TO BE CAPPED AND MADE REDUNDANT
NEW 150ø PROPERTY CONNECTION AT 1.5m DEPTH INTO PROPOSED NEW MAINTENANCE CHAMBER
SANITARY DRAINAGE
ex.water meter
ex.sewer manhole
CONSTRUCT NEW MAINTENANCE CHAMBER ON EXISTING SEWER WITHIN VERGE TO RECEIVE DIVERSION OF SEWER
NEW SEWER
ex.100ø sewer connection
EXISTING 100ø PROPERTY CONNECTION TO BE CAPPED AND MADE REDUNDANT
SITE PLAN
CONCEPTUAL SEWER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL SEWER LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
LOT 18 & 19 on DP17964
APPROVAL NO.
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES3
A


WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
uPVC SW
RAINWATER RETENTION TANK
STORMWATER DETENTION TANK
STORMWATER TREATMENT DEVICE
REFER TO STORMWATER MANAGEMENT PLAN BY MORA FOR DETAILS ON STORMWATER
ex.water meter
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
ex.150ø mdpe sewer
sewer diversion
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
LOT 18 & 19 on DP17964
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES4
A

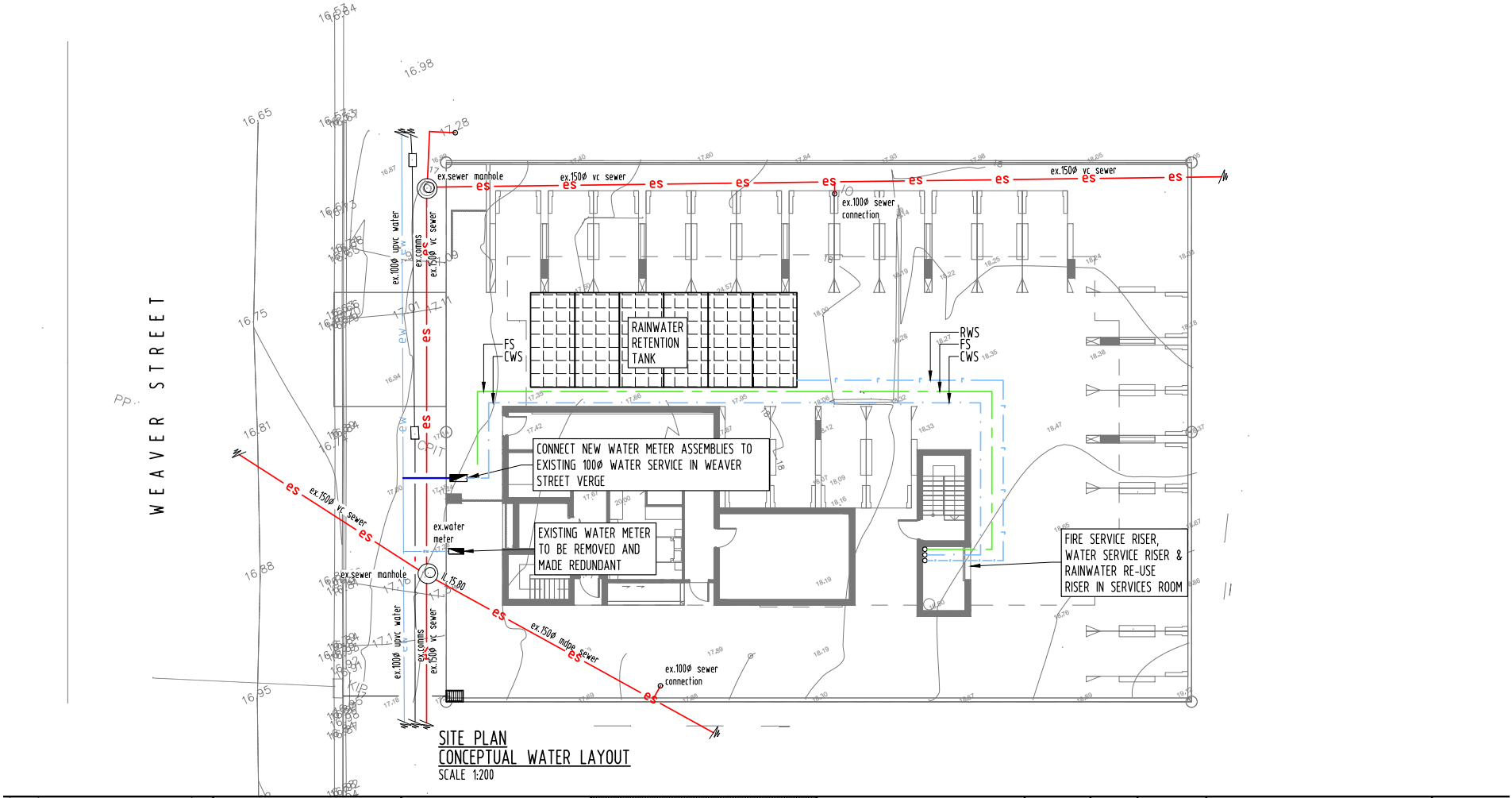

WEAVER STREET
ex.sewer manhole
ex.150ø vc sewer
ex.100ø sewer connection
ex.100ø upvc water
ex.comms
ex.150ø vc sewer
RAINWATER RETENTION TANK
FS
CWS
RWS
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100ø WATER SERVICE IN WEAVER STREET VERGE
EXISTING WATER METER TO BE REMOVED AND MADE REDUNDANT
ex.water meter
FIRE SERVICE RISER, WATER SERVICE RISER & RAINWATER RE-USE RISER IN SERVICES ROOM
IL 15.80
ex.150ø mdpe sewer
SITE PLAN
CONCEPTUAL WATER LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL WATER SUPPLY LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road Southport, Qld.
P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.
SCALE 1:200 (A3 UNREDUCED)
JULY 2025
1:200
MJO
TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.
25-2664
STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
CES5
A

Table of Contents

1.0 INTRODUCTION 3
2.0 SITE DESCRIPTION 3
2.1 TOPOGRAPHY 3
2.2 WATER COURSES 3
2.3 VEGETATION 3
2.4 SOILS 3
2.5 LOCAL STORMWATER CONSTRAINTS 4
3.0 PROPOSED DEVELOPMENT 4
4.0 WATER SUPPLY 5
5.0 SEWERAGE 5
5.1 EXISTING INFRASTRUCTURE 5
5.3 POINT OF CONNECTION 5
7.0 TELECOMMUNICATIONS 6
7.1 EXISTING TELECOMMUNICATIONS NETWORK 6
7.2 PROPOSED TELECOMMUNICATIONS CONNECTION 6
8.0 ELECTRICAL SUPPLY 6
8.1 EXISTING ELECTRICAL NETWORK 6
8.2 PROPOSED ELECTRICAL NETWORK 6
9.0 GAS SUPPLY 6
9.1 EXISTING GAS NETWORK 6
10.0 EROSION AND SEDIMENT CONTROL 6
11.0 CONCLUSIONS 7
REFERENCES 8
APPENDICES 8
APPENDIX A LOCALITY PLAN, SURVEY PLAN & BUILDING PLANS 8
APPENDIX B CONCEPT ENGINEERING SERVICE PLAN 8
APPENDIX C AS CONSTRUCTED PLANS & BYDA 8

Copyright © MORA Consulting Pty. Ltd.

1.0 INTRODUCTION

MORA Consulting Pty. Ltd. have been engaged by WKK Consulting Pty. Ltd. to prepare a Concept Engineering Services Report (CESR) for the proposed Health Accommodation Precinct at 4 Weaver Street, Lismore NSW.

The objectives of this report are to;

1) Identify existing services and provide conceptual connections for water, sewerage, and stormwater services required for the site;
2) Identify the water and sewer capacity.

All enquiries in relation to this CESR should be directed to MORA Consulting Pty Ltd on (07) 5528 2633.

2.0 SITE DESCRIPTION

Street Address - 4 Weaver Street, Lismore NSW

RP Description - Lots 17 on DP17964

Total Site Area - 1,109m^2

Existing Use - Two-Storey Residence

Proposed Use - Five-Storey Building for a Health Accommodation Precinct

Local Authority - Lismore City Council

2.1 TOPOGRAPHY

The site is sloping from the south boundary at approximately RL18.06 to the north boundary fronting Orion Street at approximately RL16.89, this represents a slope of approximately 3%.
Refer to Appendix A, which presents a locality and contour survey of the subject site.

2.2 WATER COURSES

There are no water courses on the site.

2.3 VEGETATION

Approximately 11% of the site impervious, comprising of the existing two storey residence, the rest of the site is well grassed.

2.4 SOILS

Observations and historical data from the Lismore area indicates that anticipated soil conditions likely to be encountered on site are silty clay.

Copyright © MORA Consulting Pty. Ltd.

2.5 LOCAL STORMWATER CONSTRAINTS

The site currently discharges via piped drainage to Weaver Street kerb & Channel, and overland flow to the inlet pit in Orion Street verge via a large, grassed swale and overland flow path.
The subject site has a stormwater overland flow path through the north-eastern part of the site, the site will be set down and shaped to not disturb this overland flow path.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a five-storey building for short-term health accommodation. The building includes ground floor carparking, one-bedroom units, shared living & laundry spaces and small private balconies. The building has two stair wells and one lift.
Appendix A presents a site plan and architectural plans, prepared by Raunik Design Group Architects, of the subject site.



Copyright © MORA Consulting Pty. Ltd.

4.0 WATER SUPPLY

4.1 EXISTING INFRASTRUCTURE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans & BYDA plans in the area including and surrounding the subject site.

This map details the existing water infrastructure in the immediate vicinity of the subject site.

4.3 POINT OF CONNECTION

It is proposed that the existing water supply property service connections are capped off and made redundant. A new connection will be constructed to the existing 100mm diameter upvc water main in Weaver Street Verge.
The Hydraulic Services Consultant will be required to confirm the suitable size and location of this connection. Further details will be provided at the detailed design stage.

5.0 SEWERAGE

5.1 EXISTING INFRASTRUCTURE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans, & BYDA plans in the area including and surrounding the subject site.

This map details the existing sewerage infrastructure in the immediate vicinity of the subject site.

5.3 POINT OF CONNECTION

It is proposed that the existing 100mm, in use sewer property service connection is removed and upgraded to a new 150mm property connection to the existing manhole within the Weaver Street verge.

6.0 STORMWATER

6.1 EXISTING DRAINAGE

Appendix C & D provides a copy of Lismore City Councils's As Constructed plans, & BYDA plans in the area including and surrounding the subject site.

This map details the existing stormwater infrastructure in the immediate vicinity of the subject site.

NOTE: Please refer to Stormwater Management Plan by MORA Consulting Pty Ltd. (Refer separate report).

Copyright © MORA Consulting Pty. Ltd.

7.0 TELECOMMUNICATIONS

7.1 EXISTING TELECOMMUNICATIONS NETWORK

According to BYDA and survey information the following telecommunications infrastructure is located in the vicinity of the site:

- Telstra cable network along the Weaver Street frontage.
- NBN network along the Weaver Street frontage.

Refer to the Telstra & NBN BYDA plan for more information.

7.2 PROPOSED TELECOMMUNICATIONS CONNECTION

It is proposed that the service consultant will negotiate with the relevant carriers regarding the requirements of the proposed development telecommunications connection and the extent of any upgrading and possible relocation works to the system if necessary.

8.0 ELECTRICAL SUPPLY

8.1 EXISTING ELECTRICAL NETWORK

According to BYDA and site survey information, the site has the following electrical reticulation infrastructure located in its immediate vicinity:

- Above ground electrical cables <33kV along the site frontage of Orion Street, and across the road along Weaver Street.
- A connection for the existing property within the site.

Refer to the Essential Energy BYDA plan for more information.

8.2 PROPOSED ELECTRICAL NETWORK

It is proposed that the Electrical Consultant will determine the extent of any upgrading works that may be required due to the proposed re-development.

9.0 GAS SUPPLY

9.1 EXISTING GAS NETWORK

No high pressure gas network was found through searches conducted utilizing BYDA.

10.0 EROSION AND SEDIMENT CONTROL

A Erosion and Sediment Control Plan (ESCP) for the proposed development shall be prepared during detailed design for the construction and completion of works. The ESCP shall be prepared in accordance with the Institution of Engineers Australia *Soil Erosion and Sediment Control- Engineering Guidelines,* and will be based on the expected construction methology, sequencing and timing.

Copyright © MORA Consulting Pty. Ltd.

11.0 CONCLUSIONS

This report addresses the requirements of the Lismore City Council's Development Control Plan and was found to generally comply with the adopted criteria that relates to the engineering aspects of the development.

We have investigated the requirements for servicing the development ie. sewer, water and other utilities. We have found that the site is adequatly able to be serviced for water and sewer

As a result of this report, from an engineering perspective, we cannot forsee any justifiable reasons why with appropriate engineering design, this development should not be allowed to proceed as presented in the development application.

MORA Consulting Pty. Ltd.
RPEQ Qld 5793.

Copyright © MORA Consulting Pty. Ltd.

REFERENCES

1) *"Lismore City Council's – Development Control Plan"*

APPENDICES

Appendix A **Locality Plan, Survey Plan & Building Plans**

Appendix B **Concept Engineering Service Plan**

Appendix C **As Constructed Plans & BYDA**

Copyright © MORA Consulting Pty. Ltd.

APPENDIX A

Locality Plan, Survey Plan & Building Plans

Locality Plan
4 Weaver Street, Lismore NSW

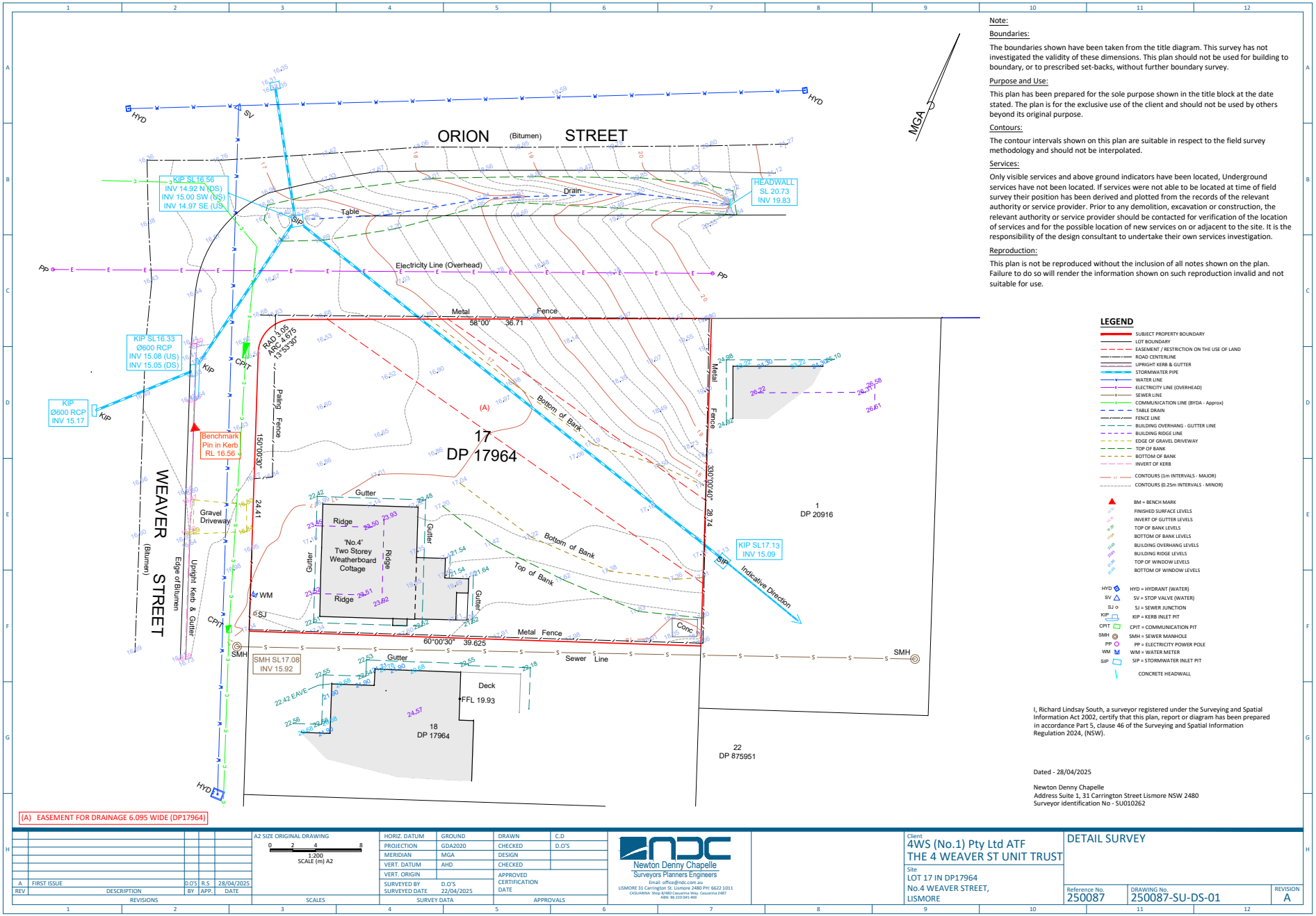


Image 1 – 4 Weaver Street



Image 2 – 4 Weaver Street

Reference: Google Maps



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	D.O'S	CERTIFICATION	
SURVEYED DATE	22/04/2025	DATE	

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	A

PROJECT #25127 - *CONCEPT - 1/05/2025*

4 WEAVER STREET

Lismore, NSW, 2480

FOR

CLIENT COMPANY



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

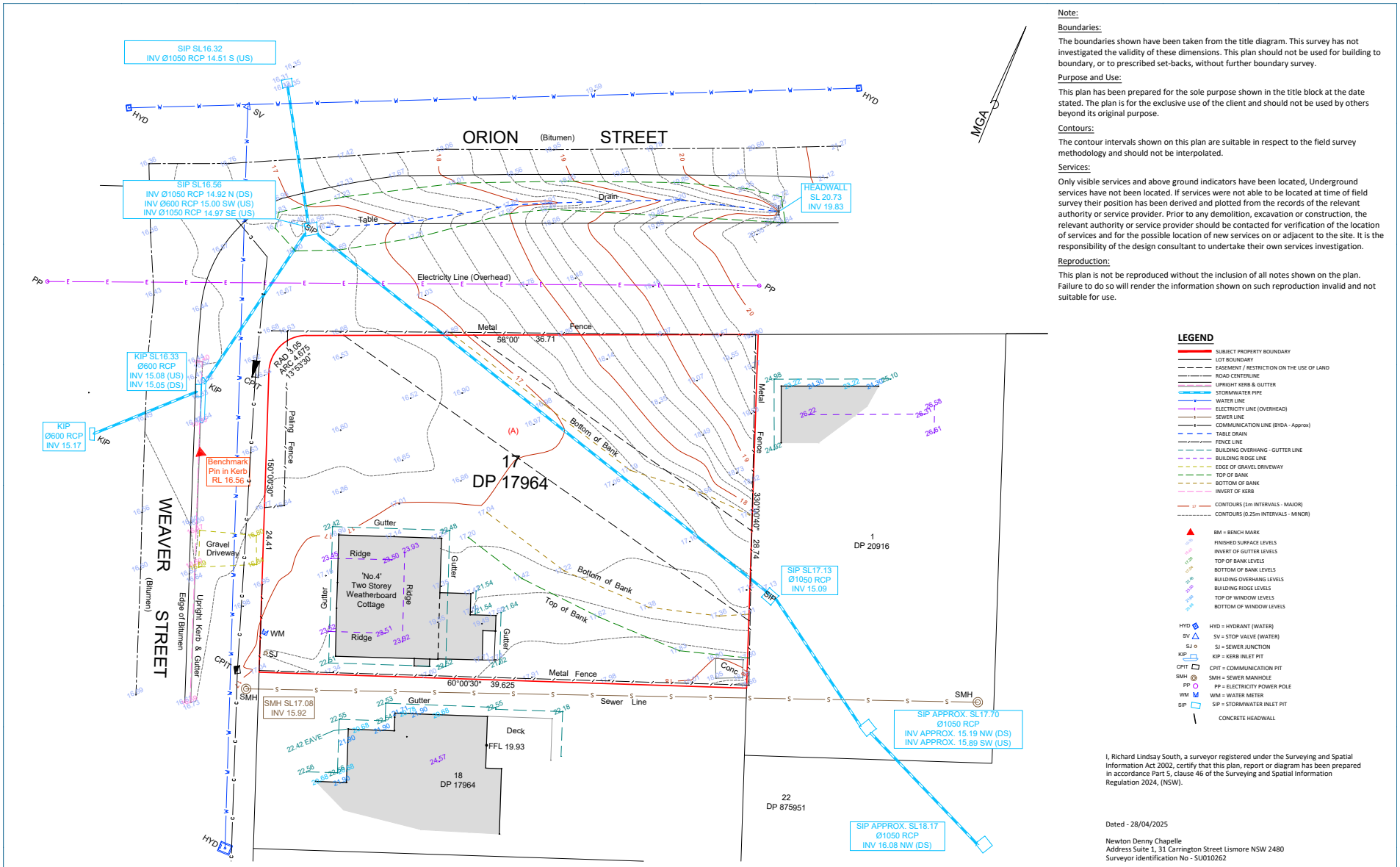
61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	D.O'S		
SURVEYED DATE	22/04/2025		

SURVEY DATA

APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

LEVEL 1 - GROUNI

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1300 RE



Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

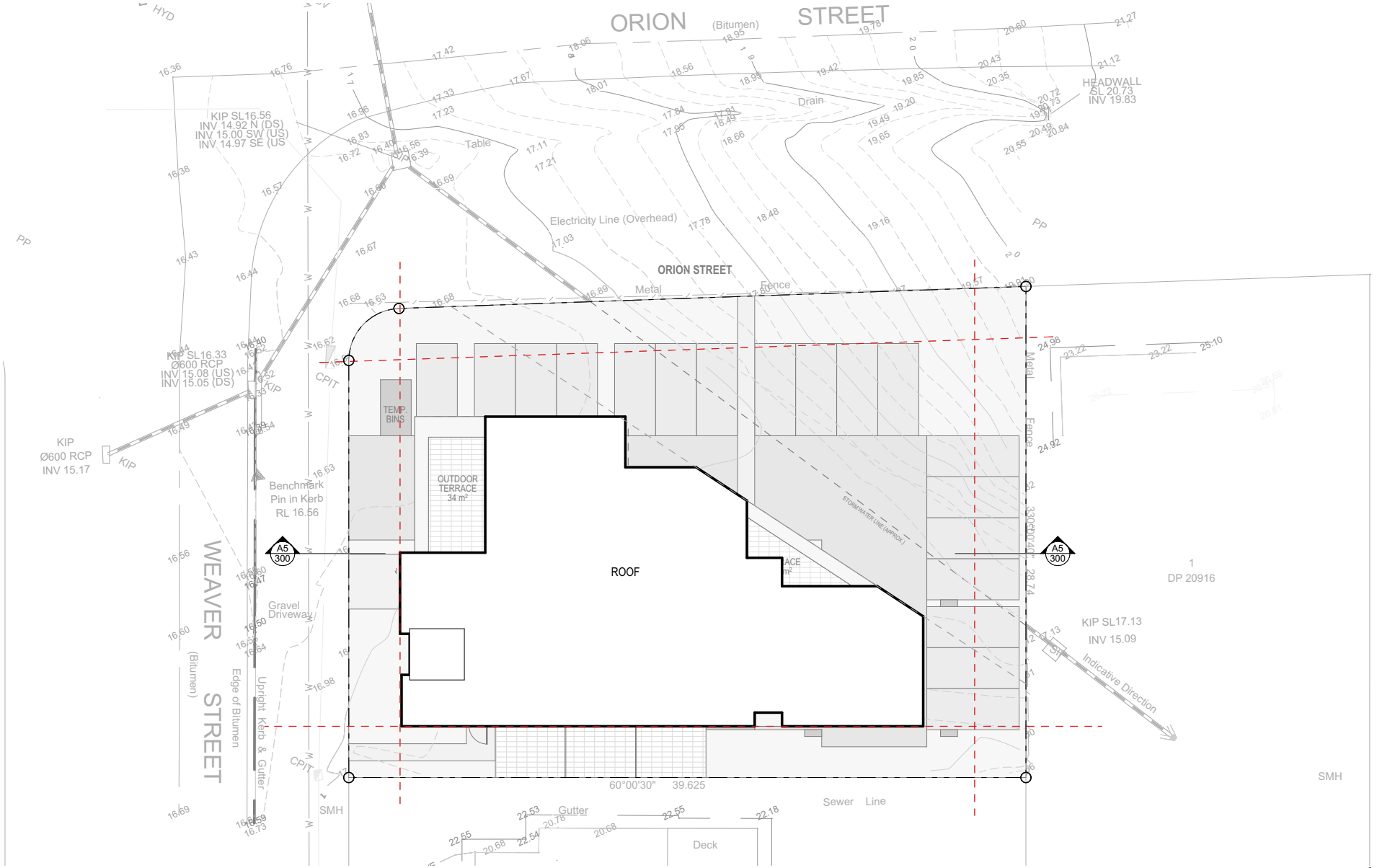
LEVELS 2-



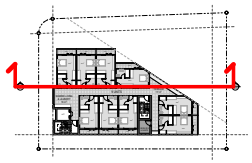
Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

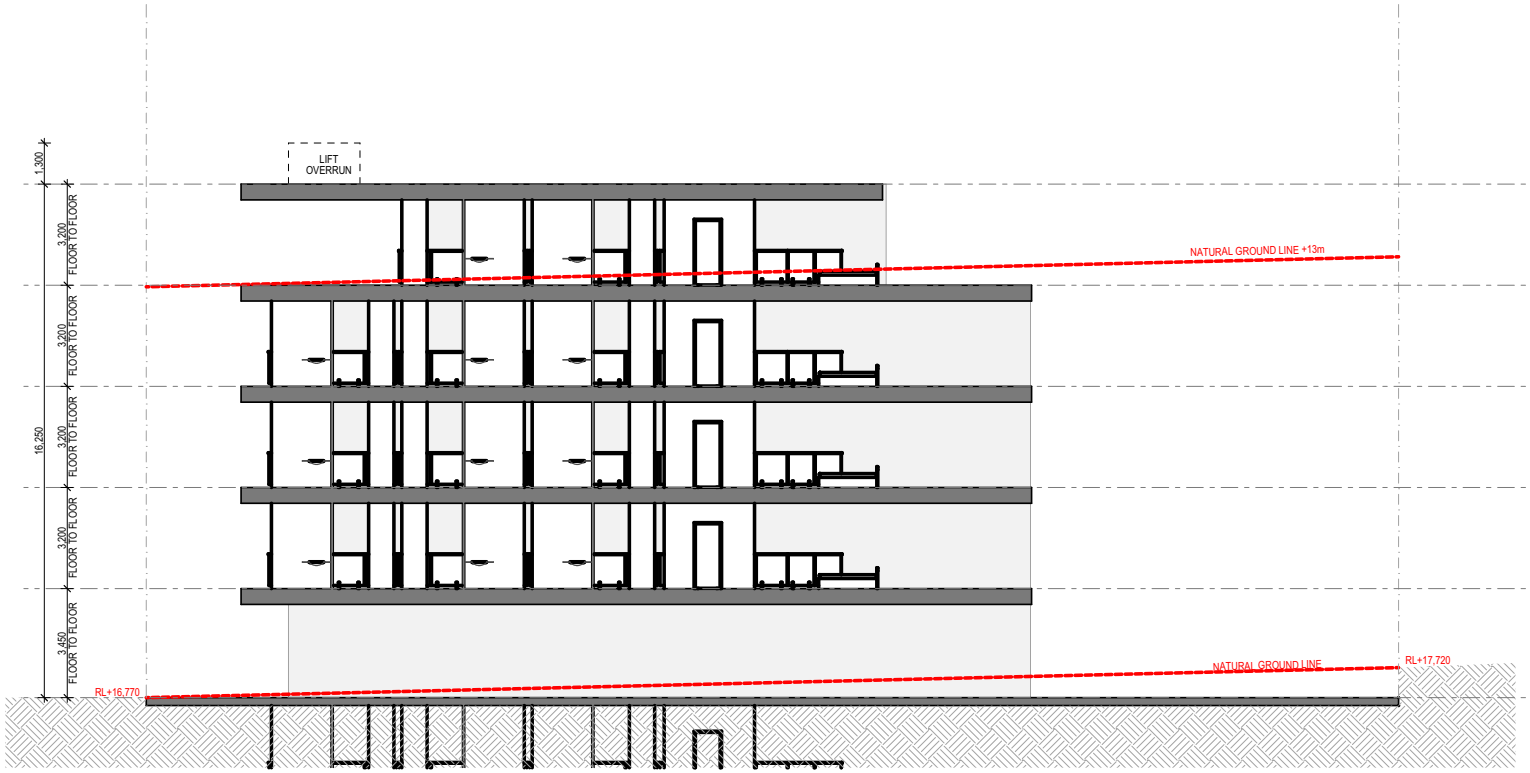
LEVEL

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1303 RE



Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

1:150@A

SECTIONS

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 3000 RE

APPENDIX B

Concept Engineering Service Plan

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILLED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT.
ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

es	ex.Sewer
	ex.Sanitary
	Water Main
	ex.Water main
	Fire Service
	ex.Fire Service
	Hot Water
	ex.Hot Water
	Warm Water
	ex.Warm Water
	Cold Water
	ex.Cold Water
	Recycled Water
	ex.Recycled Water
	Stormwater
	ex.Stormwater
	Vent
	ex.Vent
g	Gas
t	Trade Waste
	Rising Main
	Non-Potable Water
	ex.Non-Potable Water
os	Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

DIAL BEFORE YOU DIG www.1100.com.au

STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPT ENGINEERING SERVICES

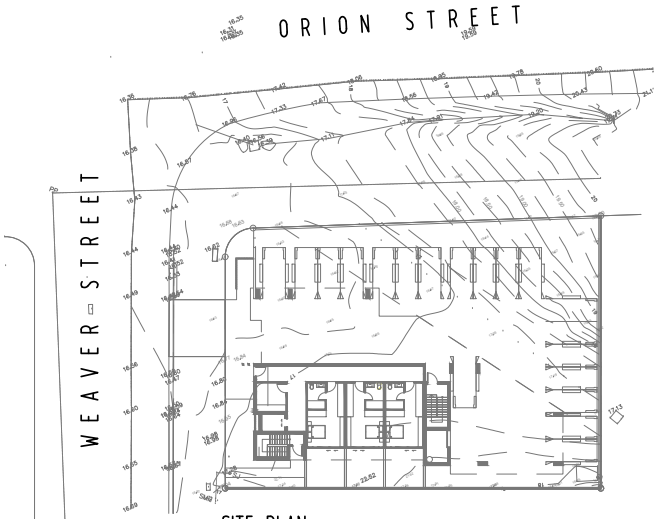
CES1	NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN
CES2	SITE PLAN - CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
CES3	SITE PLAN - CONCEPTUAL SEWER LAYOUT
CES4	SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
CES5	SITE PLAN - CONCEPTUAL WATER LAYOUT



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN

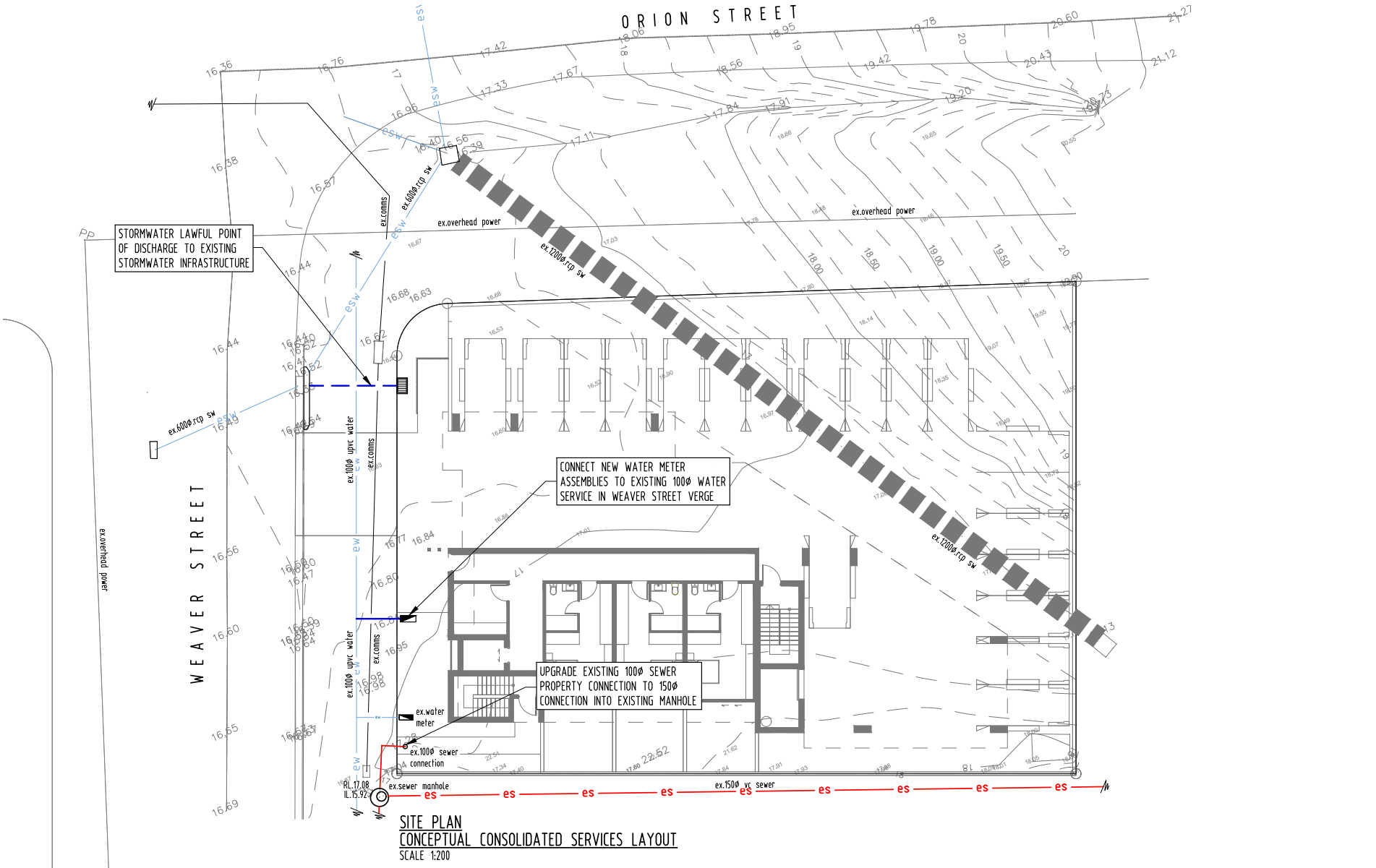
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

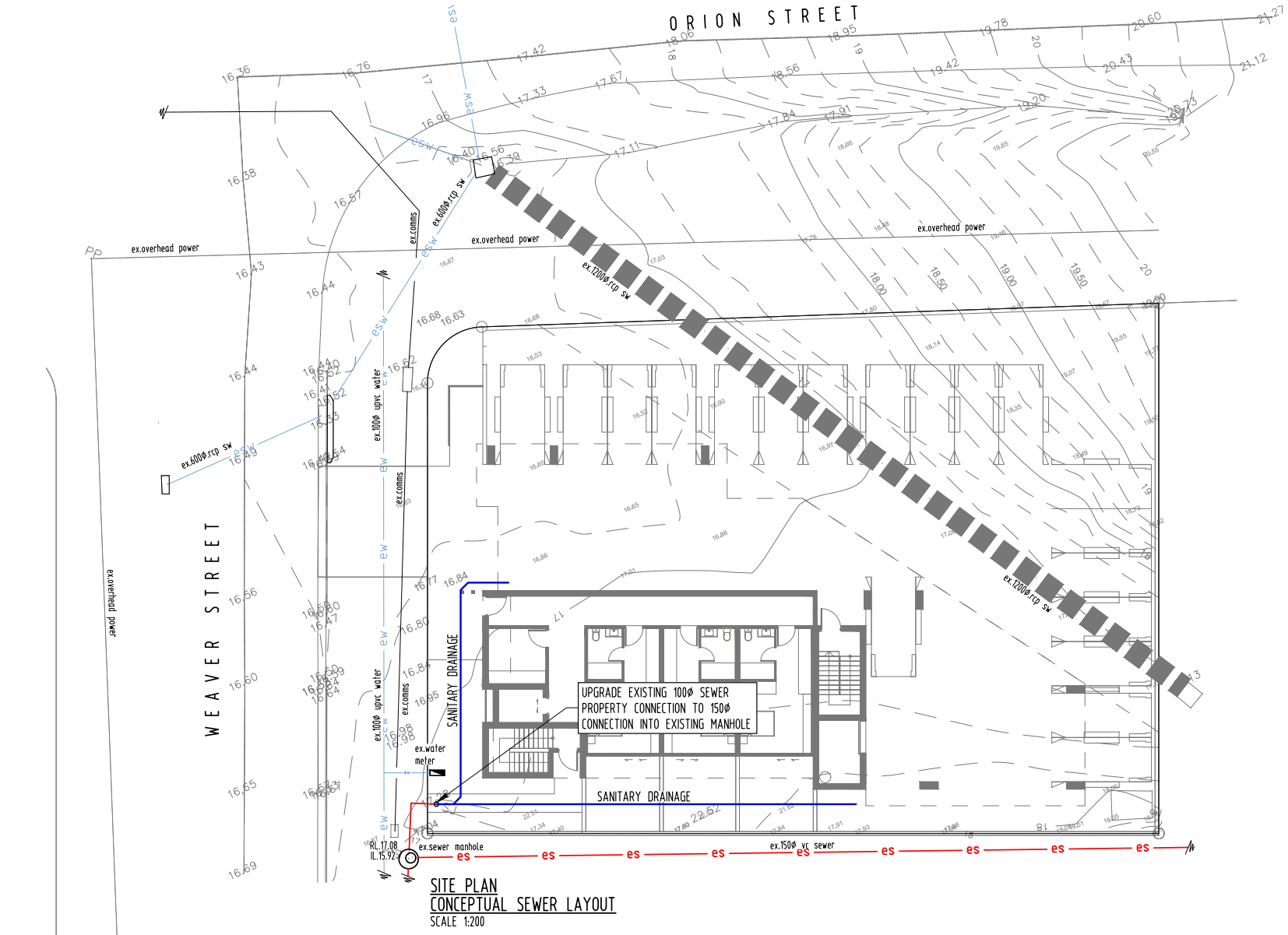
PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:500
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES1 | Issue. A


ORION STREET
WEAVER STREET
STORMWATER LAWFUL POINT OF DISCHARGE TO EXISTING STORMWATER INFRASTRUCTURE
CONNECT NEW WATER METER ASSEMBLIES TO EXISTING 100Ø WATER SERVICE IN WEAVER STREET VERGE
UPGRADE EXISTING 100Ø SEWER PROPERTY CONNECTION TO 150Ø CONNECTION INTO EXISTING MANHOLE
ex.overhead power
ex.1200Ø rcp sw
ex.600Ø rcp sw
ex.comms
ex.1000 uPVC water
ex.100Ø uPVC water
ex.water meter
ex.100Ø sewer connection
ex.sewer manhole
RL 17.08
IL.15.92
ex.150Ø VC sewer
SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
SCALE 1:200
CONCEPT ENGINEERING SERVICES
SITE PLAN CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road Southport, Qld.
P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au
PRELIMINARY ISSUE ONLY NOT FOR CONSTRUCTION
Approved.
Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)
Date. JULY 2025
Scale. 1:200
Designed. MJO
Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH
Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES2
Issue. A



SITE PLAN
CONCEPTUAL SEWER LAYOUT
SCALE 1:200

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL SEWER LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

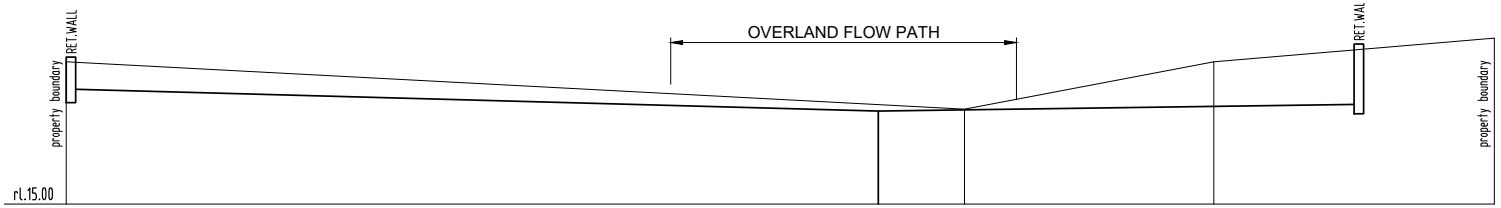
Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

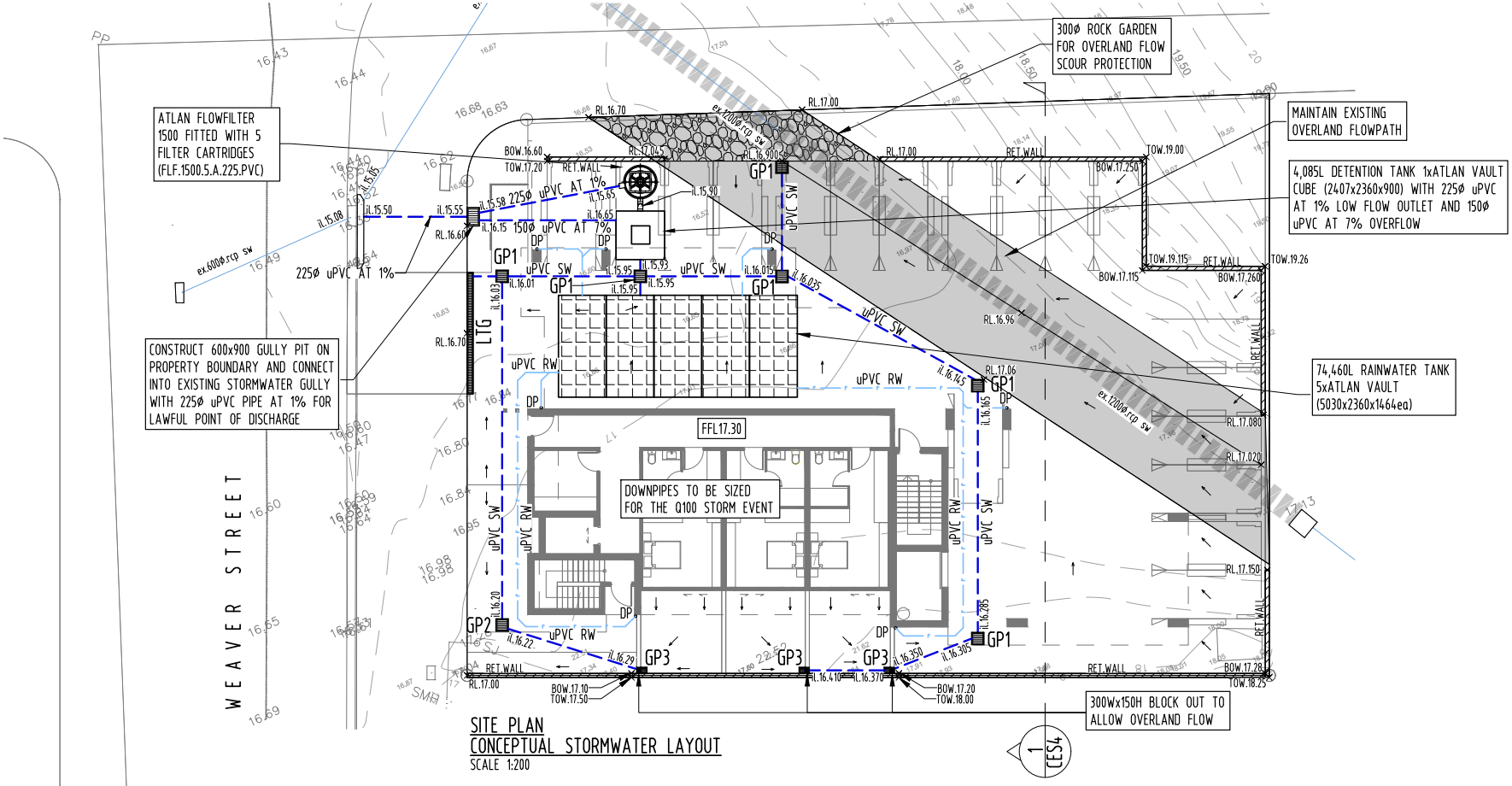
Job No. 25-2664

Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

Sheet. CES3 | Issue. A



TYPICAL SECTION 1 CES4
SCALE: 1:100



SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200

1 CES4

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT

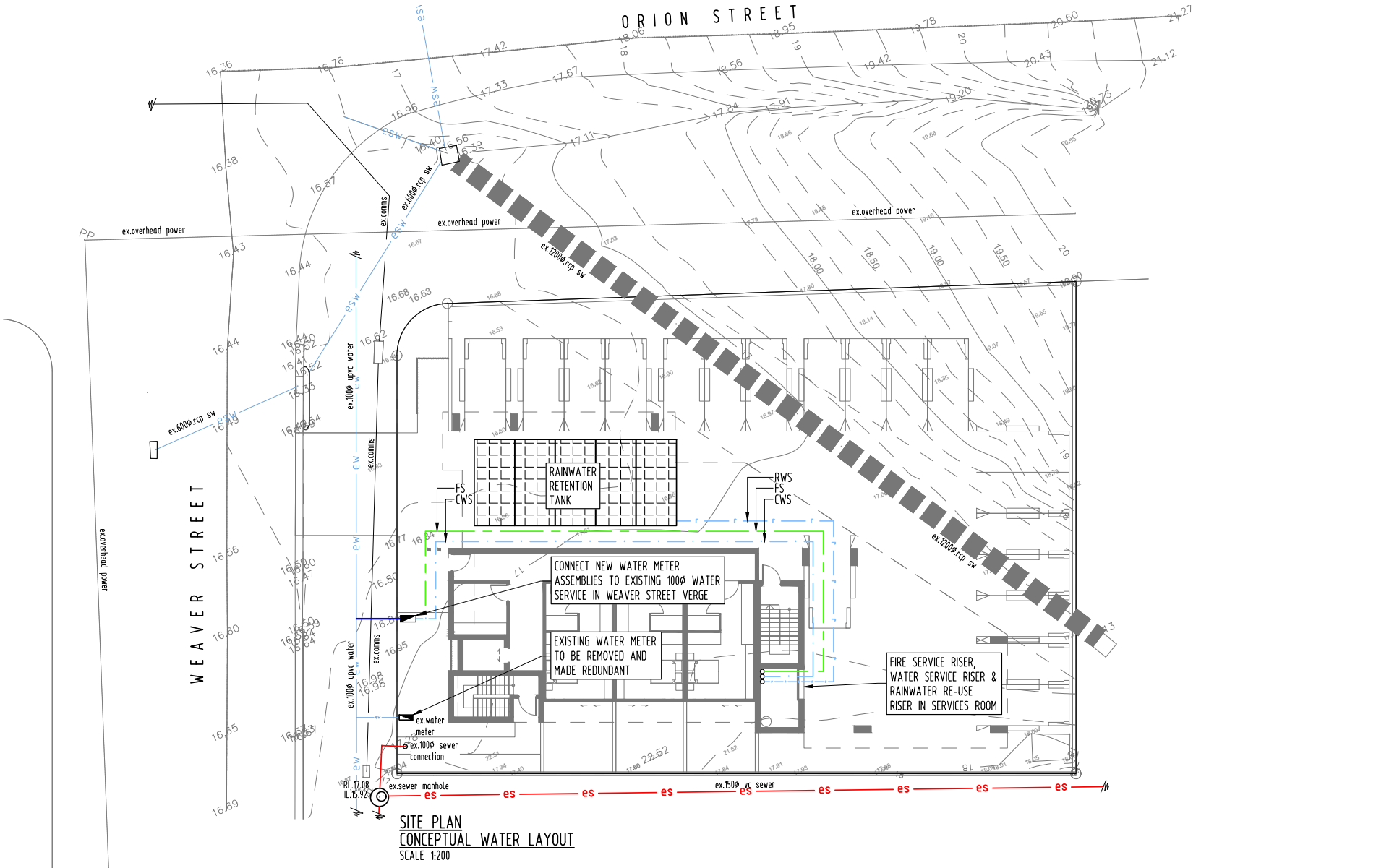
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld. P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633 Fax: (07) 5528 2644 Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES4 Issue. A



SITE PLAN
CONCEPTUAL WATER LAYOUT
SCALE 1:200

No.	Date.	Description.	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL WATER SUPPLY LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

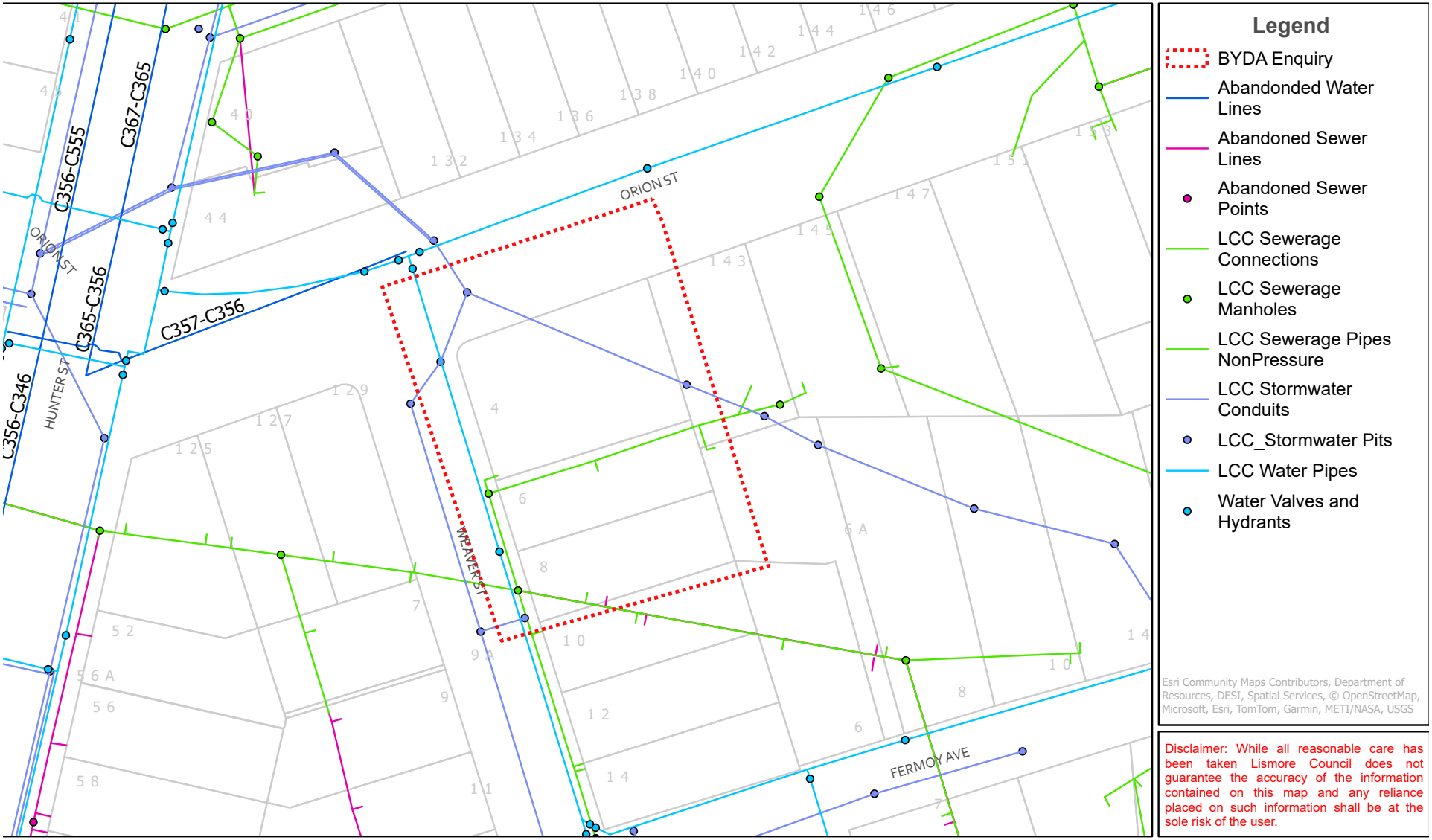
Sheet. CE55 | Issue. A

APPENDIX C

As Constructed Plans & BYDA

Seq # 259229525

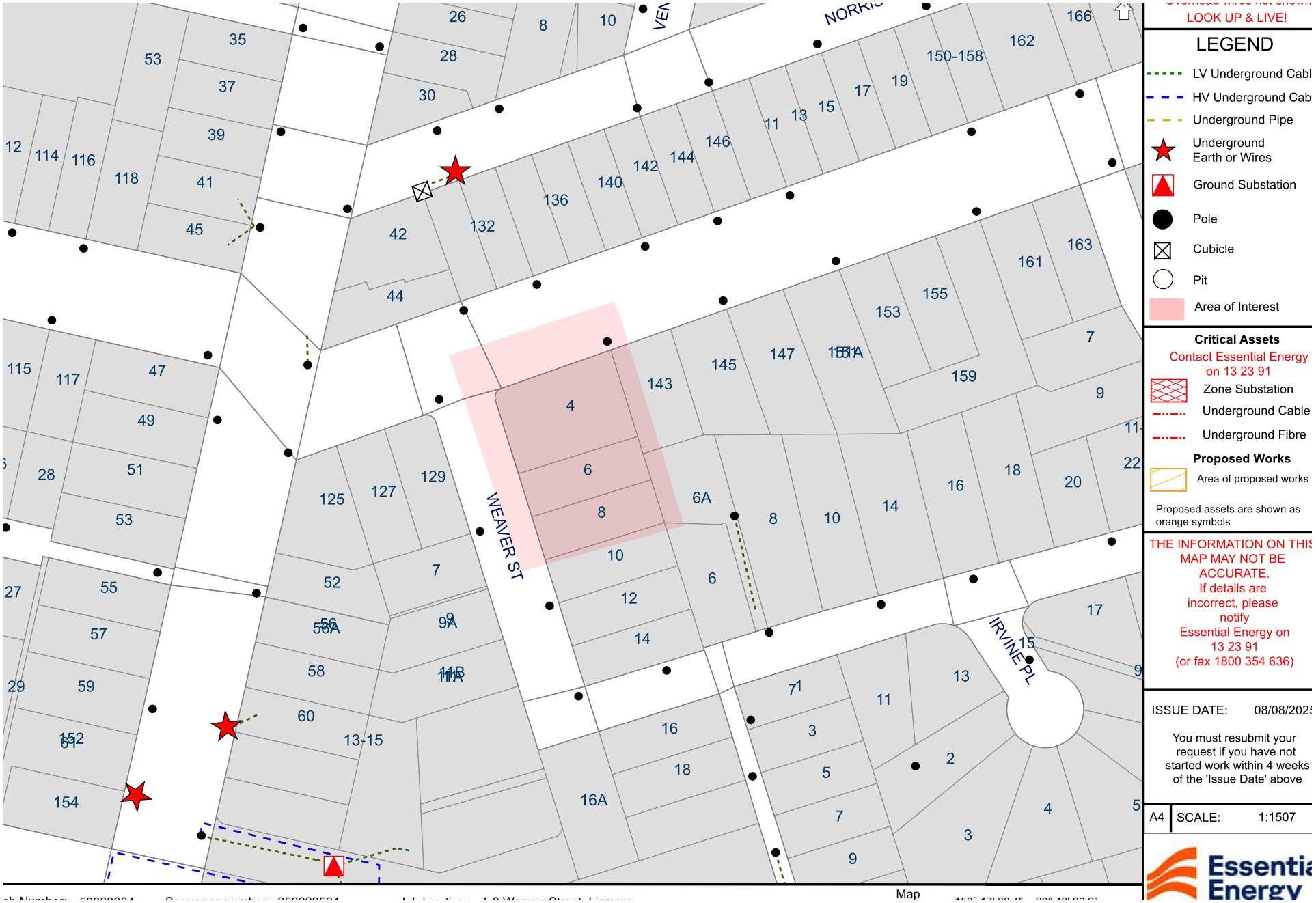
Job site: 4-8 Weaver Street Lismore NSW 2480
Provider: Lismore City Council
Telephone: (02) 6625 0415



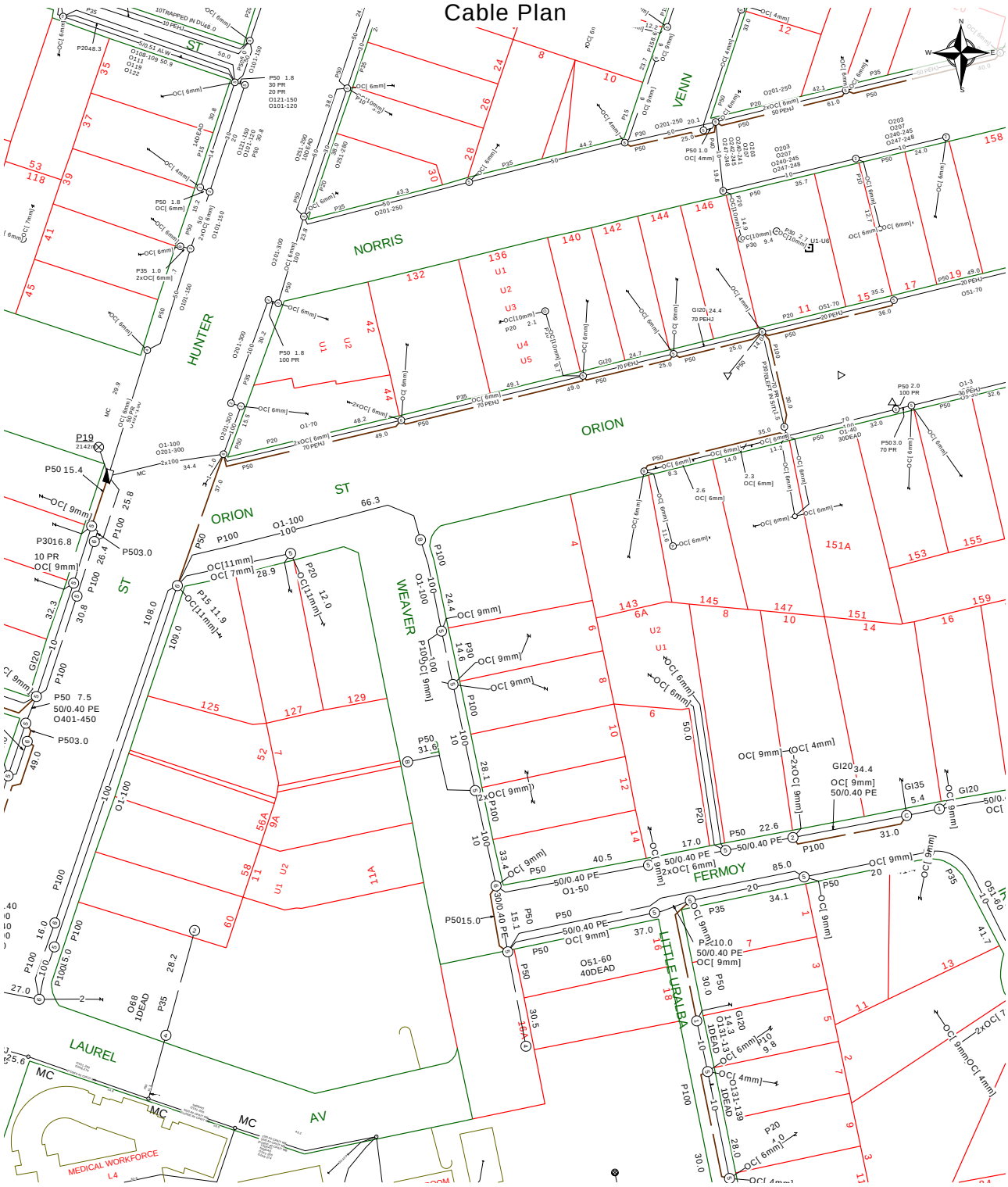
Disclaimer: While all reasonable care has been taken Lismore Council does not guarantee the accuracy of the information contained on this map and any reliance placed on such information shall be at the sole risk of the user.

n an emergency contact contact Lismore City Council on (02) 6625 0415
)8/08/25 (valid for 30 days)

0 10 20 40 Scale 1:1,000


LOOK UP & LIVE!
LEGEND
LV Underground Cabl
HV Underground Cab
Underground Pipe
Underground Earth or Wires
Ground Substation
Pole
Cubicle
Pit
Area of Interest
Critical Assets
Contact Essential Energy on 13 23 91
Zone Substation
Underground Cable
Underground Fibre
Proposed Works
Area of proposed works
Proposed assets are shown as orange symbols
THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.
If details are incorrect, please notify Essential Energy on 13 23 91
(or fax 1800 354 636)
ISSUE DATE: 08/08/2025
You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above
A4 SCALE: 1:1507
WEAVER ST
IRVINE PL
Map

Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/08/2025 09:00:31

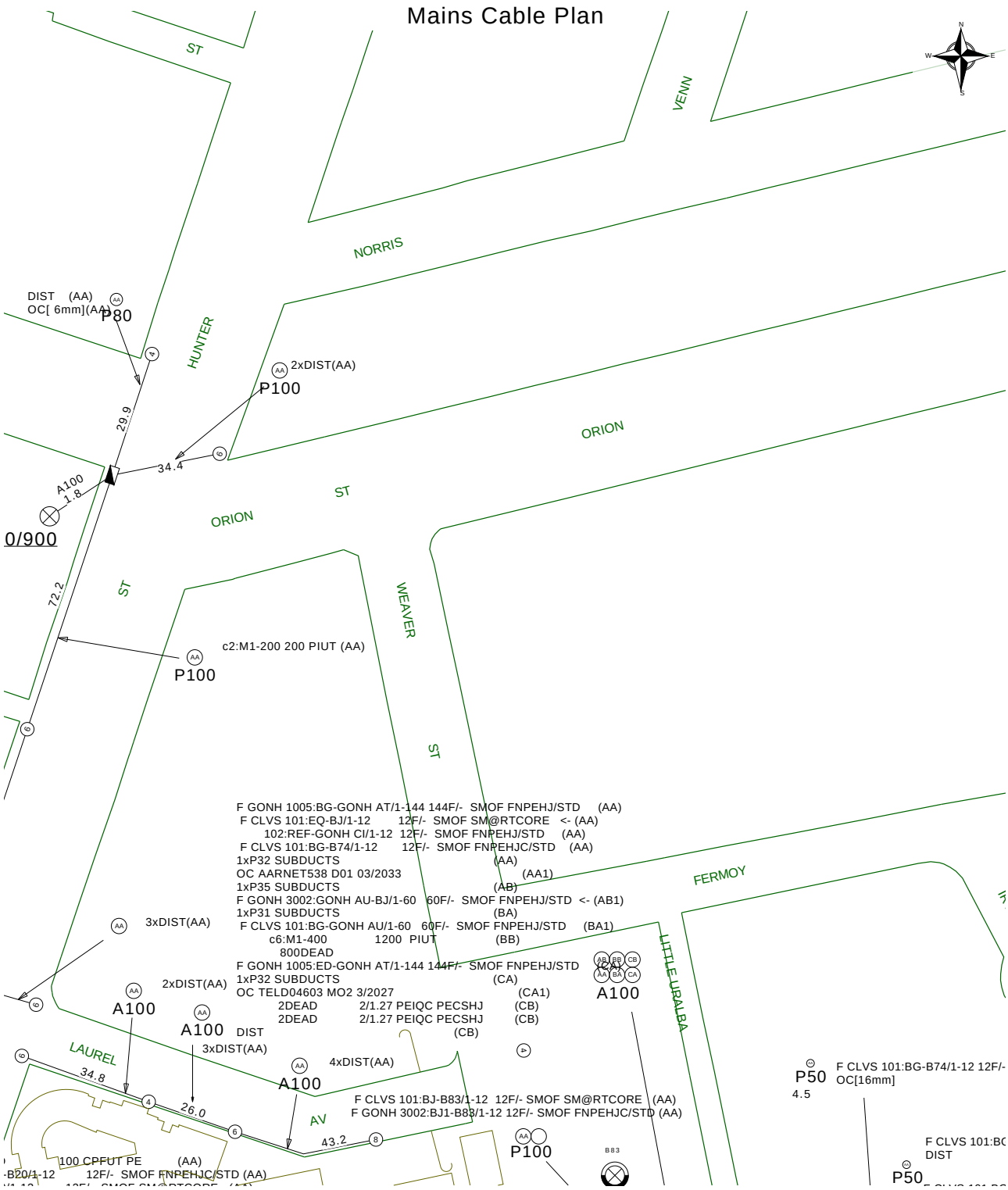
Sequence Number: 259229526

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/08/2025 09:00:37

Sequence Number: 259229526

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

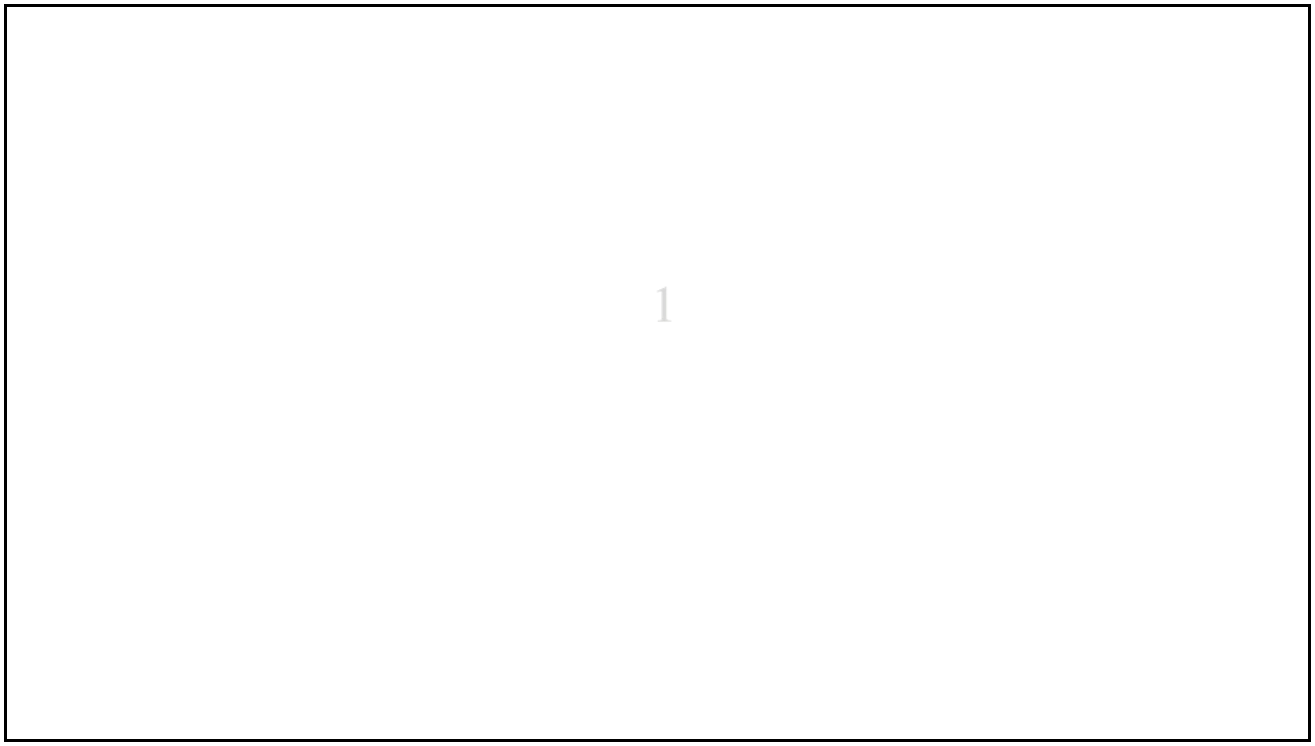
See the Steps- Telstra Duty of Care that was provided in the email response.

To: Michael O'Regan
Phone: Not Supplied
Fax: Not Supplied
Email: admin@mora.com.au

Dial before you dig Job #:	50863964
Sequence #	259229523
Issue Date:	07/08/2025
Location:	4-8 Weaver Street , Lismore , NSW , 2480

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

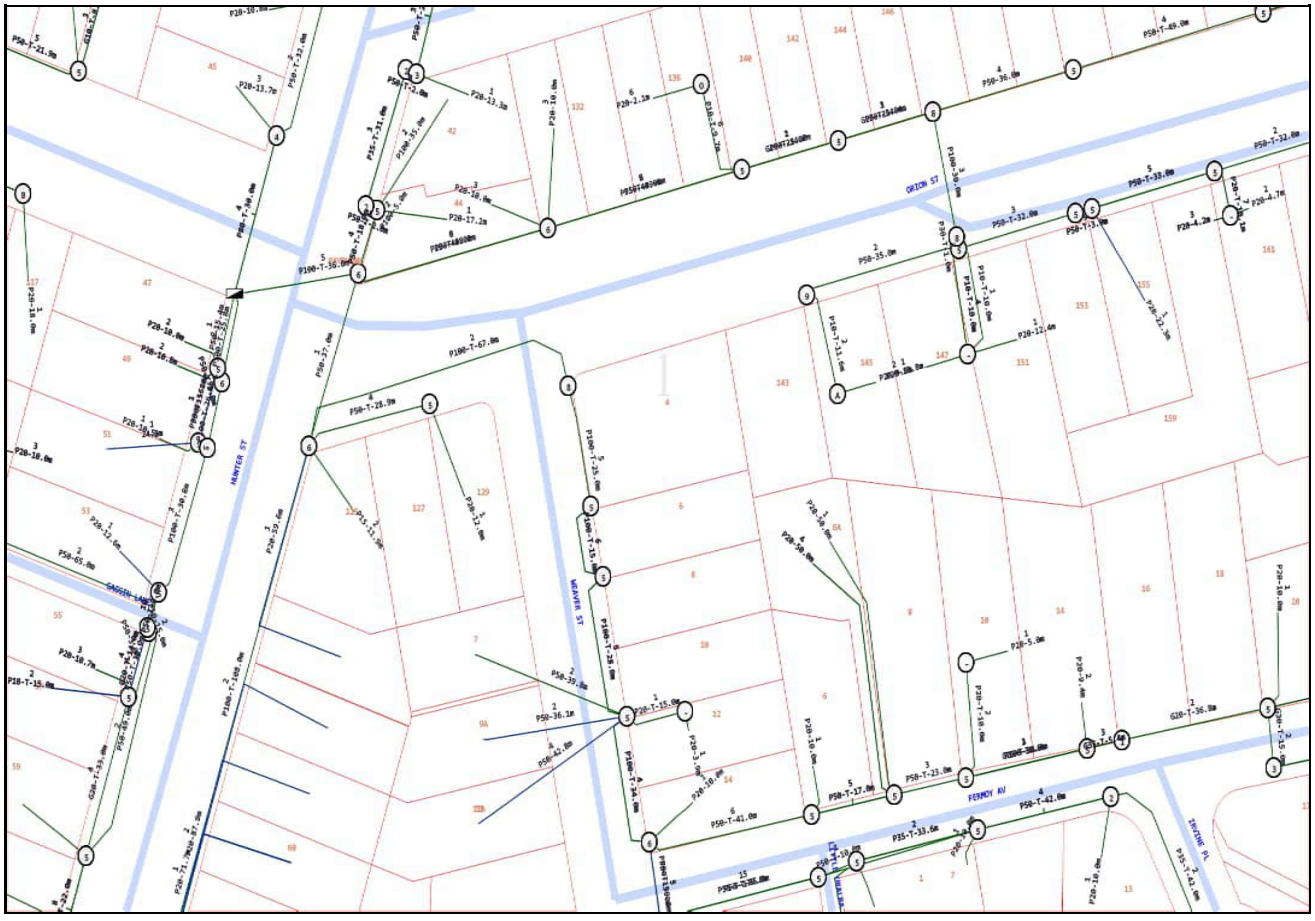
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



LEGEND

nbn™

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES UNLESS NOMINATED TO BE PRESERVED. EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILLED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT.
ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

- Summary Drainage
- es — ex.Sewer
- ex.Sanitary
- Water Main
- ex.Water main
- Fire Service
- ex.Fire Service
- Hot Water
- ex.Hot Water
- Warm Water
- ex.Warm Water
- Cold Water
- ex.Cold Water
- Recycled Water
- ex.Recycled Water
- Stormwater
- ex.Stormwater
- Vent
- ex.Vent
- Gas
- Trade Waste
- Rising Main
- Non-Potable Water
- ex.Non-Potable Water
- Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

DIAL BEFORE YOU DIG www.1100.com.au

STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPT ENGINEERING SERVICES

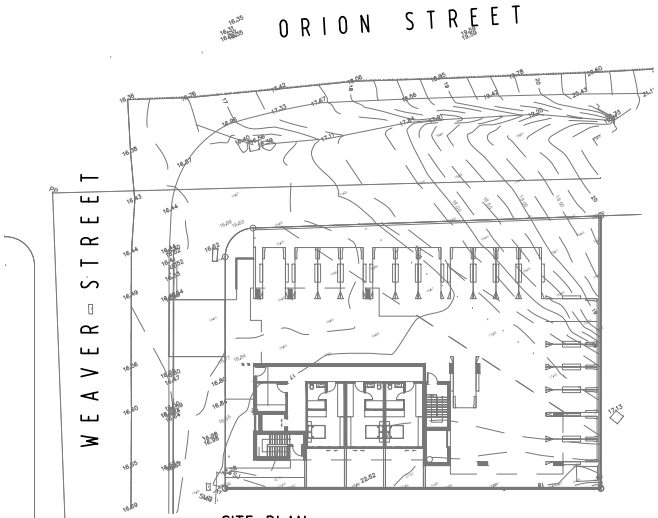
CES1	NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN
CES2	SITE PLAN - CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
CES3	SITE PLAN - CONCEPTUAL SEWER LAYOUT
CES4	SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
CES5	SITE PLAN - CONCEPTUAL WATER LAYOUT



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

CONCEPT ENGINEERING SERVICES

NOTES, DRAWING INDEX, LOCALITY PLANS & PROPOSED SITE PLAN

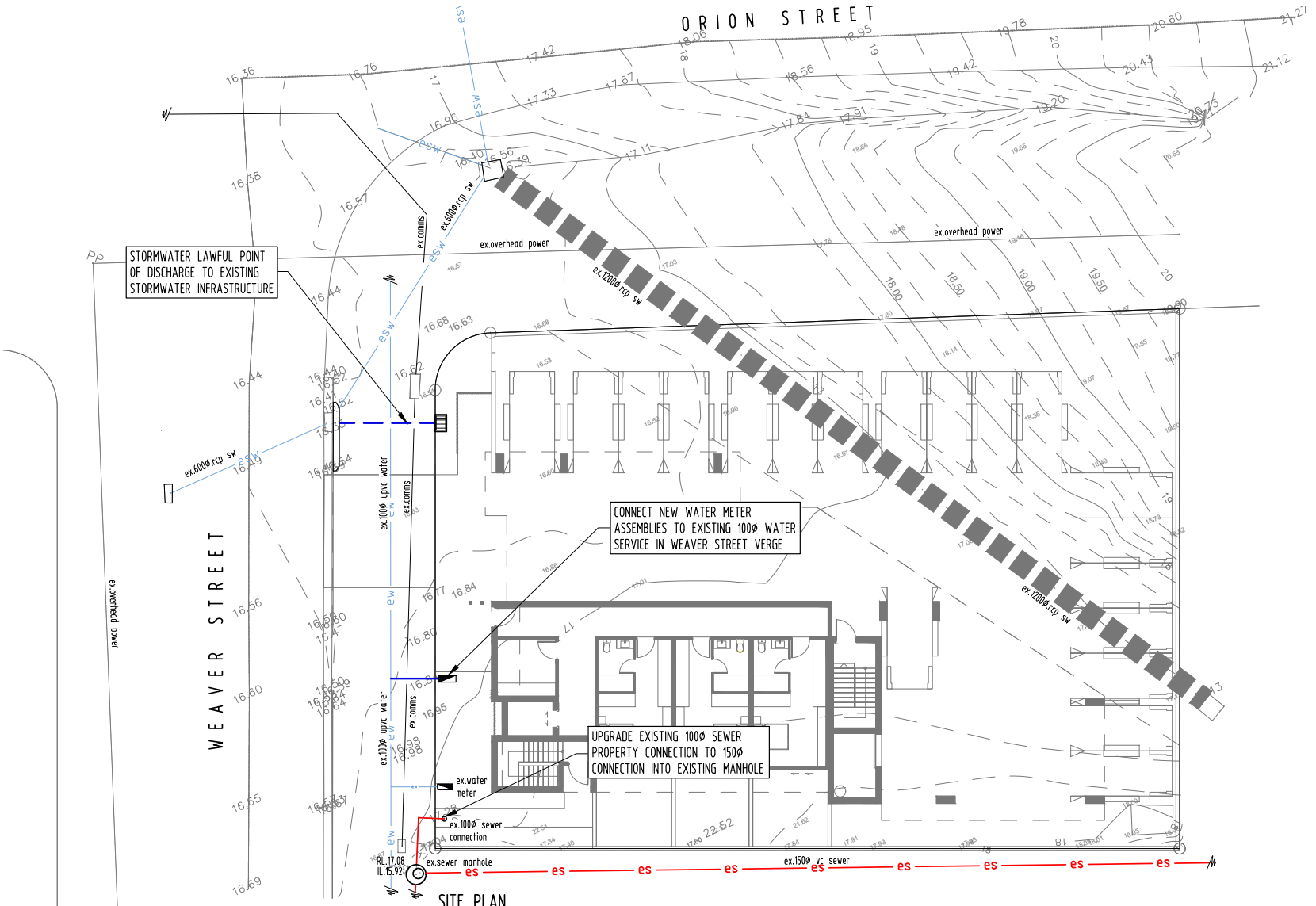
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:500
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES1 | Issue. A



SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT
SCALE 1:200

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL CONSOLIDATED SERVICES LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road Southport, Qld.
P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

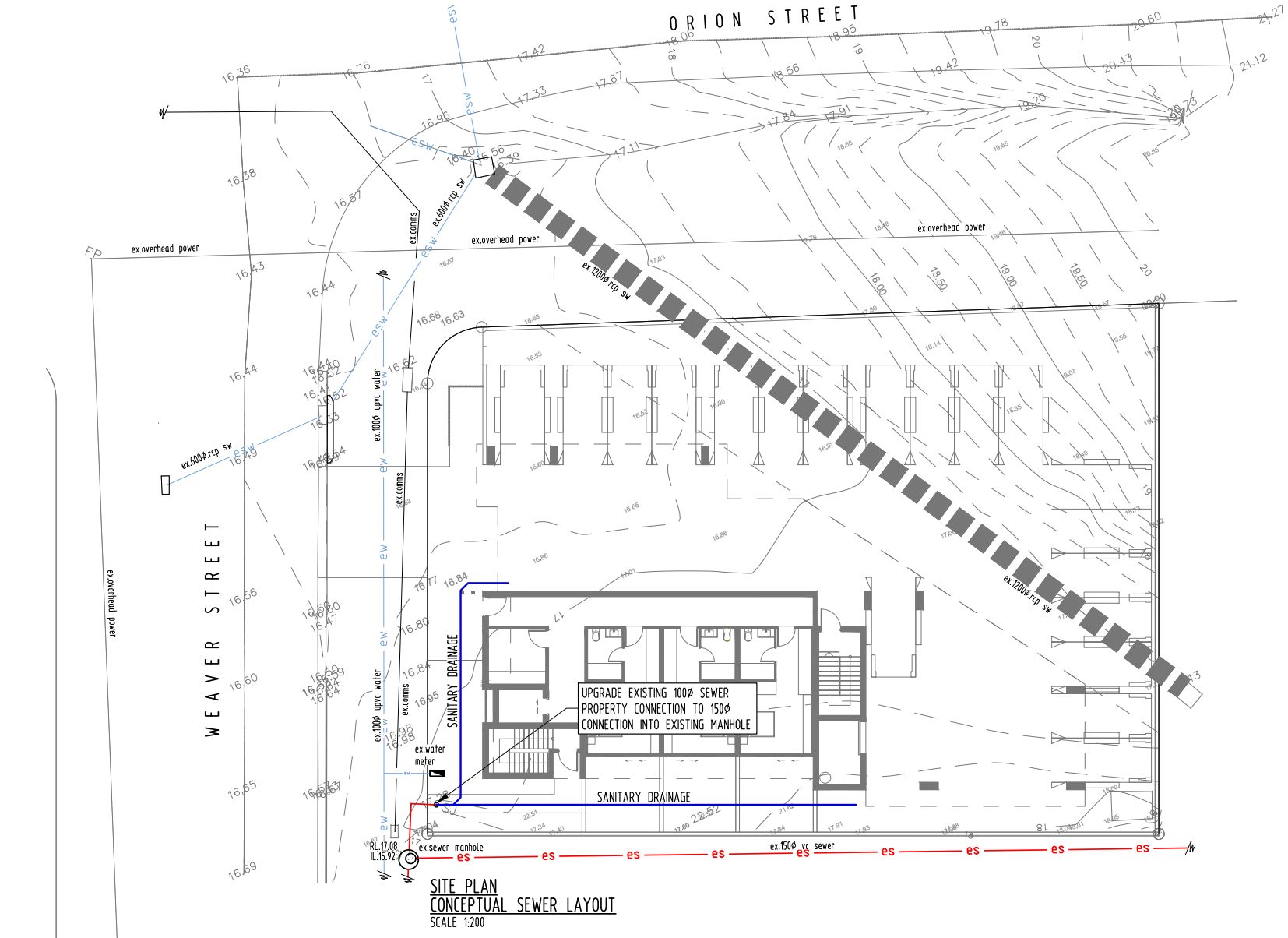
Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

Sheet. CES2 | Issue. A



SITE PLAN
CONCEPTUAL SEWER LAYOUT
SCALE 1:200

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL SEWER LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

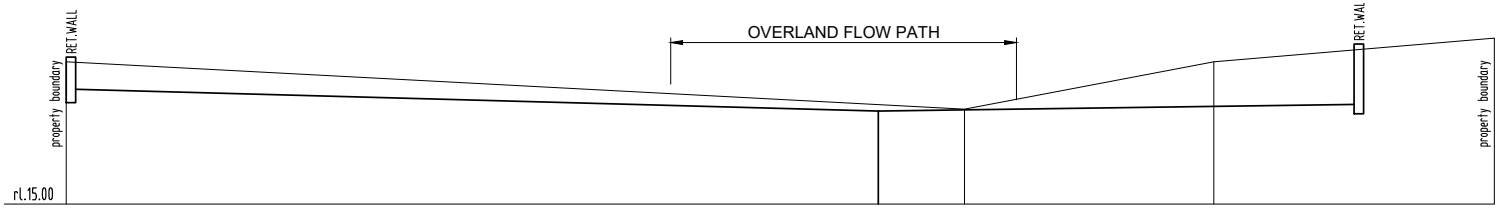
Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

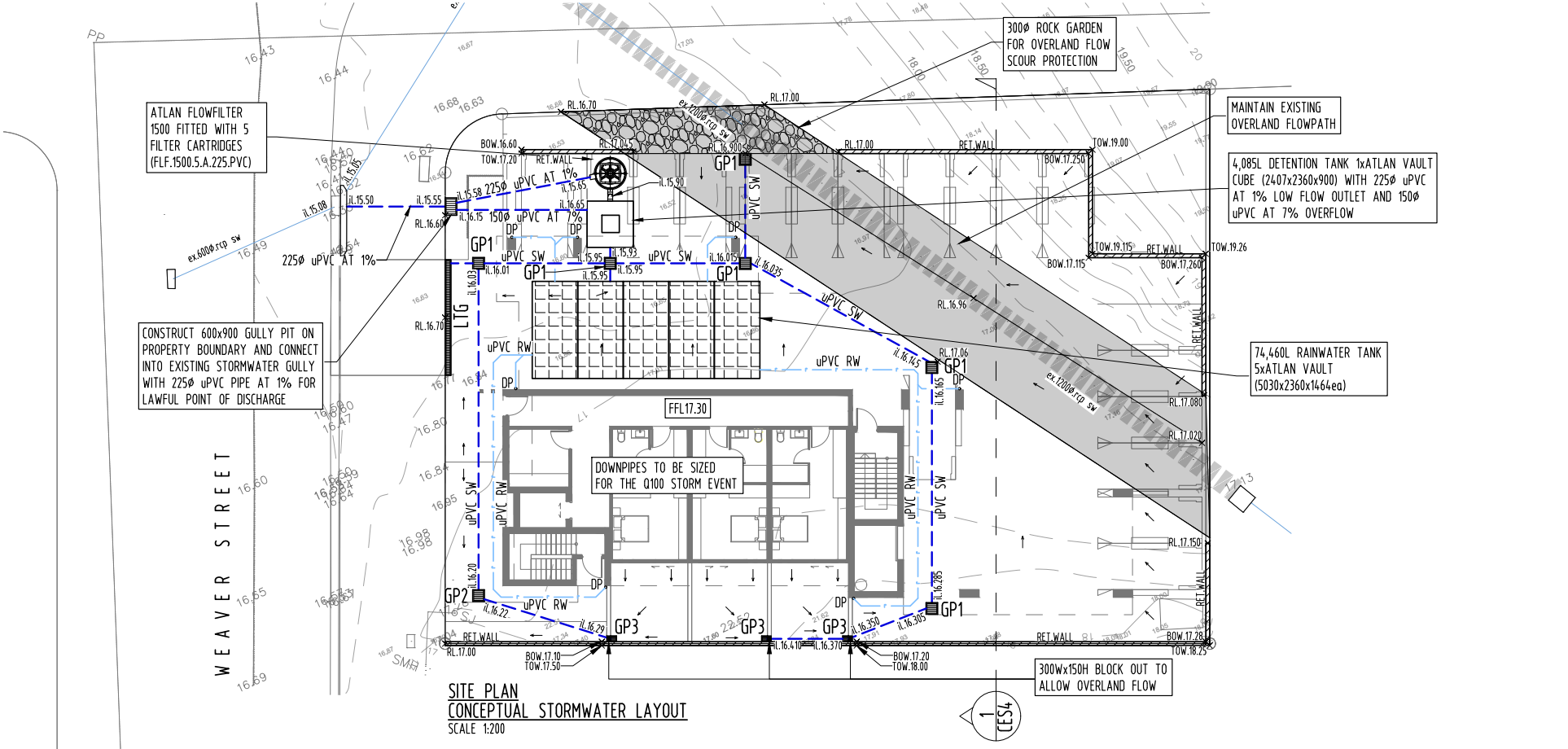
Job No. 25-2664

Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

Sheet. CES3 | Issue. A



TYPICAL SECTION 1 CES4
SCALE: 1:100



SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200

1 CES4

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT

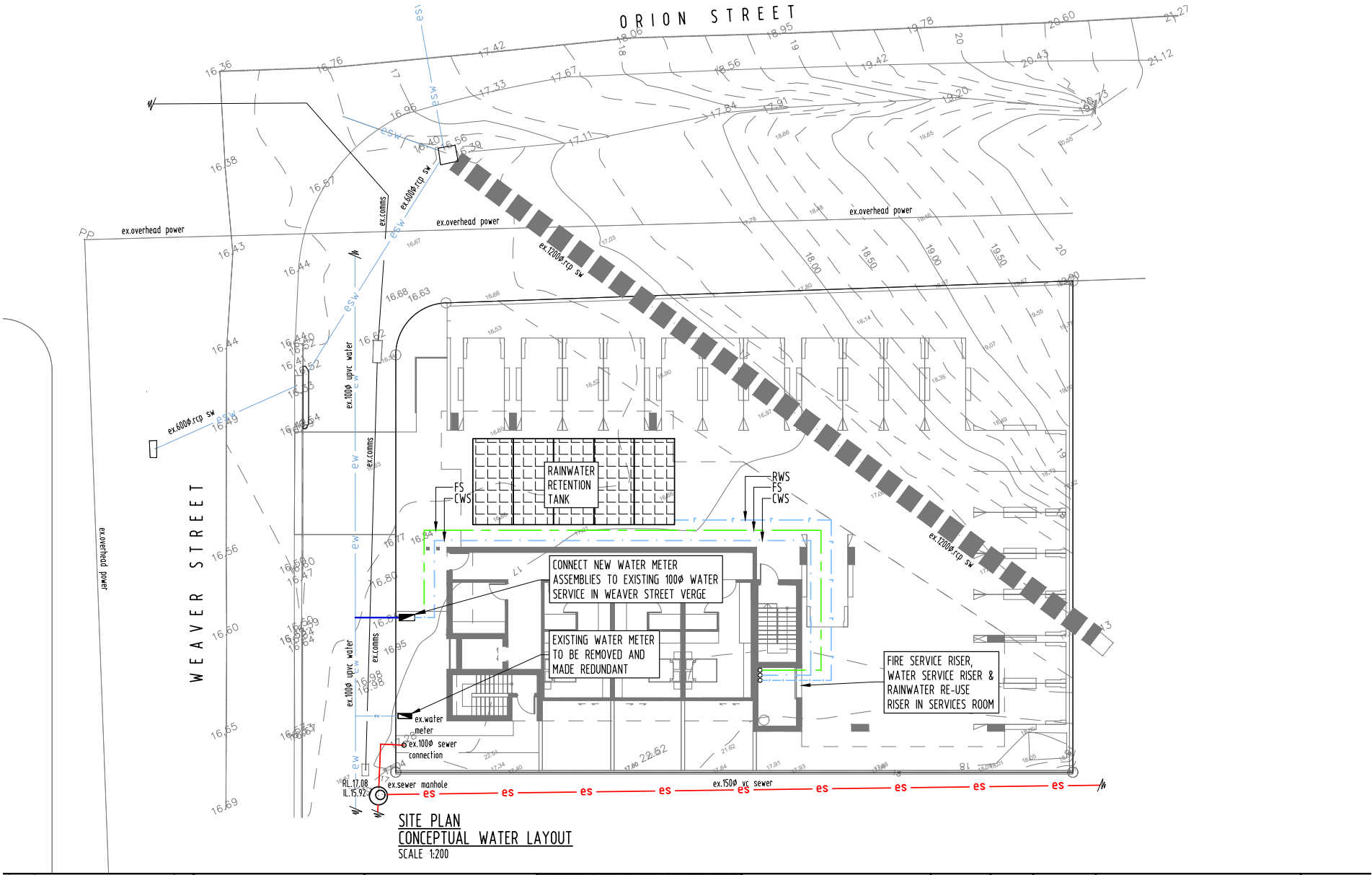
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld. P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633 Fax: (07) 5528 2644 Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 Scale. 1:200
Designed. MJO Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. CES4 Issue. A



Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPT ENGINEERING SERVICES

SITE PLAN
CONCEPTUAL WATER SUPPLY LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

Sheet. CE55 | Issue. A

MORA Consulting PTY LTD
Project Managers, Civil and Hydraulic Engineers
Consultants to the Construction Industry

ABN 64 093 037 079

STORMWATER MANAGEMENT PLAN

For

Stage 1

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

AT

4 Weaver Street, Lismore NSW

Issue No. 1

8th August 2025

Prepared For
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Prepared By
MORA Consulting Pty.Ltd.
ACN 093 037 079

Job Reference No: 25-2664

HEADOFFICE
298 Ferry Road,
Southport QLD 4215
Tel: (07) 5528 2633

WEB ADDRESS:
www.mora.com.au

CORRESPONDENCE:
PO Box 5894 GCMC 9726
admin@mora.com.au

DOCUMENT CONTROL SHEET

Report Details:

Report: **Author(s):** **File Reference:**	Stormwater Management Plan Travis Vine 2664-SMP-Stage 1
Project Leader: **Phone:** **Email:**	Michael O'Regan 07 5528 2633 admin@mora.com.au
Client: **Client Contact:** **Email:**	4WS(No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd. Wayne Kennedy (WKK Consulting Pty. Ltd.) wayne.k92@outlook.com
Synopsis:	This report presents the Stormwater Management Plan for the proposed health accommodation precinct at 4 Weaver Street, Lismore. It has been developed in accordance with the Local Authorities and State Government's Guidelines and relevant Industry Standards. These works establish site conditions and stormwater management controls upon which the development is planned.

Revision History:

Issue	Date	Author	Reviewer	Approved
1	08.08.2025	Travis Vine	Renee Anderson	Michael O'Regan

Recipients are responsible for eliminating any previous issues in their possession.

The information contained in this report is provided in good faith in belief that no information opinions or recommendations made are misleading. All comments and opinions given in this report are based on survey information or (where applicable) the Local Authority's as built documentation or documentation supplied by the Client, third parties or Client's representative. MORA Consulting Pty Ltd, it's Agents and Employees, explicitly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from this report or any of the written or oral communications transmitted to the Client or any third party. Acceptance of this document denotes acceptance of these terms.

Copyright © MORA Consulting Pty. Ltd.

TABLE OF CONTENTS

1.0 INTRODUCTION 3

2.0 SITE DESCRIPTION 3
2.1 TOPOGRAPHY 3
2.2 VEGETATION 3
2.3 SOILS 3

3.0 PROPOSED DEVELOPMENT 4

4.0 HYDROLOGICAL DETAILS 4
4.1 EXISTING HYDROLOGY 4
4.2 MODIFIED HYDROLOGY 4
4.3 LAWFUL POINT OF DISCHARGE 4

5.0 ON-SITE STORMWATER DETENTION (OSD) 5
5.1 DISCHARGE LIMITS 5
5.2 DETENTION CALCULATIONS 5
5.3 OSD SITING 5

6.0 STORMWATER (QUALITY) MANAGEMENT PLAN 6
6.1 OBJECTIVES 6
6.2 PERFORMANCE CRITERIA 6
6.3 POLLUTANT SOURCES & QUANTITY 6
6.4 CONSTRUCTION STORMWATER MANAGEMENT 6
6.5. OPERATIONAL STORMWATER MANAGEMENT 7
6.6 IMPLEMENTATION STRATEGY 8
6.7 MONITORING 9
6.8 MAINTENANCE 9
6.9 AUDITING & REPORTING 9

7.0 CONCLUSIONS 10

REFERENCES 11

APPENDICES 11
APPENDIX A LOCALITY PLAN, SITE SURVEY & BUILDING DESIGN PLANS 11
APPENDIX B CONCEPTUAL STORMWATER MANAGEMENT LAYOUT PLANS 11
APPENDIX C BOM IFD TABLE, & MUSIC MODELLING RESULTS 11
APPENDIX D MAINTENANCE PLANS & CHECKLISTS 11

Copyright © MORA Consulting Pty. Ltd.

1.0 INTRODUCTION

MORA Consulting Pty. Ltd. have been engaged by WKK Consulting Pty. Ltd. to prepare a Stormwater Management Plan (SMP) for the proposed Health Accommodation Precinct at 4 Weaver Street, Lismore NSW.

The objectives of this report are to;

1) Review pre- and post-development catchments and hydrology;
2) Identify the legal point of discharge;
3) Identify management strategies to ensure that stormwater discharge from the development is maintained at pre-developed flows for all storm events up to and including the Q100 storm event;
4) Prepare a stormwater quality management plan that ensures the proposed development complies with the local authority's stormwater quality criteria.
5) Provide a **CONCEPTUAL** stormwater management layout plan indicating how objectives 2, 3 and 4 can be incorporated into the proposed development.

All enquiries in relation to this report should be directed to MORA Consulting Pty Ltd on (07) 5528 2633.

2.0 SITE DESCRIPTION

Street Address - 4 Weaver Street, Lismore NSW

RP Description - Lots 17 on DP17964

Total Site Area - 1,109m^2

Existing Use - Two-Storey Residence

Proposed Use - Five-Storey Building for a Health Accommodation Precinct

Local Authority - Lismore City Council

2.1 TOPOGRAPHY

The site is sloping from the south boundary at approximately RL18.06 to the north boundary fronting Orion Street at approximately RL16.89, this represents a slope of approximately 3%.
Refer to Appendix A, which presents a locality and contour survey of the subject site.

2.2 VEGETATION

Approximately 11% of the site impervious, comprising of the existing two storey residence, the rest of the site is well grassed.

2.3 SOILS

Observations and historical data from the Lismore area indicates that anticipated soil conditions likely to be encountered on site are silty clay.

Copyright © MORA Consulting Pty. Ltd.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a five-storey building for short-term health accommodation. The building includes ground floor carparking, one-bedroom units, shared living & laundry spaces and small private balconies.
The building has two stair wells and one lift.
Appendix A presents a site plan and architectural plans, prepared by Raunik Design Group Architects, of the subject site.

4.0 HYDROLOGICAL DETAILS

4.1 EXISTING HYDROLOGY

The site currently discharges via piped drainage to Weaver Street kerb & Channel, and overland flow to the inlet pit in Orion Street verge via a large, grassed swale and overland flow path.
The subject site has a stormwater overland flow path through the north-eastern part of the site, the site will be set down and shaped to not disturb this overland flow path.

Deemed to comply solution as per Lismore City Council's – Development Control Plan Section 5.3.1.

Pre-Development Peak Stormwater Discharges

Roof Area (C=1)	– 127m^2
Impervious Area (C=0.9)	– 0m^2
Pervious Area (C=0.6)	– 982m^2
1yr ARI 5-minute design storm	– 103mm/hr
10yr ARI 5-minute design storm	– 182mm/hr
1yr pre-development peak discharge	– 20.49L/s
10yr pre-development peak discharge	– 36.20L/s

4.2 MODIFIED HYDROLOGY

Post-Development Peak Stormwater Discharges

Roof Area (C=1)	– 472m^2
Impervious Area (C=0.9)	– 400m^2
Pervious Area (C=0.6)	– 237m^2
1yr ARI 5-minute design storm	– 103mm/hr
10yr ARI 5-minute design storm	– 182mm/hr
1yr post-development peak discharge	– 27.87L/s
10yr post-development peak discharge	– 49.25L/s

4.3 LAWFUL POINT OF DISCHARGE

The lawful point of discharge is via piped stormwater drainage to a stormwater gully within Weaver Street.

This location is easily accessed and under the lawful control of the Local Authority and discharge at these locations will not cause an actionable nuisance. WSUD and on-site stormwater detention will be incorporated into the stormwater drainage design of the development.

Copyright © MORA Consulting Pty. Ltd.

5.0 ON-SITE STORMWATER DETENTION (OSD)

5.1 DISCHARGE LIMITS

The 'deemed to comply' solution to meet the 'stormwater quantity' performance criteria is a stormwater detention system designed to attenuate the 1-year ARI and 10-year ARI peak discharges to pre-development levels.

5.2 DETENTION CALCULATIONS

Detention calculations for the proposed development have been based on the deemed to comply solution as per Lismore City Council's – Development Control Plan Section 5.3.1. and the following assumptions:

Peak Stormwater Discharges

1yr pre-development peak discharge – 20.49L/s
1yr post-development peak discharge – 27.87L/s
10yr pre-development peak discharge – 36.20L/s
10yr post-development peak discharge – 49.25L/s

Post-Development storage volume to attenuate 1yr & 10yr ARI storm peak discharges to pre-development levels.

1yr storage volume [(27.87-20.49) x 300] - 2,214L
10yr storage volume [(49.25-36.20) x 300] - 3,915L

Table 5.2 – OSD & Discharge Limit Calculation Summary

ARI (years)	Q Limit (l/s)	OSD Volume (L)
1	20.49	2,214
10	36.20	3,915

Refer to Appendix C for detailed assumptions & calculations.

5.3 OSD SITING

The volumes described in section 5.2 can be accommodated within the proposed detention tank in accordance with the below.

OSD: Stormwater

Detention provided (900h Atlan FlowVault Cube) = 4,085L

Total OSD Required = 3,915L
Total OSD Provided = 4,085L

Copyright © MORA Consulting Pty. Ltd.

6.0 STORMWATER (QUALITY) MANAGEMENT PLAN

6.1 OBJECTIVES

The objective of this SMP is to:

1) Ensure that the proposed development complies with "Lismore City Council's – Development Control Plan" (1)

6.2 PERFORMANCE CRITERIA

Lismore City Councils' Development Control Plan(1) lists pollutant treatment objectives as setout below.

75% reduction in Total Suspended Solids (TSS)
65% reduction in Total Phosphorous (TP)
40% reduction in Total Nitrogen (TN)
90% reduction in Gross Pollutants

6.3 POLLUTANT SOURCES & QUANTITY

The following pollutants affect objectives outlined in Section 6.1 have been identified as those that may be produced as a result of construction and operational activities.

Construction Phase

- *Sediments* – sediment exposed during the disturbance of the site, unprotected stockpiles during earthworks.
- *Hydrocarbons* – greases and oils from plant and equipment operation, accidental spills, leaks.
- *Gross pollutants*– litter and debris from workers and activities involved in construction.
- *Acid or Alkaline substances* – cement slurries, wash waters etc.
- *Toxic Materials* – cleaning agents, wash waters etc.

Operational Phase

- *Sediments* – from organic matter, landscaped areas, weathering of buildings, pavements and structures, car washing, etc.
- *Gross pollutants* – litter and debris from spills and accidents, inappropriate rubbish storage and management, pedestrians etc.
- *Nutrients* – from organic matter, fertiliser, detergents (washing of vehicles), etc.
- *Hydrocarbons* – greases and oils from vehicle parking areas, oil leaks on driveways etc.
- *Surfactants* – detergent runoff from vehicle washing.
- *Heavy Metals* – are often associated with fine sediment.
- *Oxygen Demanding Substances* – organic and chemical matter.

6.4 CONSTRUCTION STORMWATER MANAGEMENT

A large risk of stormwater pollution will occur from the site during the construction phase due to erosion on and sediment transportation off site to the receiving environment. The majority of this risk results from construction activities disturbing the site and exposing areas of soil to the direct erosive influences of the environment.

Copyright © MORA Consulting Pty. Ltd.

6.5. OPERATIONAL STORMWATER MANAGEMENT

6.5.1 Atlan Vault - Detention

To achieve detention requirements and no worsening of peak flows, One Atlan Vault Cube is required at 2,407mm Long, 2,360mm Wide and 900mm Internal height totalling 4,085L total detention storage.



A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance. The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

6.5.2 Atlan Vault - Retention

The deemed to comply solutions as per Lismore Development Control Plan, requires 1.5kL of rainwater retention per toilet and 0.05kL of rainwater retention per m^2 of landscape. The development comprises of 39 toilets and 237m^2 of landscaping. This results in 70,350L of required rainwater retention.



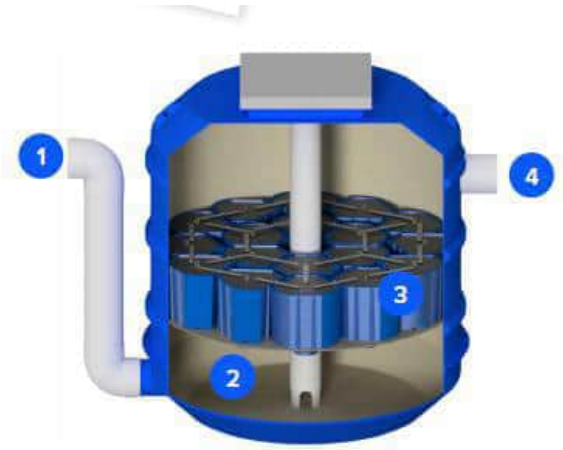
To achieve required rainwater harvesting requirements, Five Atlan Vaults are required at 5,030mm Long, 2,360mm Wide and 1464mm Internal height totalling 74,460L total rainwater retention storage.

A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance. The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

Copyright © MORA Consulting Pty. Ltd.

6.5.3 Atlan FlowFilter

To achieve the required average annual pollutant load reduction targets, one Atlan Flowfilter is required with a total of 5 filter cartridges flowing 20L/s (FLF.1500/5.A.225.PVC)



This innovative approach to stormwater treatment uses an up-flow filtration process. With minimal head drop required between inlet and outlet.
The stormwater is treated within the unit by the following processes: sedimentation, filtration, adsorption, and precipitation.

6.6 Implementation Strategy

MUSIC modelling was performed to analyse water quality from various water sensitive urban designs (WSUD) to achieve the performance criteria stated in Section 6.2. The modelling compares the developed site without and with WSUD incorporated to analyse pollutant load reductions.

MUSIC is a software-modelling package that simulates runoff, sediment, nutrient and gross pollutant generation and movement through typical components of an urban stormwater drainage system. MUSIC modelling was performed to accordance with Water by Design, MUSIC Modelling Guidelines, SEQ Healthy Waterways Partnership Brisbane, 2010 to analyse improved water quality from various WSUDs to achieve the performance criteria stated in Section 6.2. Appendix C presents the modelling layouts and results.
The modelled results compare the developed with WSUD source and residual pollutant loads and the corresponding percentage reductions. Table 6.6, on the below presents the annual pollutant loads remaining on the site after WSUD is incorporated into the development with MUSIC.

Table 6.6 Proposed Development Modelled Annual Pollutant Loads

Pollutant	Local Authority Reduction Percentage Targets	Reduction Percentage Achieved
Total Suspended Solids (TSS)	75%	83.1%
Total Phosphorous (TP)	65%	82.6%
Total Nitrogen (TN)	40%	55.2%
Gross Pollutants (GP)	90%	100%

Refer to Appendix C for MUSIC modelling layout and results.

The results in Table 6.6 indicate that the proposed WSUD will achieve the local authority's target.

A Stormwater Management Layout drawing is presented in Appendix B and provides a proposed conceptual layout of the controls described in the following sections.

Copyright © MORA Consulting Pty. Ltd.

6.7 MONITORING

Specific stormwater quality monitoring during the construction or operational phase of the development is not anticipated.

Maintenance monitoring of the stormwater drainage system internal to the site is to be carried out on a regular basis to ensure stormwater drainage is functioning as required. This is to occur at least once per month and can easily be incorporated into the developments landscape gardeners' responsibilities. A summary of maintenance required from these monitoring reviews are presented below.

6.8 MAINTENANCE

The owners of the site should incorporate a regular maintenance program of the stormwater drainage system. This is to include, but not be limited to:

Gutters & Downpipes

- Gutters and downpipes should be checked for leaves and debris and cleaned and flushed as necessary.

Gully Pits & Trench Grates

- Gully pits & trench grates should be checked for debris and cleaned and flushed as necessary.

Swale & Spoon Drains

- Swale drains should be regularly mowed and checked for and debris and cleaned as necessary.

Atlan Vault

- Detention/Retention tanks should be checked for leaves and debris and cleaned and flushed as necessary.

Atlan FlowFilter

- Visually inspect the FlowFilter cartridges and measure the depth of sediment and gross pollutants.
- Use a vacuum truck to remove sump contents as required.
- Cartridge replacement required at 5-7 year intervals.

Detailed maintenance will be covered in the Stormwater Maintenance & Management Plan at a future date.

6.9 AUDITING & REPORTING

Due to water quality testing not being required there will be no auditing and reporting required during the operational phase.

Copyright © MORA Consulting Pty. Ltd.

7.0 CONCLUSIONS

This Stormwater Management Plan has:

1) Reviewed the pre- and post-development catchments and hydrology of the site;

2) Provided detailed calculation and design of mitigation measures to ensure no net increase in peak flows from the site (Refer to section 5.2 and 5.3 of this report); The required onsite detention is **3,915L**, the proposed onsite detention provided is **4,085L**, to meet the 'deemed to comply' solution to attenuate the 1-year ARI and 10-year ARI peak discharges to pre-development levels.

3) Identified the lawful point of discharge, via piped stormwater drainage to a stormwater gully within Weaver Street.

4) Prepared a stormwater quality management plan that complies with Lismore City Council's – Development Control Plan

Controls that are required to be implemented -

a) 74,460L rainwater retention (Five 1464h Atlan FlowVault Rectangle)
b) 4,085L inground detention tank (One 900h Atlan FlowVault Cube)
c) One (1) ATLAN flow filter (1500/5)

5) Provided a Conceptual Stormwater Management Layout Plan (refer to Appendix B) outlining how the various stormwater controls can be incorporated within the development.

MORA Consulting Pty. Ltd.
RPEQ Qld 5793.

REFERENCES

1) "Lismore City Council's – Development Control Plan"

2) *"AS/NZS:3500 Plumbing and Drainage"* Standards Australia/Standards New Zealand 2021".

3) "Australian Rainfall and Runoff", 2016 Edition.

4) "Bureau of Meteorology (BOM)"- "2016 Intensity-Frequency-Duration (IFD) Design Rainfalls", 2016.

APPENDICES

Appendix A	**Locality Plan, Site Survey & Building Design Plans**
Appendix B	**Conceptual Stormwater Management Layout Plans**
Appendix C	**BOM IFD Table, & MUSIC Modelling Results**
Appendix D	**Maintenance Plans & Checklists**

Copyright © MORA Consulting Pty. Ltd.

APPENDIX A

Locality Plan, Site Survey & Building Plans

Locality Plan
4 Weaver Street, Lismore NSW

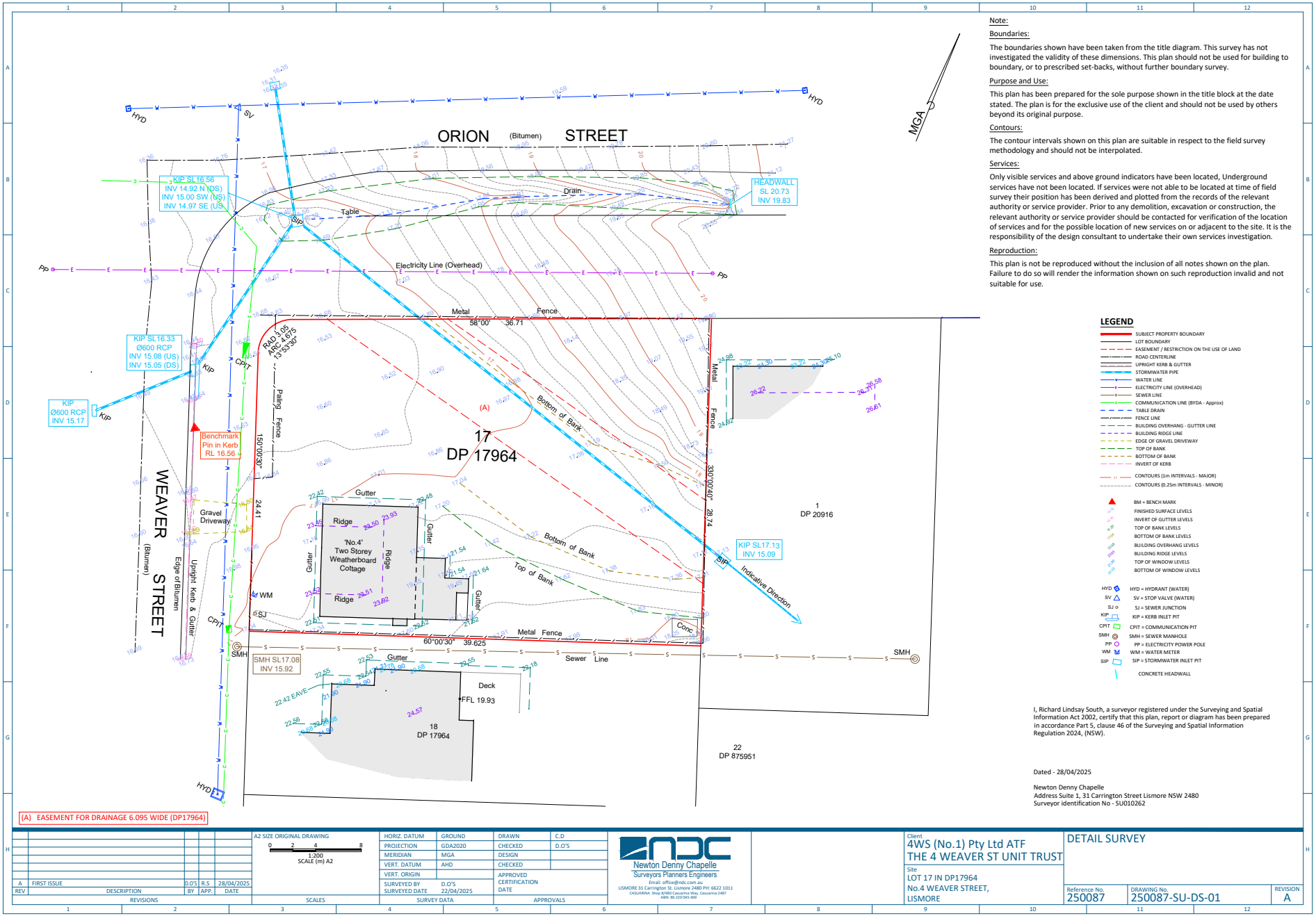


Image 1 – 4 Weaver Street



Image 2 – 4 Weaver Street

Reference: Google Maps



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	D.O'S	CERTIFICATION	
SURVEYED DATE	22/04/2025	DATE	

SURVEY DATA
APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	A

PROJECT #25127 - *CONCEPT - 1/05/2025*

4 WEAVER STREET

Lismore, NSW, 2480

FOR

CLIENT COMPANY



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

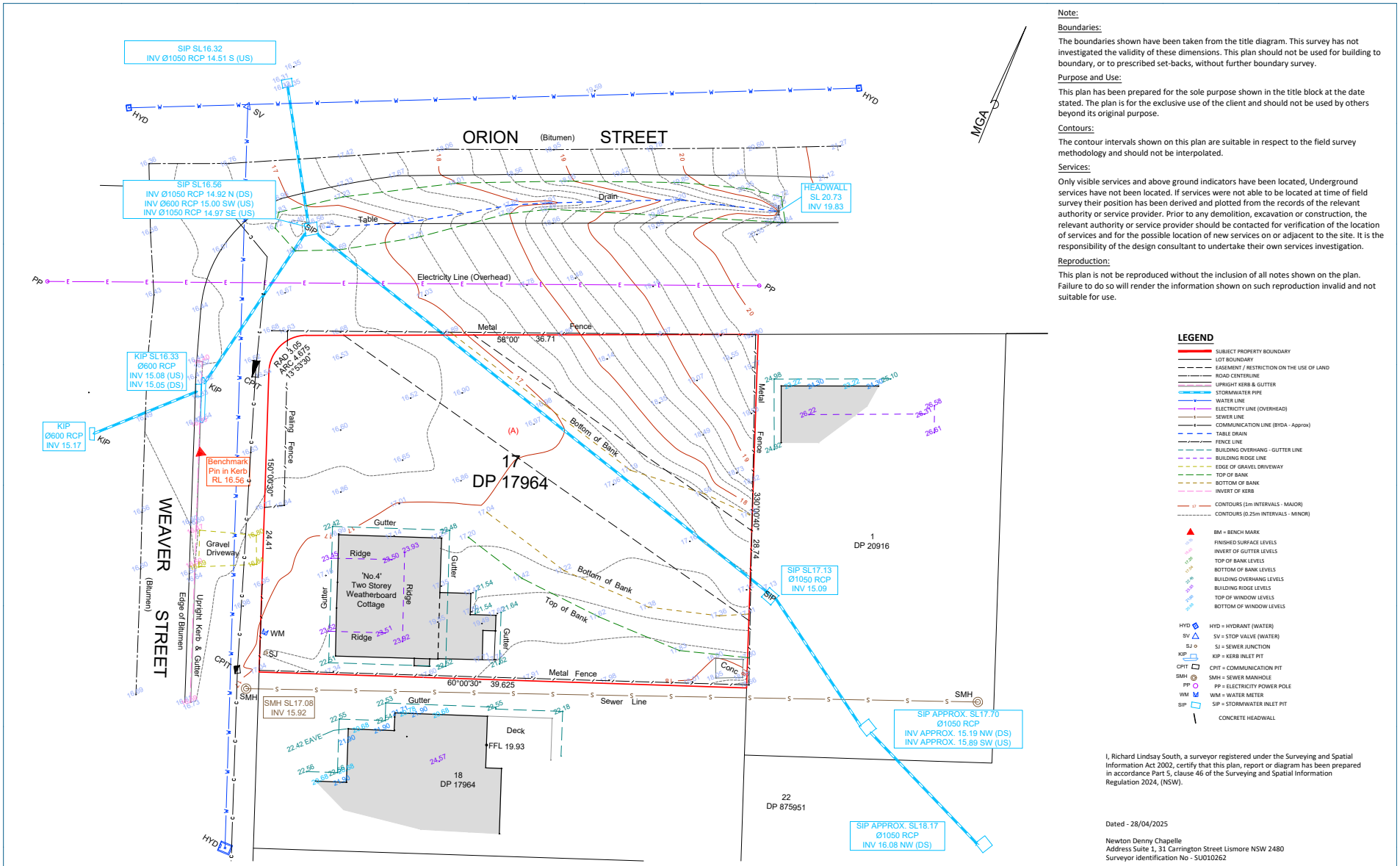
61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	D.O'S		
SURVEYED DATE	22/04/2025		

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

LEVEL 1 - GROUNI

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1300 RE



Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

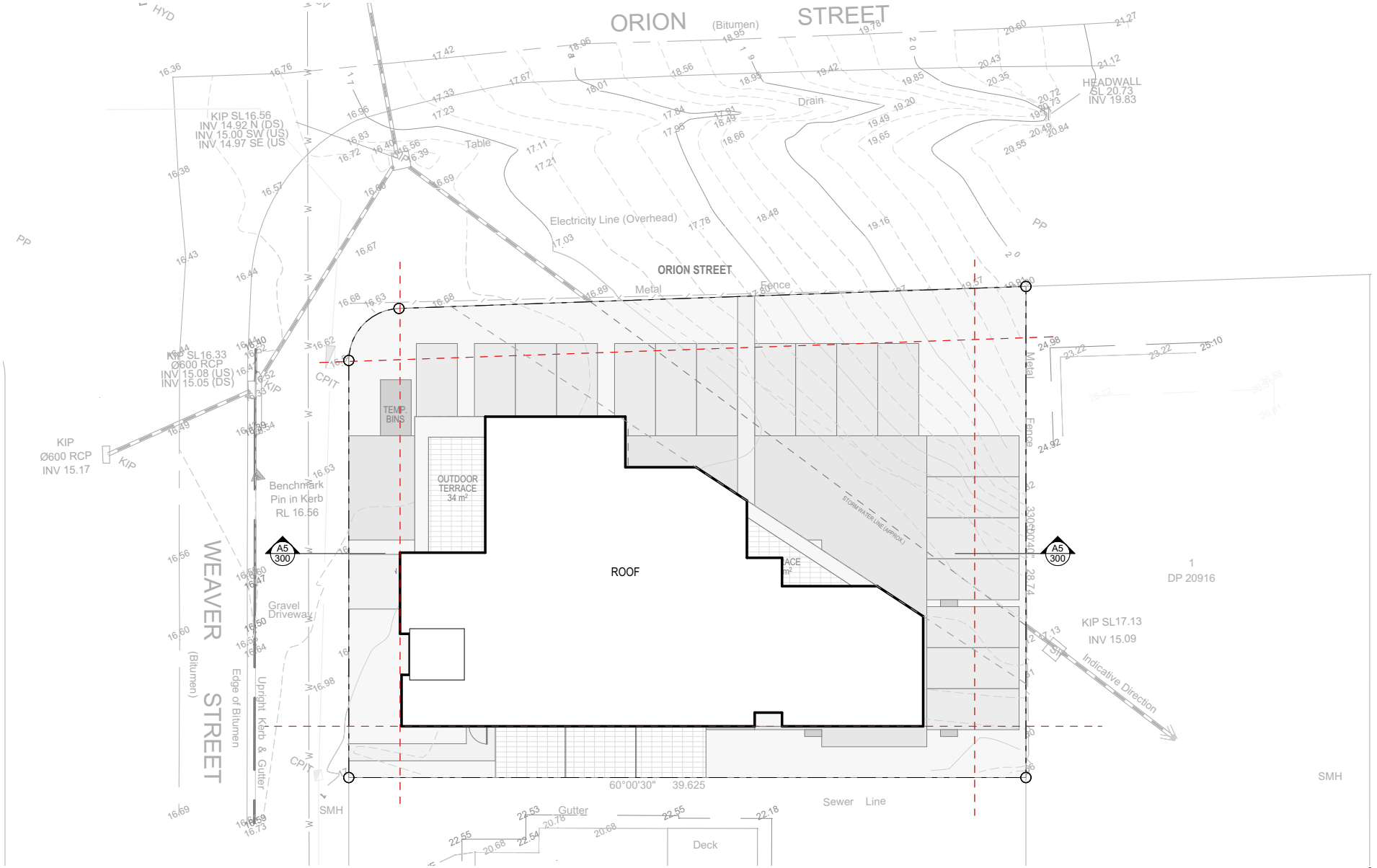
LEVELS 2-



Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

LEVEL

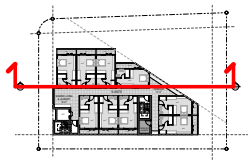
25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1303 RE

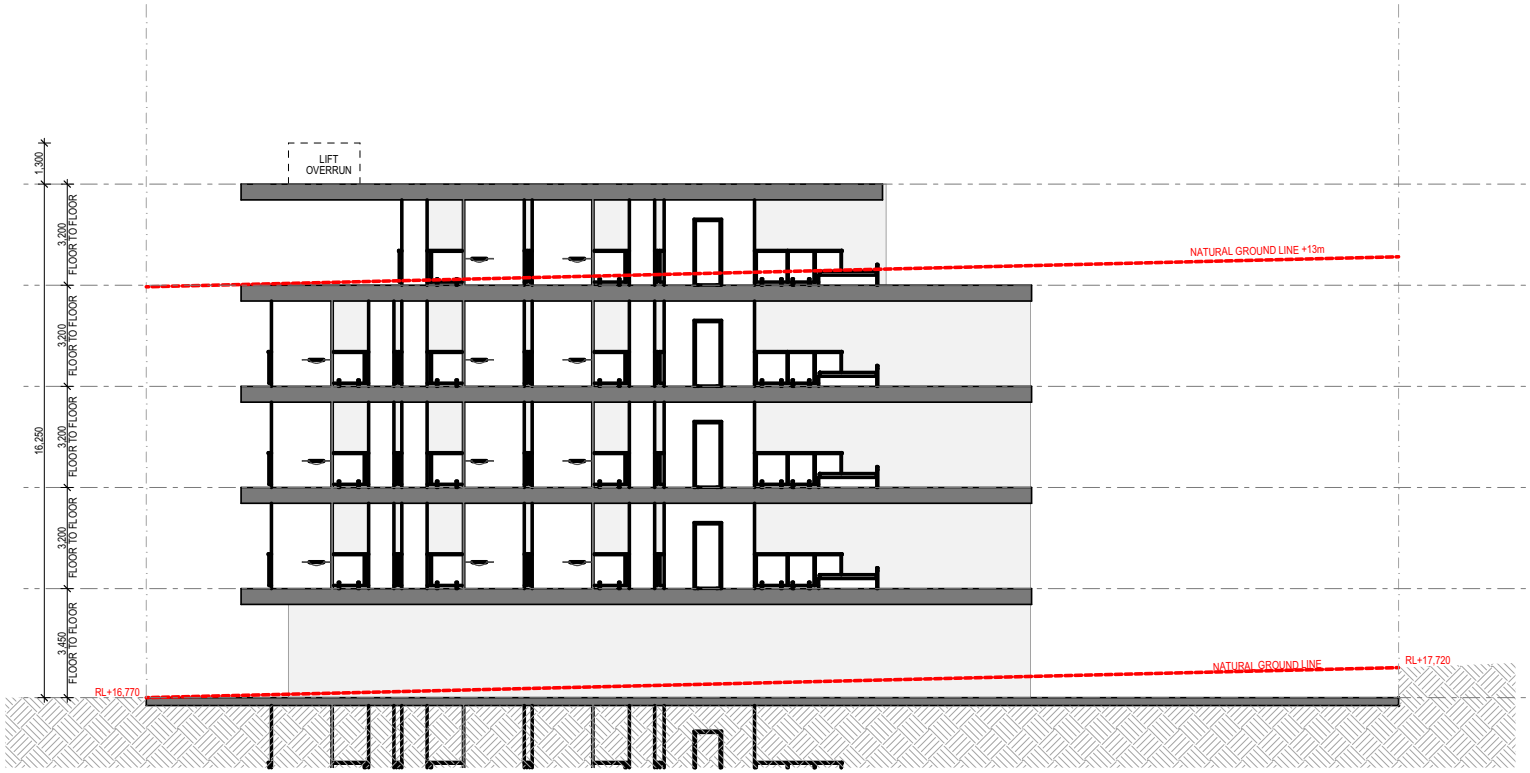


RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 1303 RE





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 1/05/2025 at 5:03 PM
By BradPriekulis

1:150@A

SECTIONS

25127 | 4 WEAVER STREET | CONCEPT | 1/05/2025 | DA 3000 RE

APPENDIX B

Conceptual Stormwater Management Layout Plan

GENERAL NOTES A:

. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.

. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.

. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).

. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.

. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.

. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.

. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.

. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES (UNLESS NOMINATED TO BE PRESERVED), EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.

0. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.

1. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

2. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

3. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT. ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.

4. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.

5. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

6. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.

7. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

Sanitary Drainage	
es	ex.Sewer
esd	ex.Sanitary
Water Main	
ew	ex.Water main
Fire Service	
ex.Fire Service	
Hot Water	
ex.Hot Water	
Warm Water	
ex.Warm Water	
Cold Water	
ex.Cold Water	
Recycled Water	
ex.Recycled Water	
Stormwater	
esw	ex.Stormwater
Vent	
ex.Vent	
g	Gas
T	Trade Waste
Rising Main	
np	Non-Potable Water
ex.Non-Potable Water	
ag	Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEERS IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT "DIAL BEFORE YOU DIG" FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

DRAWING INDEX

CONCEPTUAL STORMWATER MANAGEMENT PLAN

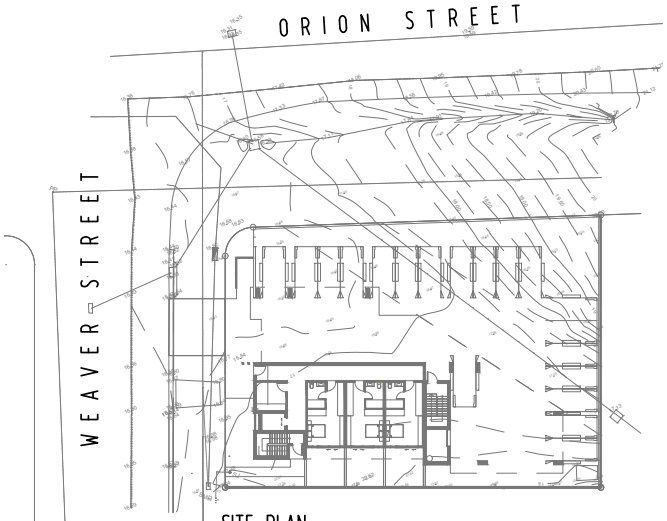
SMP1 NOTES, DRAWING INDEX, LOCALITY PLAN 1, LOCALITY PLAN 2 & SITE PLAN
SMP2 SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
SMP3 DETAILS



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPTUAL STORMWATER PLAN

NOTES, DRAWING INDEX, LOCALITY PLAN & SITE PLAN

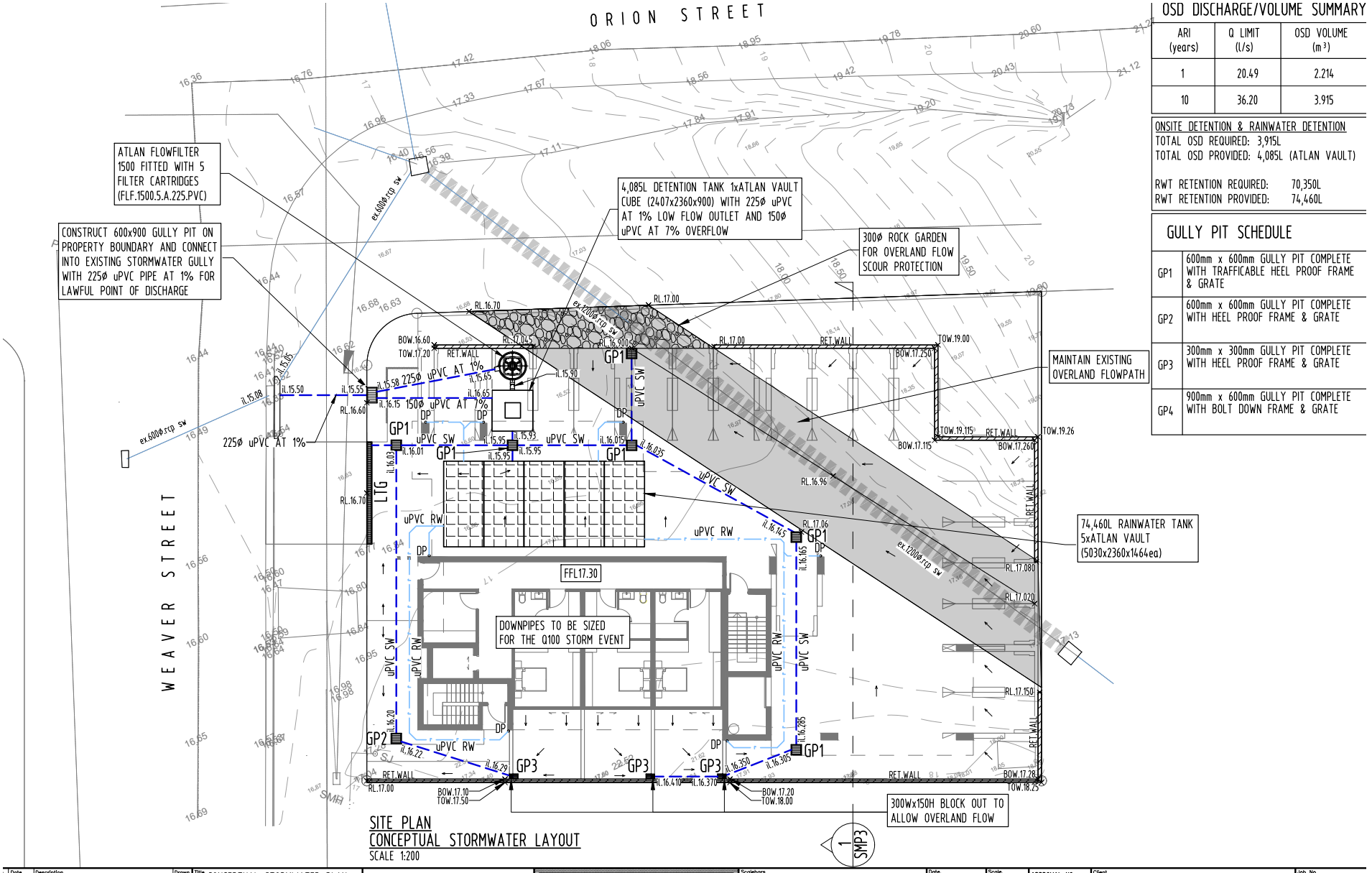
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date: JULY 2025 | Scale: 1:500 | APPROVAL NO.
Designed: MJO | Drawn: TV
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client: 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project: STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet: SMP1 | Issue: A



OSD DISCHARGE/VOLUME SUMMARY

ARI (years)	Q LIMIT (l/s)	OSD VOLUME (m^3)
1	20.49	2.214
10	36.20	3.915

ONSITE DETENTION & RAINWATER DETENTION
TOTAL OSD REQUIRED: 3,915L
TOTAL OSD PROVIDED: 4,085L (ATLAN VAULT)

RWT RETENTION REQUIRED: 70,350L
RWT RETENTION PROVIDED: 74,460L

GULLY PIT SCHEDULE

GP1	600mm x 600mm GULLY PIT COMPLETE WITH TRAFFICABLE HEEL PROOF FRAME & GRATE
GP2	600mm x 600mm GULLY PIT COMPLETE WITH HEEL PROOF FRAME & GRATE
GP3	300mm x 300mm GULLY PIT COMPLETE WITH HEEL PROOF FRAME & GRATE
GP4	900mm x 600mm GULLY PIT COMPLETE WITH BOLT DOWN FRAME & GRATE

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPTUAL STORMWATER PLAN
SITE PLAN
CONCEPTUAL STORMWATER LAYOUT

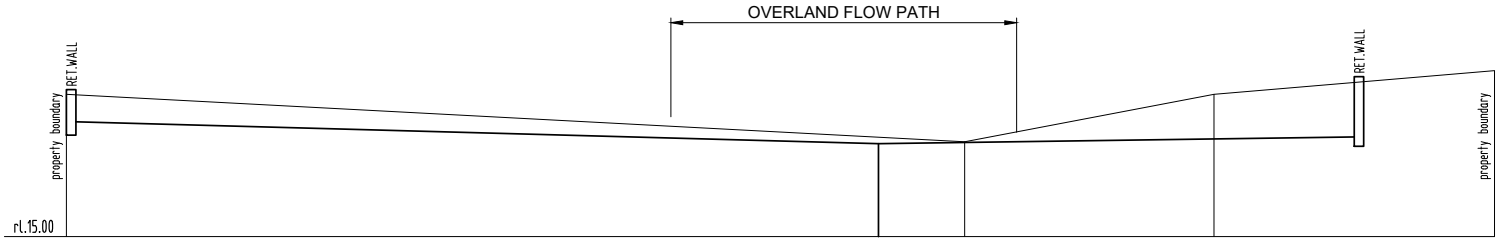
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road, Southport, Qld. P.O. Box 5894 Gold Coast Mail Centre 9726
Tel: (07) 5528 2633 Fax: (07) 5528 2644 Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

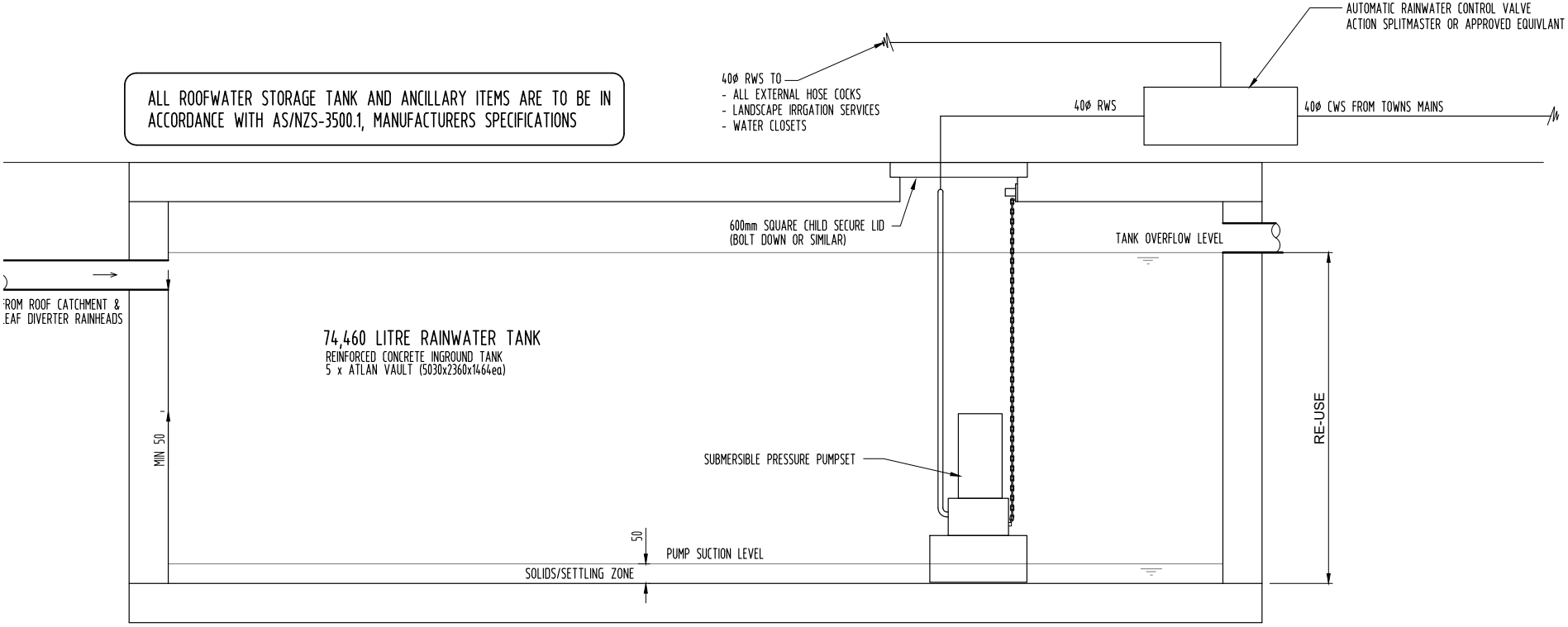
Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,
Sheet. SMP2 | Issue. A



TYPICAL SECTION 1 SMP2
SCALE: 1:100

ALL ROOFWATER STORAGE TANK AND ANCILLARY ITEMS ARE TO BE IN ACCORDANCE WITH AS/NZS-3500.1, MANUFACTURERS SPECIFICATIONS



DETAIL 1 - RAINWATER STORAGE TANK
DIAGRAMMATIC ONLY, NOT TO SCALE

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPTUAL STORMWATER PLAN

DETAILS

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 17 on DP17964
SITE AREA 1,109m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 1 LISMORE HEALTH ACCOMMODATION PRECINCT AT 4 WEAVER STREET,

Sheet. SMP3 | Issue. A

APPENDIX C

BOM IFD Table, & MUSIC Modelling Results

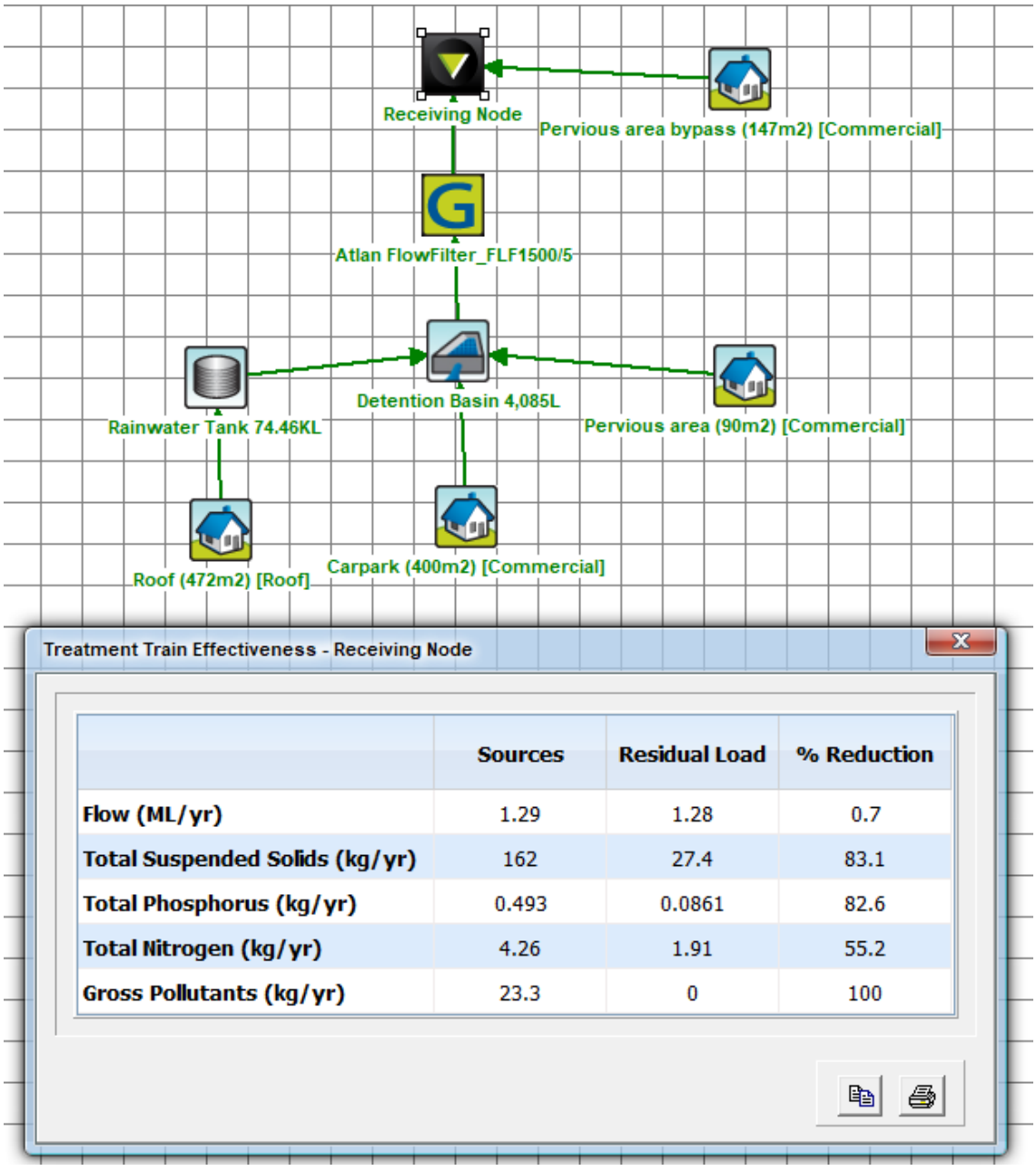
IFD DESIGN RAINFALL INTENSITY (mm/h)

Reference: Bureau of Meteorology – Design Rainfall Data System (2016)

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
5 min	103	115	155	182	208	244	271
6 min	98.4	110	148	173	198	231	257
7 min	94.2	106	142	166	189	220	244
8 min	90.3	101	136	159	181	211	233
9 min	86.8	97.3	130	152	174	202	223
10 min	83.5	93.7	125	147	167	194	214
11 min	80.5	90.3	121	141	161	186	205
12 min	77.7	87.1	116	136	155	179	198
13 min	75.1	84.2	112	131	150	173	191
14 min	72.6	81.5	109	127	145	167	184
15 min	70.4	78.9	105	123	140	162	179
16 min	68.3	76.6	102	119	136	157	173
17 min	66.3	74.3	99.2	116	132	153	168
18 min	64.4	72.3	96.5	113	128	148	163
19 min	62.7	70.3	93.8	110	125	144	159
20 min	61.1	68.5	91.4	107	122	141	155
30 min	48.8	54.7	73.0	85.4	97.4	113	125
40 min	41.0	46.0	61.5	72.1	82.4	96.1	107
50 min	35.6	39.9	53.6	62.9	72.0	84.4	93.9
1 hour	31.7	35.5	47.8	56.2	64.5	75.8	84.6

Music Model

4 Weaver Street, Lismore NSW



Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.29	1.28	0.7
Total Suspended Solids (kg/yr)	162	27.4	83.1
Total Phosphorus (kg/yr)	0.493	0.0861	82.6
Total Nitrogen (kg/yr)	4.26	1.91	55.2
Gross Pollutants (kg/yr)	23.3	0	100

APPENDIX D

Maintenance Plans & Checklists

AtlanVault

Modular precast on-site stormwater detention system



atlan.com.au

Atlan STORMWATER



APPLICATIONS

- Residential
- Commercial
- Industrial
- Retail sites
- Subdivisions
- Urban infrastructure

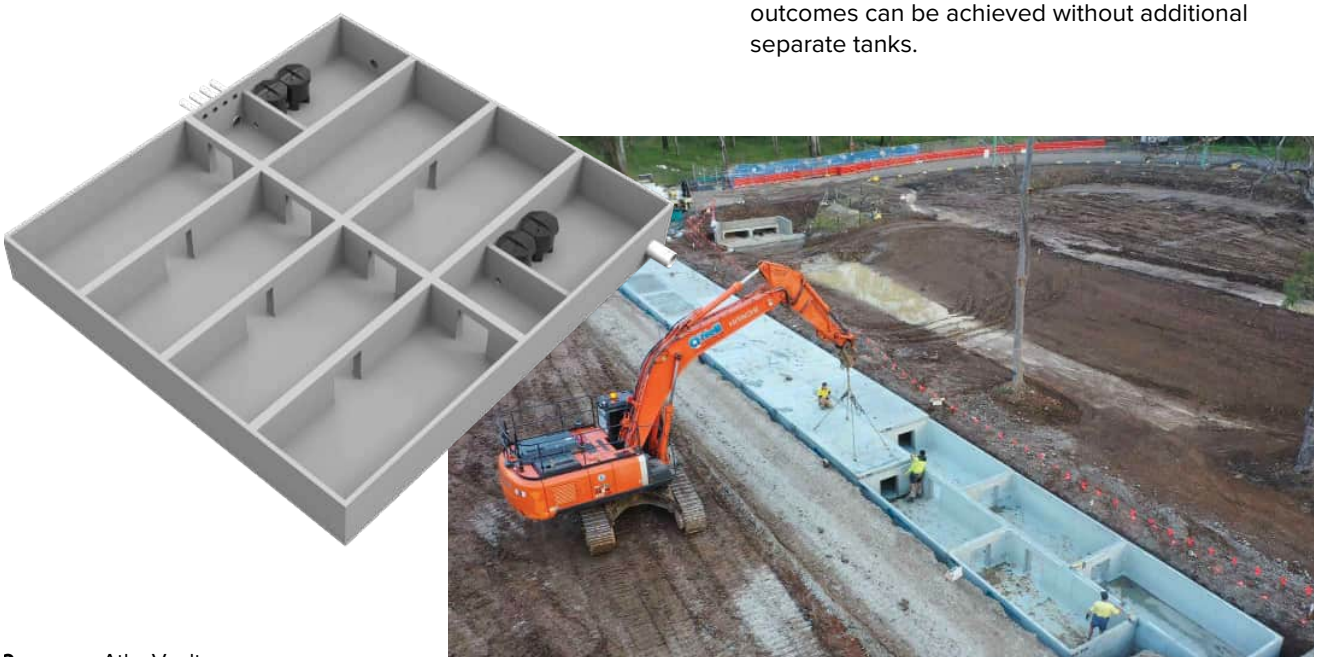
FEATURES

A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance.

The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

It is a robust solution for stormwater detention typically installed under carparks in commercial premises, or the common driveways in multi-unit developments.
The AtlanVault is selected for its easy access for maintenance, strong traffic rating, simple installation protocol, and ability for large volumes to be installed in a single day and truck trafficable immediately.

- Flexibility in footprint design for optimum layouts
- Flexible heights to suit site levels
- Truck trafficable. Delivered to site cured to 50MPa. The tanks can be installed, backfilled and trafficable immediately, maintaining site accessibility.
- Modules do not rely on stone backfill for stormwater storage or support, so there are smaller excavations and less spoil to dispose of compared to other systems.
- Units are delivered to site to meet clients cranes and are generally installed immediately. This is no on-site storage of modules required so on-site space is optimised.
- AtlanFilter cartridges can be designed to be contained in these systems so water quality outcomes can be achieved without additional separate tanks.







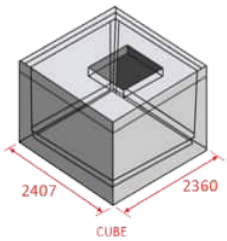
COMPARISON

OSD SYSTEMS	ATLANVAULT/MEGAVAULT	CONVENTIONAL CAST INSITUE OR BLOCK & SLAB
STRUCTURAL ENGINEERING	All required structural certification provided by Atlan Stormwater and Engineering Partners minimising onsite inspections and increasing construction efficiency.	Structural engineering requires 'Hold Points' and visual inspection to ensure correct construction methods are achieved. Potential delays and risk of trade error is higher.
CONSTRUCTION PROGRAM EFFICIENCIES	Construction timeline savings of up to 90% can be achieved, with a guaranteed reduction of labour required on site.	Multiple trades required to complete the scope providing a slower construction timeline and increased risk of poor weather and delays.
SAFETY	Reduces the amount of labour required to complete the works. Significantly decreased open excavation time. Minimises the requirement of Confined Space Entry during tank construction.	Increased time with an open excavation due to increased sub-contractor involvement. Co-ordination on safety plans and inductions with increased involvement and supervision required. Exposed reinforcement contributing to trip hazards. Confined Space Entry is required.
ENVIRONMENTAL IMPACT	• Minimal construction waste. • Decreased excavation time. • Decreases risk of silt release. • No concrete truck washouts required.	• Increased construction waste from palletised construction materials to complete the scope. • Concrete truck washouts required.
QUALITY	Tanks constructed to ISO9001 Quality Standards. Atlan Stormwater engineering partners provide product 'sign-off'.	Hold points and visual sign off by the project Certified Engineers.
ORGANISATIONS REQUIRED	Atlan Stormwater offer a 'Turnkey' Solution from design and manufacture through to construction.	Multiple trades.



SIZES & CAPACITIES

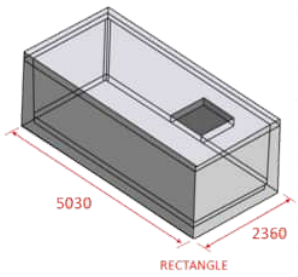
NOTE: Internal heights only provided as tank lid thickness is dependant on traffic rating & soil/slab cover. Visit our website to download plans and drawings.



CUBE

2407mm long x 2360mm wide

INTERNAL HEIGHT	CAPACITY kL
900	4.085
950	4.371
1000	4.550
1100	5.018
1150	5.252
1200	5.488
1250	5.723
1300	5.959
1350	6.196
1464	6.737



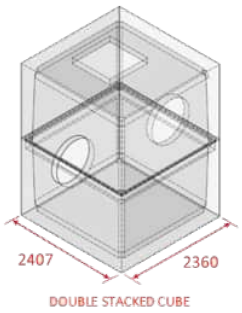
RECTANGLE

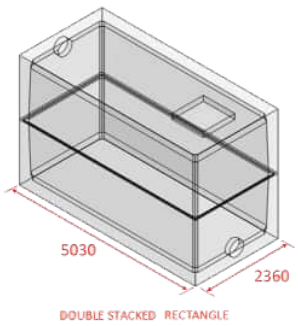
5030mm long x 2360mm wide

INTERNAL HEIGHT	CAPACITY kL
900	9.064
950	9.577
1000	10.090
1100	11.119
1150	11.635
1200	12.152
1250	12.669
1300	13.187
1350	13.706
1464	14.892









DOUBLE STACKED CUBE

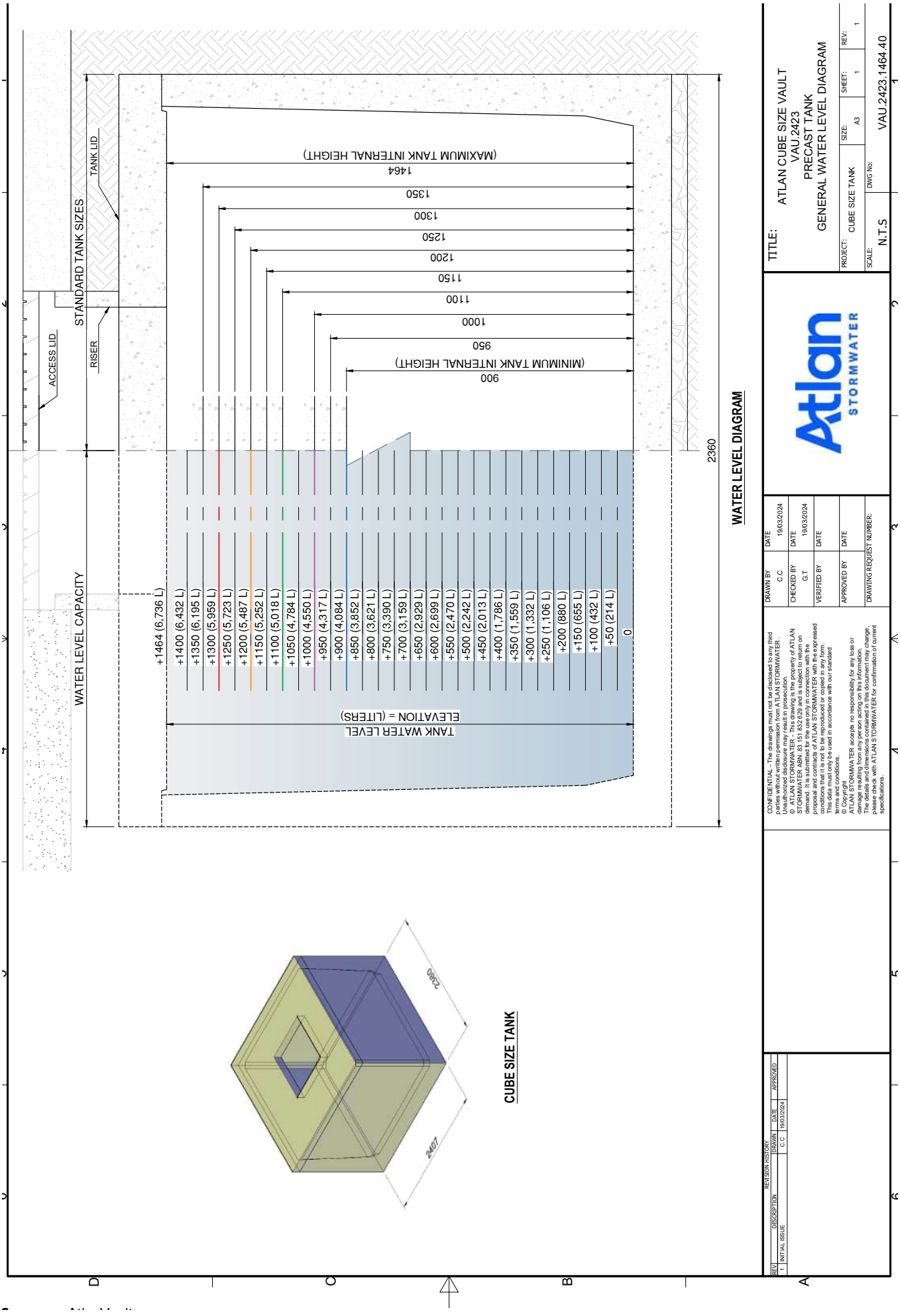
2407mm long x 2360mm wide

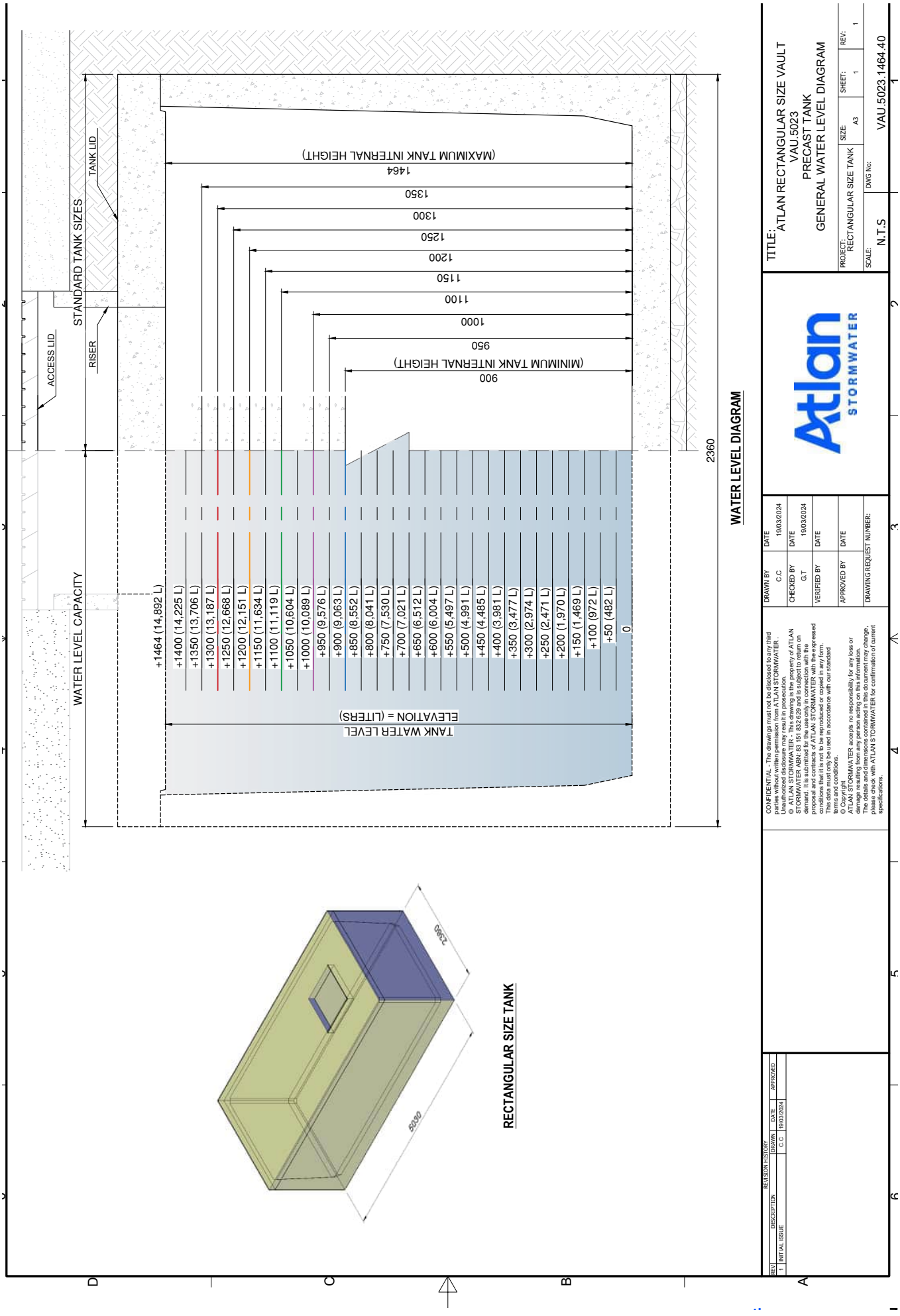
BASE SECTION INTERNAL HEIGHT	TOP SECTION INTERNAL HEIGHT	INTERNAL HEIGH	CAPACITY kL
884	916	1800	8.170
934	916	1850	8.456
984	916	1900	8.635
984	966	1950	8.921
984	1016	2000	9.100
1134	916	2050	9.337
1184	916	2100	9.573
1184	966	2150	9.859
1184	1016	2200	10.038
1334	916	2250	10.281
1334	966	2300	10.567
1439	916	2355	10.703
1439	966	2405	10.989
1438	1016	2455	11.168
1334	1166	2500	11.448
1439	1116	2555	11.636
1439	1166	2605	11.870
1439	1216	2655	12.106
1439	1266	2705	12.341
1439	1316	2755	12.577
1439	1366	2805	12.814
1439	1471	2910	13.388

DOUBLE STACKED RECTANGLE

5030mm long x 2360mm wide

BASE SECTION INTERNAL HEIGHT	TOP SECTION INTERNAL HEIGHT	INTERNAL HEIGH	CAPACITY kL
884	916	1800	18.128
934	916	1850	18.640
984	916	1900	19.154
984	966	1950	19.666
984	1016	2000	20.180
1134	916	2050	20.699
1184	916	2100	21.215
1184	966	2150	21.728
1184	1016	2200	22.241
1334	916	2250	22.770
1334	966	2300	23.283
1439	916	2355	23.858
1439	966	2405	24.372
1438	1016	2455	24.885
1334	1166	2500	25.341
1439	1116	2555	25.915
1439	1166	2605	26.431
1439	1216	2655	26.915
1439	1266	2705	27.466
1439	1316	2755	27.984
1439	1366	2805	28.493
1439	1471	2910	29.596


STANDARD TANK SIZES
TANK LID
ACCESS LID
RISER
WATER LEVEL CAPACITY
(MAXIMUM TANK INTERNAL HEIGHT)
1464
1350
1300
1250
1200
1150
1100
1000
950
(MINIMUM TANK INTERNAL HEIGHT)
900
2360
+1464 (6,736 L)
+1400 (6,432 L)
+1350 (6,195 L)
+1300 (5,959 L)
+1250 (5,723 L)
+1200 (5,487 L)
+1150 (5,252 L)
+1100 (5,018 L)
+1050 (4,784 L)
+1000 (4,550 L)
+950 (4,317 L)
+900 (4,084 L)
+850 (3,852 L)
+800 (3,621 L)
+750 (3,390 L)
+700 (3,159 L)
+650 (2,929 L)
+600 (2,699 L)
+550 (2,470 L)
+500 (2,242 L)
+450 (2,013 L)
+400 (1,786 L)
+350 (1,559 L)
+300 (1,332 L)
+250 (1,106 L)
+200 (880 L)
+150 (655 L)
+100 (432 L)
+50 (214 L)
0
TANK WATER LEVEL
ELEVATION = (LITERS)
WATER LEVEL DIAGRAM
2360
2407
CUBE SIZE TANK
REVISION HISTORY
REV DESCRIPTION DRAWN DATE APPROVED
1 INITIAL ISSUE C.C 19/03/2024
CONFIDENTIAL - The drawings must not be disclosed to any third party without written permission from ATLAN STORMWATER. Unauthorized disclosure may result in prosecution.
© ATLAN STORMWATER - This drawing is the property of ATLAN STORMWATER ABN: 83 151 832 629 and is subject to return on demand. It is submitted for the use only in connection with the project and contract as detailed and shall not be used for any purpose that it is not to be reproduced or copied in any form. This data must only be used in accordance with our standard terms and conditions.
© Copyright
ATLAN STORMWATER accepts no responsibility for any loss or damage resulting from any person acting on this information.
The details and dimensions contained in this document may change, please check with ATLAN STORMWATER for confirmation of current specifications.
DRAWN BY C.C DATE 19/03/2024
CHECKED BY G.T DATE 19/03/2024
VERIFIED BY DATE
APPROVED BY DATE
DRAWING REQUEST NUMBER:
TITLE: ATLAN CUBE SIZE VAULT VAU.2423 PRECAST TANK GENERAL WATER LEVEL DIAGRAM
PROJECT: CUBE SIZE TANK
SIZE: A3
SHEET: 1
REV: 1
SCALE: N.T.S
DWG No: VAU.2423.1464.40
Atlan STORMWATER


STANDARD TANK SIZES
TANK LID
RISER
ACCESS LID
WATER LEVEL CAPACITY
(MAXIMUM TANK INTERNAL HEIGHT)
1464
1350
1300
1250
1200
1150
1100
1000
950
(MINIMUM TANK INTERNAL HEIGHT)
900
2360
WATER LEVEL DIAGRAM
+1464 (14,892 L)
+1400 (14,225 L)
+1350 (13,706 L)
+1300 (13,187 L)
+1250 (12,668 L)
+1200 (12,151 L)
+1150 (11,634 L)
+1100 (11,119 L)
+1050 (10,604 L)
+1000 (10,089 L)
+950 (9,576 L)
+900 (9,063 L)
+850 (8,552 L)
+800 (8,041 L)
+750 (7,530 L)
+700 (7,021 L)
+650 (6,512 L)
+600 (6,004 L)
+550 (5,497 L)
+500 (4,991 L)
+450 (4,485 L)
+400 (3,981 L)
+350 (3,477 L)
+300 (2,974 L)
+250 (2,471 L)
+200 (1,970 L)
+150 (1,469 L)
+100 (972 L)
+50 (482 L)
0
TANK WATER LEVEL
ELEVATION = (LITERS)
2360
5030
RECTANGULAR SIZE TANK
TITLE:
ATLAN RECTANGULAR SIZE VAULT
VAU.5023
PRECAST TANK
GENERAL WATER LEVEL DIAGRAM
PROJECT: RECTANGULAR SIZE TANK
SIZE: A3
SHEET: 1
REV: 1
SCALE: N.T.S
DWG No: VAU.5023.1464.40
Atlan STORMWATER
DRAWN BY C.C DATE 19/03/2024
CHECKED BY G.T DATE 19/03/2024
VERIFIED BY DATE
APPROVED BY DATE
DRAWING REQUEST NUMBER:
REVISION HISTORY
REV DESCRIPTION DRAWN DATE APPROVED
1 INITIAL ISSUE C.C 19/03/2024

AtlanVault

Modular precast on-site stormwater detention system



Atlan STORMWATER

P 1300 773 500 | +61 2 8705 0255 | sales@atlan.com.au
ACT | NSW | NT | QLD | SA | TAS | VIC | WA | NZ
To contact your local branch visit **www.atlan.com.au**

0724

FlowFilter

Cartridge filter for tertiary stormwater treatment



atlan.com.au

Atlan® STORMWATER



FlowFilter is a specialist stormwater filtration system that is purpose-built to reduce the footprint of WSUD on constrained projects. Manufactured, designed, and engineered in Australia using fibre-reinforced polymer (FRP) this generational asset is supplied with a 25-year warranty & 100-year design life.

This innovative approach to stormwater treatment uses an up-flow filtration process. With minimal head drop required between inlet and outlet, these devices are suitable for installation on flat sites or low gradient developments. The stormwater is treated within the unit by the following processes: sedimentation, filtration, adsorption, and precipitation.

The FlowFilter has been extensively laboratory and field tested for the removal of pollutants – including heavy metals, total suspended solids (TSS), and nutrients (Phosphorous and Nitrogen).



APPLICATIONS

- Car parks & shopping centres
- Council depots
- Industrial estates
- Heavy vehicle maintenance
- Transport depots & loading bays
- Tunnels
- Highways & transport corridors
- Recycling yards
- Airport aprons & tarmacs



FEATURES

- Manufactured, designed, and engineered in Australia at our FRP production facility.
- Lightweight, easy to install and minimal on-site lifting requirements (no crane required).
- Reduced on-site footprint.
- Up-flow filtration process suitable for flat sites requiring only 250 mm of hydraulic head.
- Scalable sizes with variable cartridge configurations from 1 to 39 filter cartridges.
- SQIDEP testing has verified the capabilities of the filter system for flow rates of 4 LPS (litres per second) per filter cartridge.
- Treatment flow rates from 2.5 litres per second (LPS) to 156 litres per second installed in offline configuration.
- Custom-designed inline systems available.
- Installed in trafficable and non trafficable applications.

SPECIFICATIONS

MODEL	NO. CARTRIDGE	TFR	ID (m)	HEIGHT (m)	INLET/ OUTLET (mm)
400 SERIES					
HS.400/1	1	2.5 LPS	1.13	1.5	100
HS.400/2	2	5 LPS			
HS.400/3	3	7.5 LPS			
1200 SERIES					
HS.1200/4	4	12 LPS	1.20	2.60	225
1500 SERIES					
HS.1500/4	4	16 LPS	1.50	2.00	225
HS.1500/5	5	20 LPS			
HS.1500/6	6	24 LPS			
1850 SERIES					
SHS.1850/7	7	28 LPS	1.85	2.00	225
2200 SERIES					
HS.2200/7	7	28 LPS	2.20	2.50	225
HS.2200/8	8	32 LPS			
HS.2200/9	9	36 LPS			
2500 SERIES					
HS.2500/10	10	40 LPS	2.50	2.70	300
HS.2500/11	11	44 LPS			
HS.2500/12	12	48 LPS			
HS.2500/13	13	52 LPS			
HS.2500/14	14	56 LPS			
HS.2500/15	15	60 LPS			
HS.2500/16	16	64 LPS			
3000 SERIES					
HS.3000/17	17	68 LPS	3.00	2.85	300
HS.3000/18	18	76 LPS			
HS.3000/19	19	76 LPS			
HS.3000/20	20	80 LPS			
HS.3000/21	20	84 LPS			
3500 SERIES					
HS.3500/22	22	88 LPS	3.50	2.95	375
HS.3500/23	23	92 LPS			
HS.3500/24	24	96 LPS			
HS.3500/25	25	100 LPS			
HS.3500/26	26	104 LPS			
HS.3500/27	27	108 LPS			
HS.3500/28	28	112 LPS			
HS.3500/29	29	116 LPS			
HS.3500/30	30	120 LPS			
HS.3500/31	31	124 LPS			
4000 SERIES					
HS.4000/32	32	128 LPS	4.00	3.25	375
HS.4000/33	33	132 LPS			
HS.4000/34	34	136 LPS			
HS.4000/35	35	140 LPS			
HS.4000/36	36	144 LPS			
HS.4000/37	37	148 LPS			
HS.4000/38	38	152 LPS			
HS.4000/39	39	156 LPS			

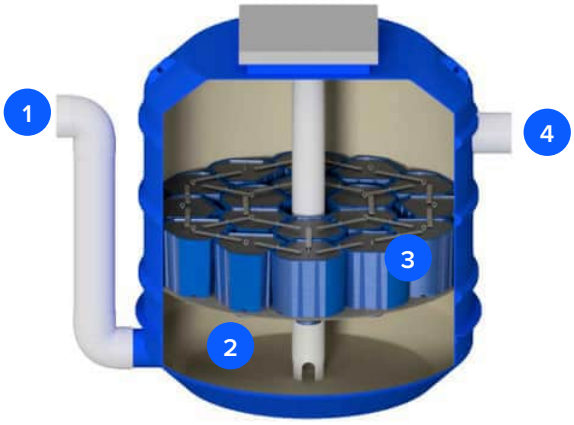
Tested Treatment Efficiencies*

POLLUTANT	EFFICIENCY
Gross Pollutants (GP)	100%
Total Suspended Solids (TSS)	95%
Total Phosphorus (TP)	93%
Total Nitrogen (TN)	45%
Lead (Pb)	90%
Zinc	53%

*Contact Atlan to confirm approved performance for the project LGA



FlowFilter is SQIDEP approved after passing Stormwater Australia's rigorous testing and performance assessment process.

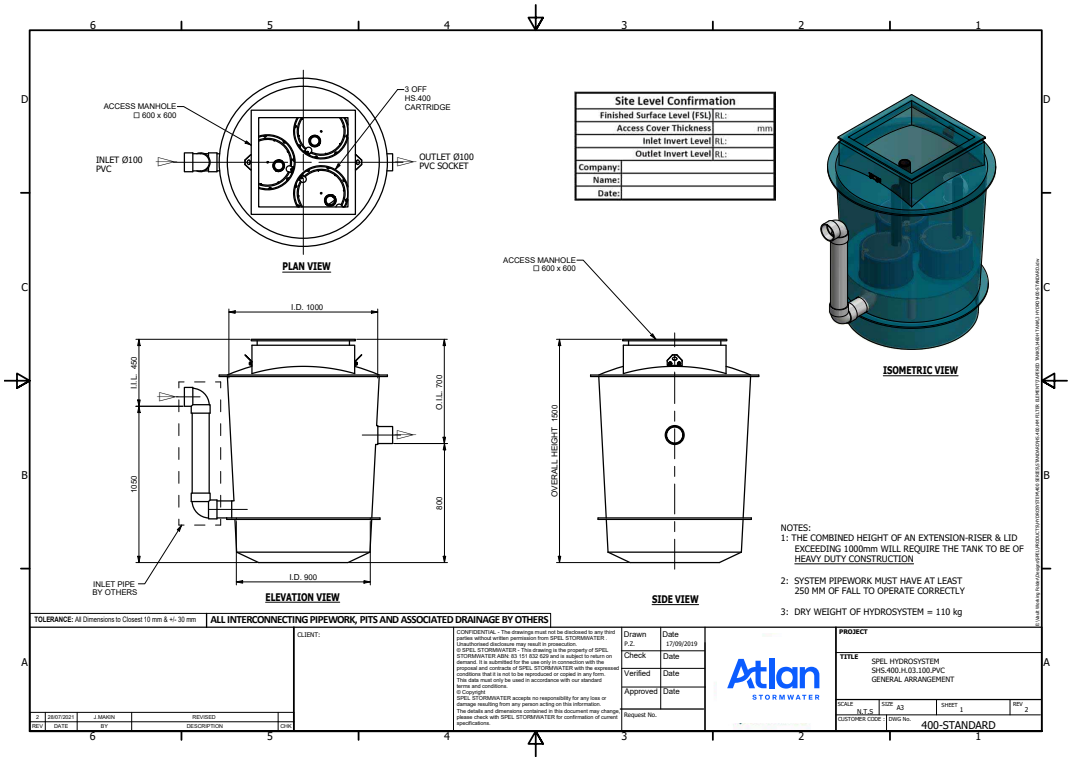


Operating System

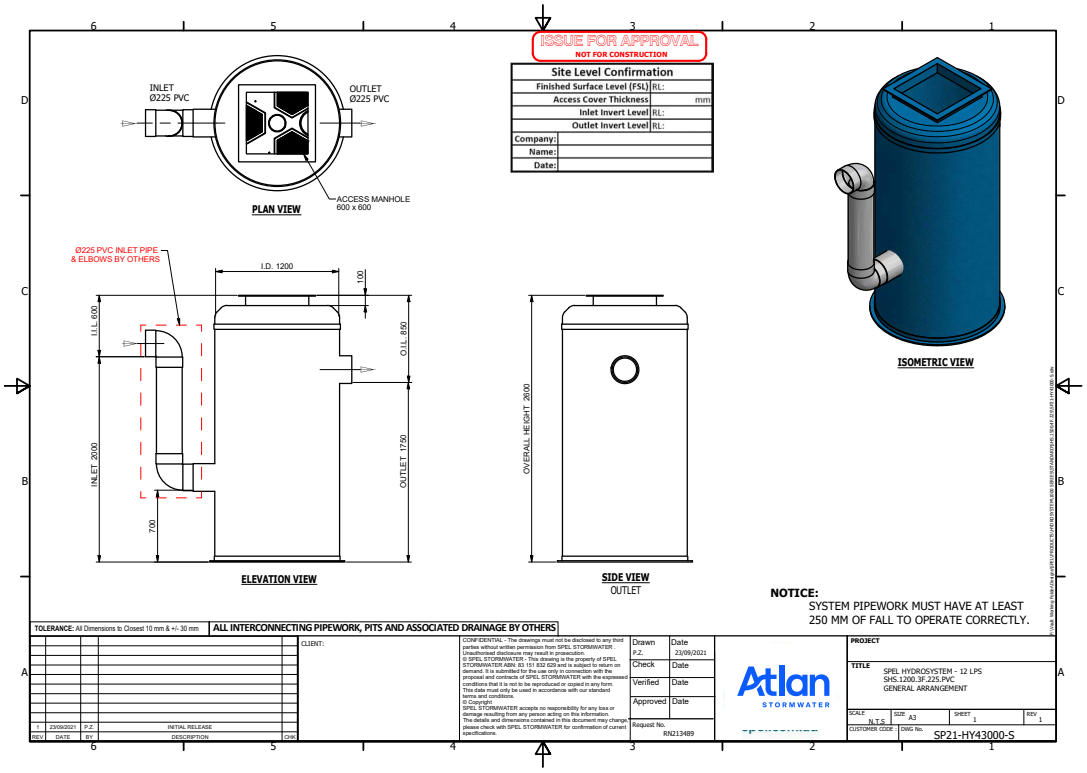
1. Stormwater from catchment enters the offline FlowFilter inlet.
2. Sediment is retained within the sump area.
3. Filter cartridges operate in an up-flow process. The fine sediment is physically removed, and dissolved pollutants are precipitated and adsorptively bound to the filtration media.
4. Treated water flows from cartridges to outlet and into downstream water network.

DRAWINGS

Model HS.400

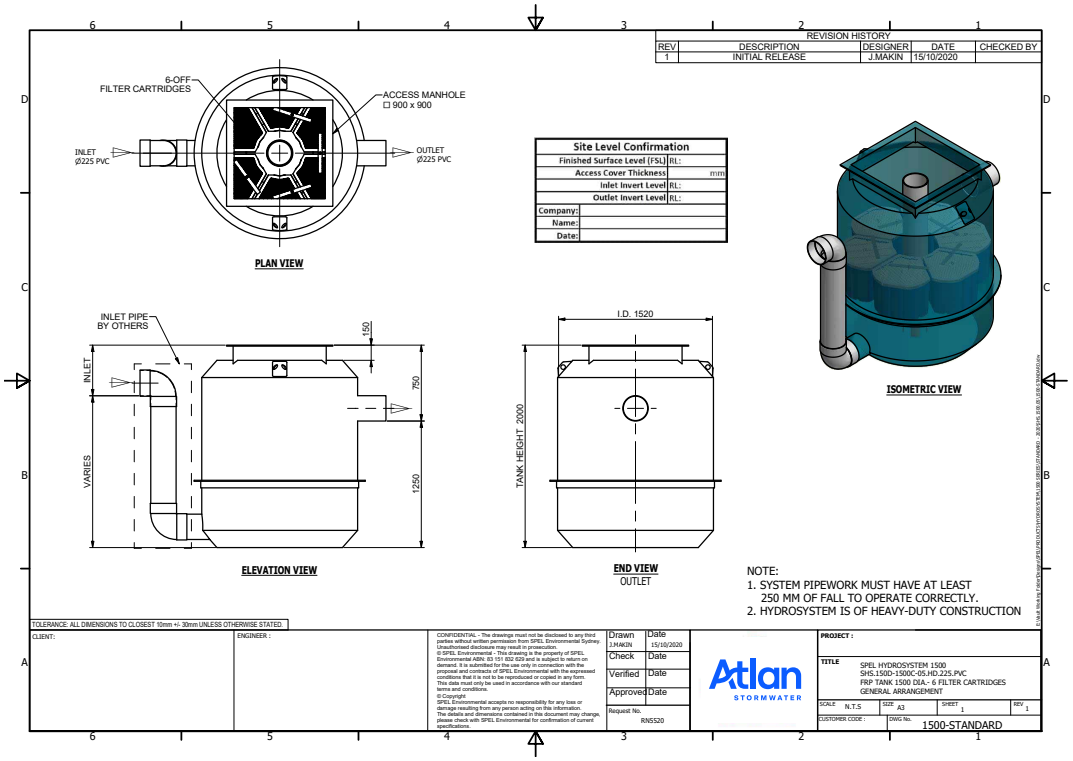


Model HS.1200

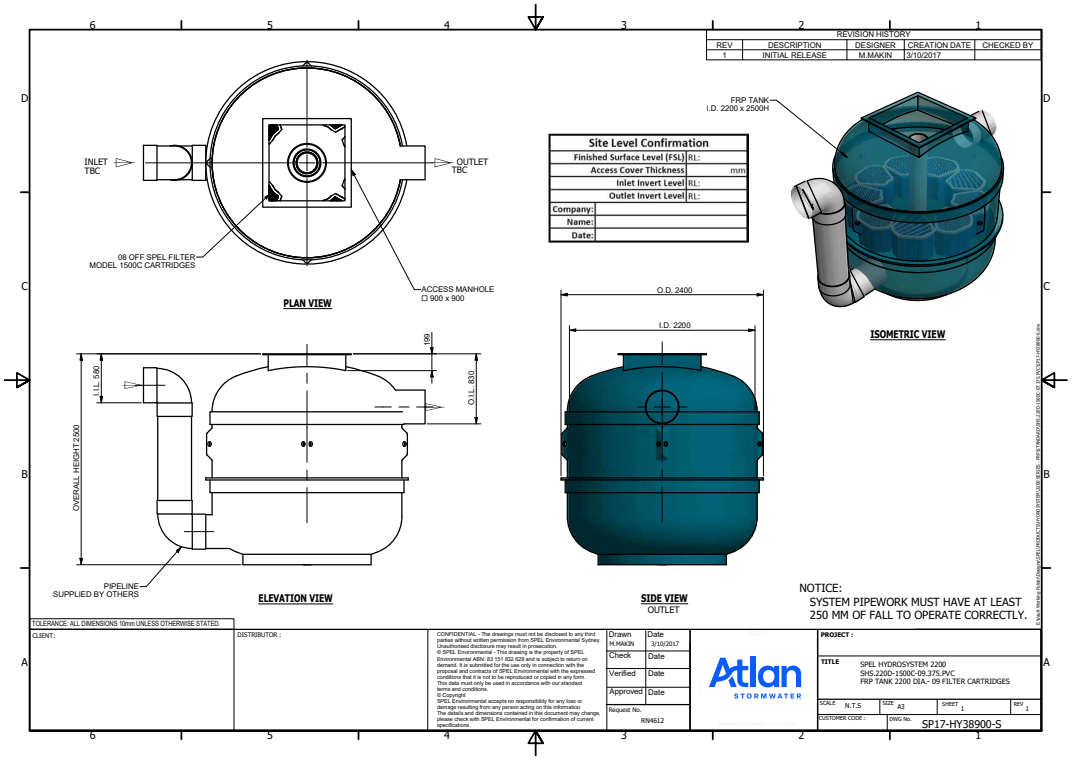


DRAWINGS

Model HS.1500

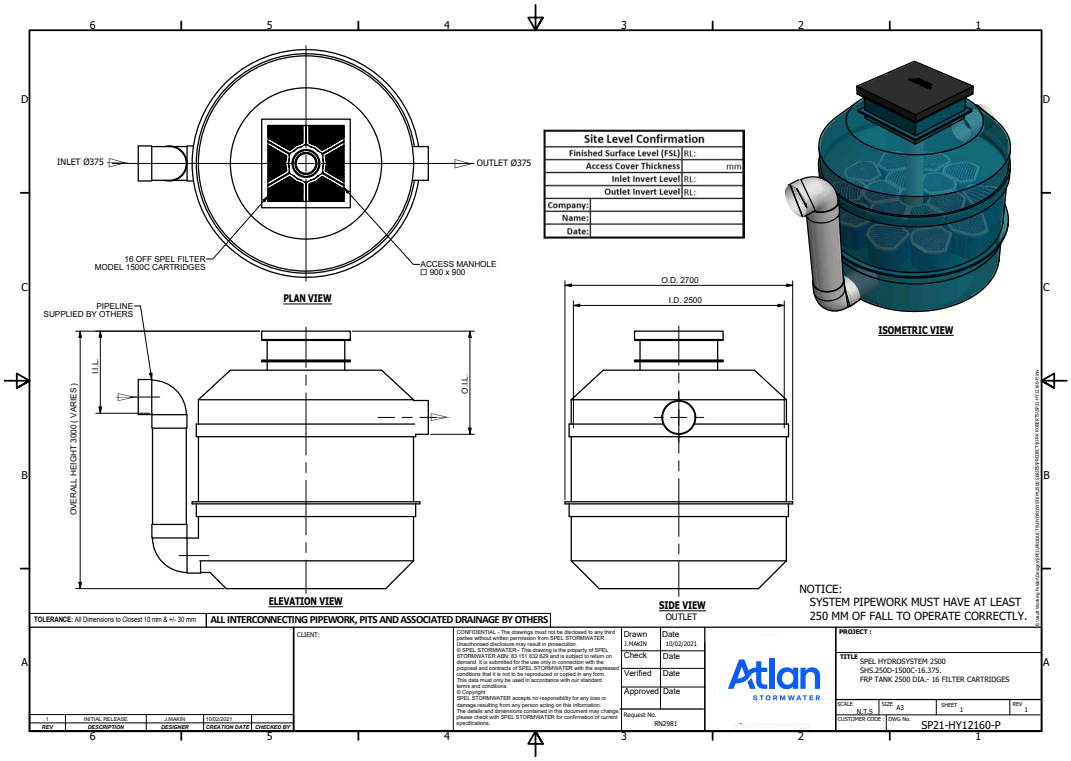


Model HS.2200

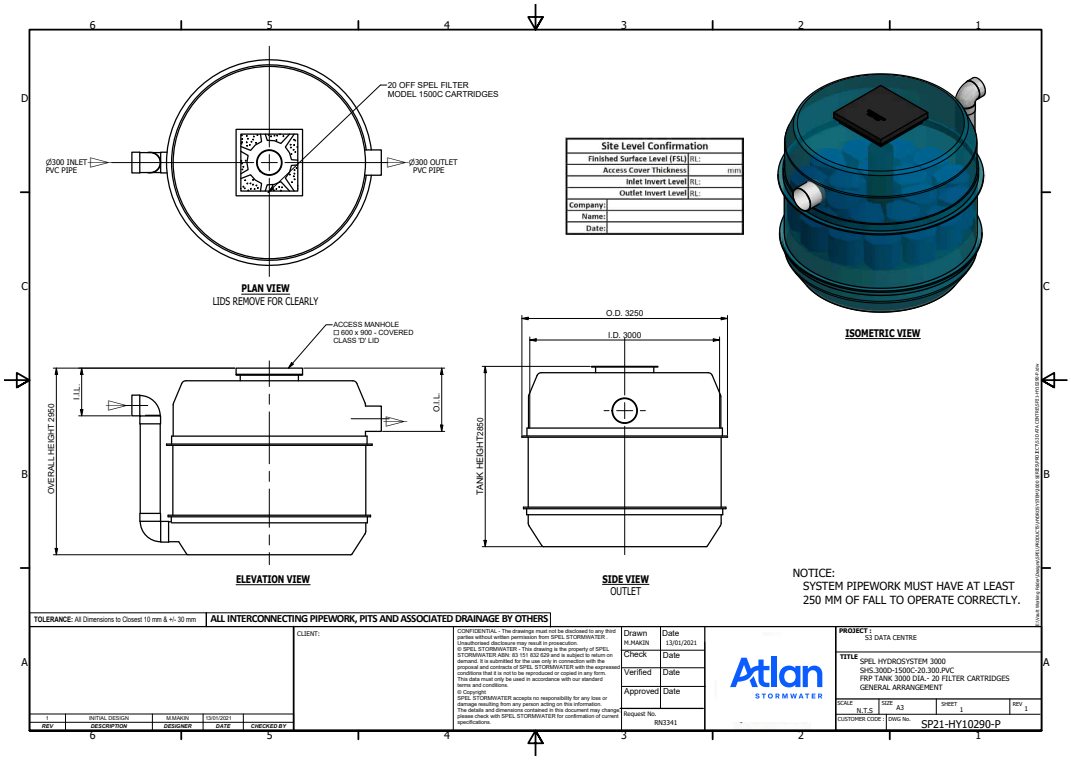


DRAWINGS

Model HS.2500

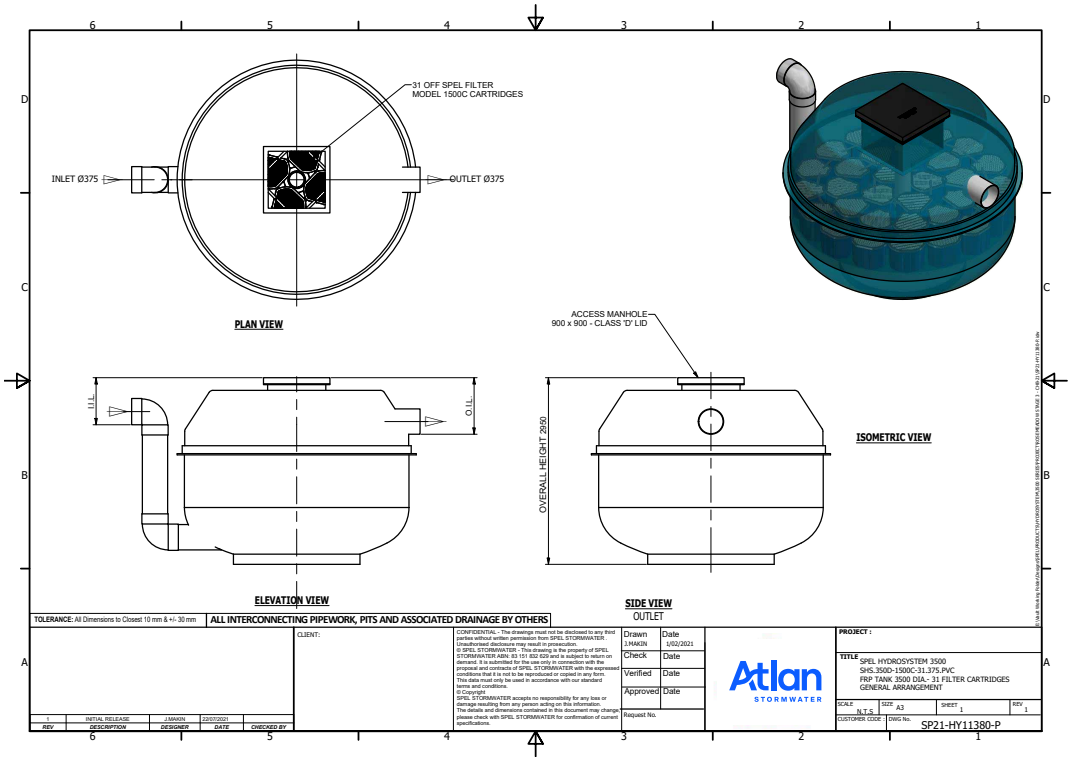


Model HS.3000

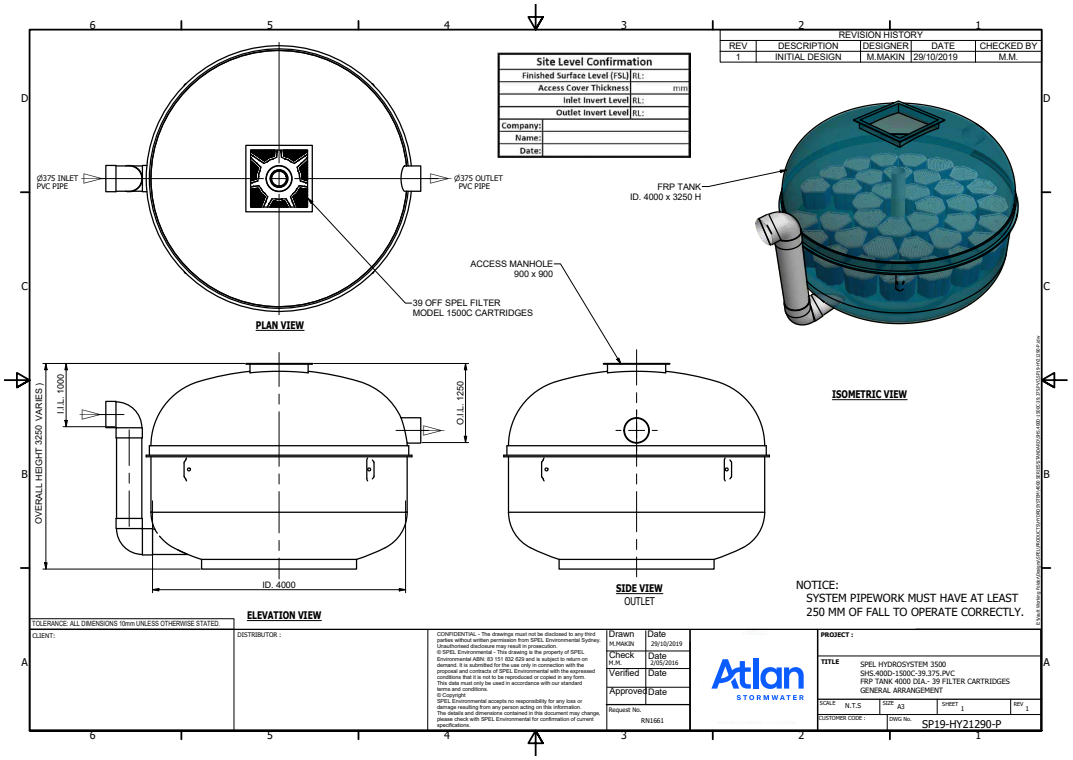


DRAWINGS

Model HS.3500



Model HS.4000



FlowFilter

Cartridge filter for tertiary stormwater treatment



Atlan® STORMWATER

P 1300 773 500 | +61 2 8705 0255 | sales@atlan.com.au
ACT | NSW | NT | QLD | SA | TAS | VIC | WA | NZ
To contact your local branch visit **www.atlan.com.au**

0924

MORA Consulting PTY LTD
Project Managers, Civil and Hydraulic Engineers
Consultants to the Construction Industry

ABN 64 093 037 079

STORMWATER MANAGEMENT PLAN

For

Stage 2

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

AT

6-8 Weaver Street, Lismore NSW

Issue No. 1

8th August 2025

Prepared For
4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Prepared By
MORA Consulting Pty.Ltd.
ACN 093 037 079

Job Reference No: 25-2664

HEADOFFICE
298 Ferry Road,
Southport QLD 4215
Tel: (07) 5528 2633

WEB ADDRESS:
www.mora.com.au

CORRESPONDENCE:
PO Box 5894 GCMC 9726
admin@mora.com.au

DOCUMENT CONTROL SHEET

Report Details:

Report: **Author(s):** **File Reference:**	Stormwater Management Plan Travis Vine 2664-SMP-Stage 2
Project Leader: **Phone:** **Email:**	Michael O'Regan 07 5528 2633 admin@mora.com.au
Client: **Client Contact:** **Email:**	4WS(No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd. Wayne Kennedy (WKK Consulting Pty. Ltd.) wayne.k92@outlook.com
Synopsis:	This report presents the Stormwater Management Plan for the proposed health accommodation precinct at 6-8 Weaver Street, Lismore. It has been developed in accordance with the Local Authorities and State Government's Guidelines and relevant Industry Standards. These works establish site conditions and stormwater management controls upon which the development is planned.

Revision History:

Issue	Date	Author	Reviewer	Approved
1	08.08.2025	Travis Vine	Renee Anderson	Michael O'Regan

Recipients are responsible for eliminating any previous issues in their possession.

The information contained in this report is provided in good faith in belief that no information opinions or recommendations made are misleading. All comments and opinions given in this report are based on survey information or (where applicable) the Local Authority's as built documentation or documentation supplied by the Client, third parties or Client's representative. MORA Consulting Pty Ltd, it's Agents and Employees, explicitly disclaim any and all liability for representations, expressed or implied, contained in, or omissions from this report or any of the written or oral communications transmitted to the Client or any third party. Acceptance of this document denotes acceptance of these terms.

Copyright © MORA Consulting Pty. Ltd.

TABLE OF CONTENTS

1.0 INTRODUCTION 3

2.0 SITE DESCRIPTION 3
2.1 TOPOGRAPHY 3
2.2 VEGETATION 3
2.3 SOILS 3

3.0 PROPOSED DEVELOPMENT 4

4.0 HYDROLOGICAL DETAILS 4
4.1 EXISTING HYDROLOGY 4
4.2 MODIFIED HYDROLOGY 4
4.3 LAWFUL POINT OF DISCHARGE 4

5.0 ON-SITE STORMWATER DETENTION (OSD) 5
5.1 DISCHARGE LIMITS 5
5.2 DETENTION CALCULATIONS 5
5.3 OSD SITING 5

6.0 STORMWATER (QUALITY) MANAGEMENT PLAN 6
6.1 OBJECTIVES 6
6.2 PERFORMANCE CRITERIA 6
6.3 POLLUTANT SOURCES & QUANTITY 6
6.4 CONSTRUCTION STORMWATER MANAGEMENT 6
6.5. OPERATIONAL STORMWATER MANAGEMENT 7
6.6 IMPLEMENTATION STRATEGY 8
6.7 MONITORING 9
6.8 MAINTENANCE 9
6.9 AUDITING & REPORTING 9

7.0 CONCLUSIONS 10

REFERENCES 11

APPENDICES 11
APPENDIX A LOCALITY PLAN, SITE SURVEY & BUILDING DESIGN PLANS 11
APPENDIX B CONCEPTUAL STORMWATER MANAGEMENT LAYOUT PLANS 11
APPENDIX C BOM IFD TABLE, & MUSIC MODELLING RESULTS 11
APPENDIX D MAINTENANCE PLANS & CHECKLISTS 11

Copyright © MORA Consulting Pty. Ltd.

1.0 INTRODUCTION

MORA Consulting Pty. Ltd. have been engaged by WKK Consulting Pty. Ltd. to prepare a Stormwater Management Plan (SMP) for the proposed Health Accommodation Precinct at 6-8 Weaver Street, Lismore NSW.

The objectives of this report are to;

1) Review pre- and post-development catchments and hydrology;
2) Identify the legal point of discharge;
3) Identify management strategies to ensure that stormwater discharge from the development is maintained at pre-developed flows for all storm events up to and including the Q100 storm event;
4) Prepare a stormwater quality management plan that ensures the proposed development complies with the local authority's stormwater quality criteria.
5) Provide a **CONCEPTUAL** stormwater management layout plan indicating how objectives 2, 3 and 4 can be incorporated into the proposed development.

All enquiries in relation to this report should be directed to MORA Consulting Pty Ltd on (07) 5528 2633.

2.0 SITE DESCRIPTION

Street Address - 6-8 Weaver Street, Lismore NSW

RP Description - Lots 18 & 19 on DP17964

Total Site Area - 1,124m^2

Existing Use - Two-Storey Residence (each lot)

Proposed Use - Five-Storey Building for a Health Accommodation Precinct

Local Authority - Lismore City Council

2.1 TOPOGRAPHY

The site is sloping from the south-east boundary at approximately RL19.12 to the north-west boundary fronting Weaver Street at approximately RL17.04, this represents a slope of approximately 4%. Refer to Appendix A, which presents a locality and contour survey of the subject site.

2.2 VEGETATION

Approximately 37% of the site impervious, comprising of the two existing two storey residences and corresponding driveways, the rest of the site is well grassed.

2.3 SOILS

Observations and historical data from the Lismore area indicates that anticipated soil conditions likely to be encountered on site are silty clay.

Copyright © MORA Consulting Pty. Ltd.

3.0 PROPOSED DEVELOPMENT

The proposed development comprises a five-storey building for short-term health accommodation. The building includes ground floor carparking, one-bedroom units, shared living & laundry spaces and small private balconies.
The building has two stair wells and one lift.
Appendix A presents a site plan and architectural plans, prepared by Raunik Design Group Architects, of the subject site.

4.0 HYDROLOGICAL DETAILS

4.1 EXISTING HYDROLOGY

The sites currently discharge to Weaver Street kerb & Channel.

Deemed to comply solution as per Lismore City Council's – Development Control Plan Section 5.3.1.

Pre-Development Peak Stormwater Discharges

Roof Area (C=1)	– 336m^2
Impervious Area (C=0.9)	– 84m^2
Pervious Area (C=0.6)	– 704m^2
1yr ARI 5-minute design storm	– 103mm/hr
10yr ARI 5-minute design storm	– 182mm/hr
1yr pre-development peak discharge	– 23.86L/s
10yr pre-development peak discharge	– 42.16L/s

4.2 MODIFIED HYDROLOGY

Post-Development Peak Stormwater Discharges

Roof Area (C=1)	– 594m^2
Impervious Area (C=0.9)	– 282m^2
Pervious Area (C=0.6)	– 248m^2
1yr ARI 5-minute design storm	– 103mm/hr
10yr ARI 5-minute design storm	– 182mm/hr
1yr post-development peak discharge	– 28.51L/s
10yr post-development peak discharge	– 50.38L/s

4.3 LAWFUL POINT OF DISCHARGE

The lawful point of discharge for the sites is via piped stormwater drainage to the existing stormwater gully pit within Weaver Street

This location is easily accessed and under the lawful control of the Local Authority and discharge at these locations will not cause an actionable nuisance. WSUD and on-site stormwater detention will be incorporated into the stormwater drainage design of the development.

Copyright © MORA Consulting Pty. Ltd.

5.0 ON-SITE STORMWATER DETENTION (OSD)

5.1 DISCHARGE LIMITS

The 'deemed to comply' solution to meet the 'stormwater quantity' performance criteria is a stormwater detention system designed to attenuate the 1-year ARI and 10-year ARI peak discharges to pre-development levels.

5.2 DETENTION CALCULATIONS

Detention calculations for the proposed development have been based on the deemed to comply solution as per Lismore City Council's – Development Control Plan Section 5.3.1. and the following assumptions:

Peak Stormwater Discharges

1yr pre-development peak discharge – 23.86L/s
1yr post-development peak discharge – 28.51L/s
10yr pre-development peak discharge – 42.16L/s
10yr post-development peak discharge – 50.38L/s

Post-Development storage volume to attenuate 1yr & 10yr ARI storm peak discharges to pre-development levels.

1yr storage volume [(28.51-23.86) x 300] - 1,395L
10yr storage volume [(50.38-42.16) x 300] - 2,466L

Table 5.2 – OSD & Discharge Limit Calculation Summary

ARI (years)	Q Limit (l/s)	OSD Volume (L)
1	23.86	1,395
10	42.16	2,466

Refer to Appendix C for detailed assumptions & calculations.

5.3 OSD SITING

The volumes described in section 5.2 can be accommodated within the proposed detention tank in accordance with the below.

OSD: Stormwater

Detention provided (900h Atlan FlowVault Cube) = 4,085L

Total OSD Required = 2,466L
Total OSD Provided = 4,085L

Copyright © MORA Consulting Pty. Ltd.

6.0 STORMWATER (QUALITY) MANAGEMENT PLAN

6.1 OBJECTIVES

The objective of this SMP is to:

1) Ensure that the proposed development complies with "Lismore City Council's – Development Control Plan" (1)

6.2 PERFORMANCE CRITERIA

Lismore City Councils' Development Control Plan(1) lists pollutant treatment objectives as setout below.

75% reduction in Total Suspended Solids (TSS)
65% reduction in Total Phosphorous (TP)
40% reduction in Total Nitrogen (TN)
90% reduction in Gross Pollutants

6.3 POLLUTANT SOURCES & QUANTITY

The following pollutants affect objectives outlined in Section 6.1 have been identified as those that may be produced as a result of construction and operational activities.

Construction Phase

- *Sediments* – sediment exposed during the disturbance of the site, unprotected stockpiles during earthworks.
- *Hydrocarbons* – greases and oils from plant and equipment operation, accidental spills, leaks.
- *Gross pollutants*– litter and debris from workers and activities involved in construction.
- *Acid or Alkaline substances* – cement slurries, wash waters etc.
- *Toxic Materials* – cleaning agents, wash waters etc.

Operational Phase

- *Sediments* – from organic matter, landscaped areas, weathering of buildings, pavements and structures, car washing, etc.
- *Gross pollutants* – litter and debris from spills and accidents, inappropriate rubbish storage and management, pedestrians etc.
- *Nutrients* – from organic matter, fertiliser, detergents (washing of vehicles), etc.
- *Hydrocarbons* – greases and oils from vehicle parking areas, oil leaks on driveways etc.
- *Surfactants* – detergent runoff from vehicle washing.
- *Heavy Metals* – are often associated with fine sediment.
- *Oxygen Demanding Substances* – organic and chemical matter.

6.4 CONSTRUCTION STORMWATER MANAGEMENT

A large risk of stormwater pollution will occur from the site during the construction phase due to erosion on and sediment transportation off site to the receiving environment. The majority of this risk results from construction activities disturbing the site and exposing areas of soil to the direct erosive influences of the environment.

Copyright © MORA Consulting Pty. Ltd.

6.5. OPERATIONAL STORMWATER MANAGEMENT

6.5.1 Atlan Vault - Detention

To achieve detention requirements and no worsening of peak flows, One Atlan Vault Cube is required at 2,407mm Long, 2,360mm Wide and 900mm Internal height totalling 4,085L total detention storage.



A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance. The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

6.5.2 Atlan Vault - Retention

The deemed to comply solutions as per Lismore Development Control Plan, requires 1.5kL of rainwater retention per toilet and 0.05kL of rainwater retention per m^2 of landscape. The development comprises of 48 toilets and 248m^2 of landscaping. This results in 84,400L of required rainwater retention.



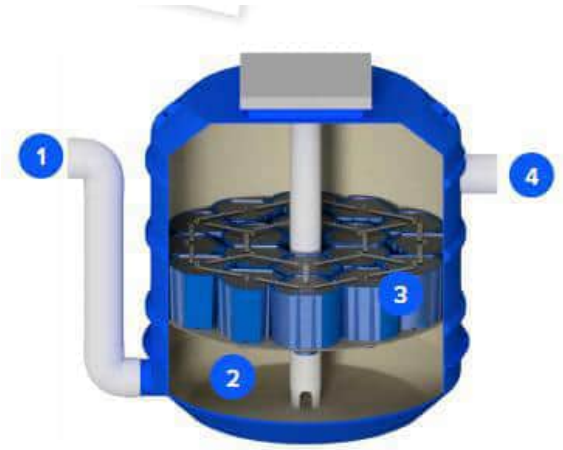
To achieve required rainwater harvesting requirements, Six Atlan Vaults are required at 5,030mm Long, 2,360mm Wide and 1464mm Internal height totalling 89,352L total rainwater retention storage.

A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance. The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

Copyright © MORA Consulting Pty. Ltd.

6.5.3 Atlan FlowFilter

To achieve the required average annual pollutant load reduction targets, one Atlan Flowfilter is required with a total of 5 filter cartridges flowing 20L/s (FLF.1500/5.A.225.PVC)



This innovative approach to stormwater treatment uses an up-flow filtration process. With minimal head drop required between inlet and outlet.
The stormwater is treated within the unit by the following processes: sedimentation, filtration, adsorption, and precipitation.

6.6 Implementation Strategy

MUSIC modelling was performed to analyse water quality from various water sensitive urban designs (WSUD) to achieve the performance criteria stated in Section 6.2. The modelling compares the developed site without and with WSUD incorporated to analyse pollutant load reductions.

MUSIC is a software-modelling package that simulates runoff, sediment, nutrient and gross pollutant generation and movement through typical components of an urban stormwater drainage system. MUSIC modelling was performed to accordance with Water by Design, MUSIC Modelling Guidelines, SEQ Healthy Waterways Partnership Brisbane, 2010 to analyse improved water quality from various WSUDs to achieve the performance criteria stated in Section 6.2. Appendix C presents the modelling layouts and results.
The modelled results compare the developed with WSUD source and residual pollutant loads and the corresponding percentage reductions. Table 6.6, on the below presents the annual pollutant loads remaining on the site after WSUD is incorporated into the development with MUSIC.

Table 6.6 Proposed Development Modelled Annual Pollutant Loads

Pollutant	Local Authority Reduction Percentage Targets	Reduction Percentage Achieved
Total Suspended Solids (TSS)	75%	86.6%
Total Phosphorous (TP)	65%	85.9%
Total Nitrogen (TN)	40%	58.5%
Gross Pollutants (GP)	90%	100%

Refer to Appendix C for MUSIC modelling layout and results.

The results in Table 6.6 indicate that the proposed WSUD will achieve the local authority's target.

A Stormwater Management Layout drawing is presented in Appendix B and provides a proposed conceptual layout of the controls described in the following sections.

Copyright © MORA Consulting Pty. Ltd.

6.7 MONITORING

Specific stormwater quality monitoring during the construction or operational phase of the development is not anticipated.

Maintenance monitoring of the stormwater drainage system internal to the site is to be carried out on a regular basis to ensure stormwater drainage is functioning as required. This is to occur at least once per month and can easily be incorporated into the developments landscape gardeners' responsibilities. A summary of maintenance required from these monitoring reviews are presented below.

6.8 MAINTENANCE

The owners of the site should incorporate a regular maintenance program of the stormwater drainage system. This is to include, but not be limited to:

Gutters & Downpipes

- Gutters and downpipes should be checked for leaves and debris and cleaned and flushed as necessary.

Gully Pits & Trench Grates

- Gully pits & trench grates should be checked for debris and cleaned and flushed as necessary.

Swale & Spoon Drains

- Swale drains should be regularly mowed and checked for and debris and cleaned as necessary.

Atlan Vault

- Detention/Retention tanks should be checked for leaves and debris and cleaned and flushed as necessary.

Atlan FlowFilter

- Visually inspect the FlowFilter cartridges and measure the depth of sediment and gross pollutants.
- Use a vacuum truck to remove sump contents as required.
- Cartridge replacement required at 5-7 year intervals.

Detailed maintenance will be covered in the Stormwater Maintenance & Management Plan at a future date.

6.9 AUDITING & REPORTING

Due to water quality testing not being required there will be no auditing and reporting required during the operational phase.

Copyright © MORA Consulting Pty. Ltd.

7.0 CONCLUSIONS

This Stormwater Management Plan has:

1) Reviewed the pre- and post-development catchments and hydrology of the site;

2) Provided detailed calculation and design of mitigation measures to ensure no net increase in peak flows from the site (Refer to section 5.2 and 5.3 of this report); The required onsite detention is **2,466L**, the proposed onsite detention provided is **4,085L**, to meet the 'deemed to comply' solution to attenuate the 1-year ARI and 10-year ARI peak discharges to pre-development levels.

3) Identified the lawful point of discharge, via piped stormwater drainage to an existing stormwater manhole in Weaver Street.

4) Prepared a stormwater quality management plan that complies with Lismore City Council's – Development Control Plan

Controls that are required to be implemented -

a) 89,352L rainwater retention (Six 1464h Atlan FlowVault Rectangle)
b) 4,085L inground detention tank (One 900h Atlan FlowVault Cube)
c) One (1) ATLAN flow filter (1500/5)

5) Provided a Conceptual Stormwater Management Layout Plan (refer to Appendix B) outlining how the various stormwater controls can be incorporated within the development.

MORA Consulting Pty. Ltd.
RPEQ Qld 5793.

Copyright © MORA Consulting Pty. Ltd.

REFERENCES

1) "Lismore City Council's – Development Control Plan"

2) *"AS/NZS:3500 Plumbing and Drainage"* Standards Australia/Standards New Zealand 2021".

3) "Australian Rainfall and Runoff", 2016 Edition.

4) "Bureau of Meteorology (BOM)"- "2016 Intensity-Frequency-Duration (IFD) Design Rainfalls", 2016.

APPENDICES

Appendix A	**Locality Plan, Site Survey & Building Design Plans**
Appendix B	**Conceptual Stormwater Management Layout Plans**
Appendix C	**BOM IFD Table, & MUSIC Modelling Results**
Appendix D	**Maintenance Plans & Checklists**

Copyright © MORA Consulting Pty. Ltd.

APPENDIX A

Locality Plan, Site Survey & Building Plans

Locality Plan
6-8 Weaver Street, Lismore NSW

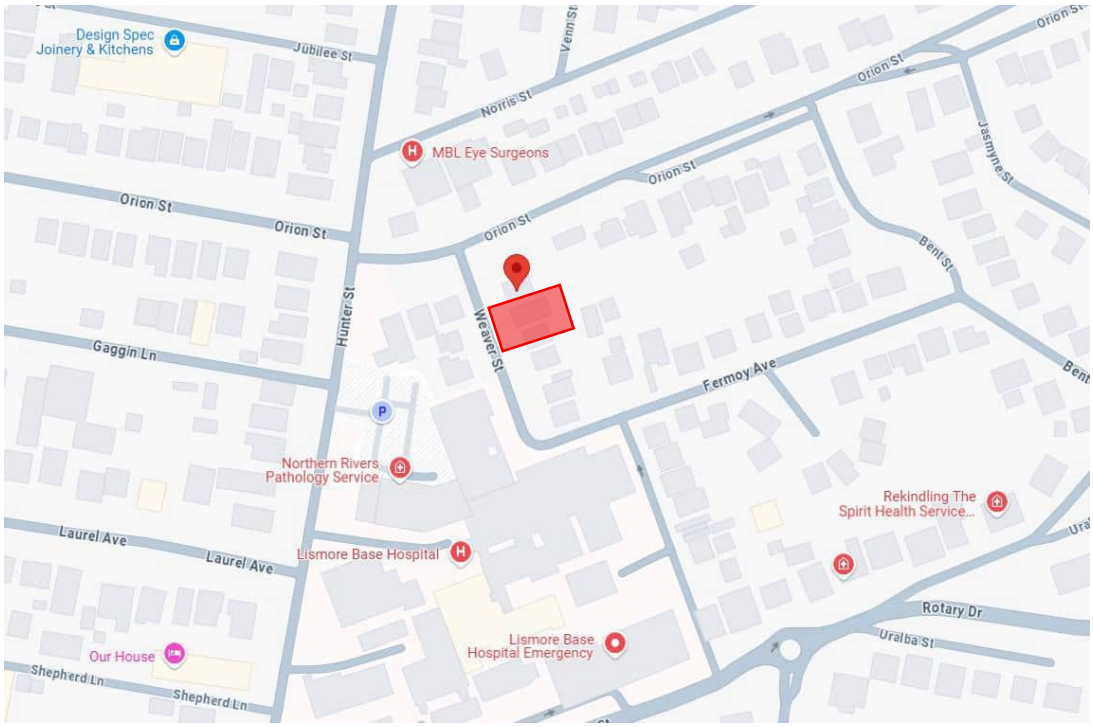
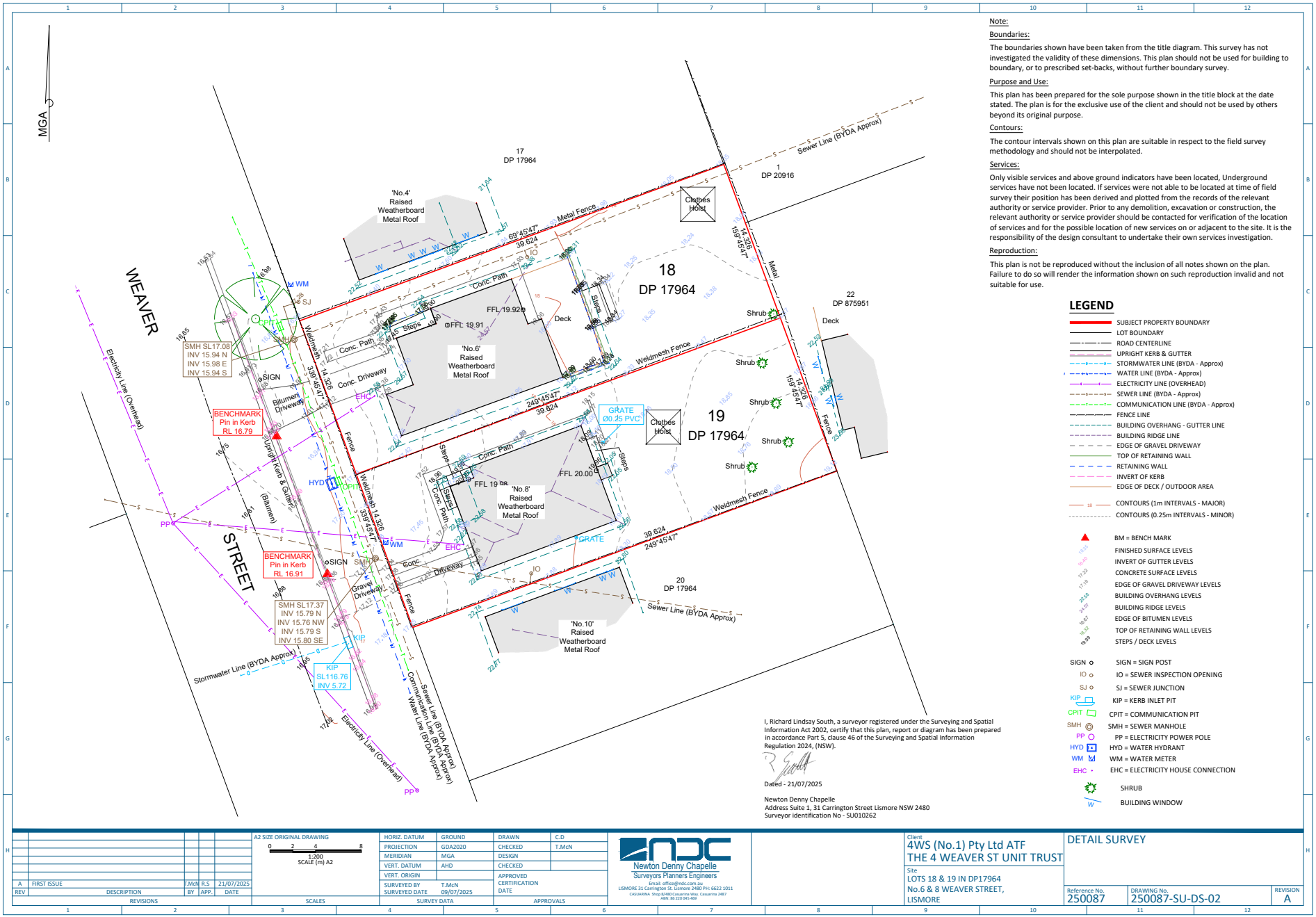


Image 1 – 6-8 Weaver Street



Image 2 – 6-8 Weaver Street

Reference: Google Maps



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	F.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200 SCALE (m) A2
SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED CERTIFICATION DATE	
SURVEYED BY	T.McN		
SURVEYED DATE	09/07/2025		

SURVEY DATA
APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way. Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOTS 18 & 19 IN DP17964
No.6 & 8 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A

PROJECT #25168 - *CONCEPT - 21/05/2025*

LISMORE HEALTH ACCOMMODATION PRECINCT

6-8 Weaver Street, Lismore, NSW, 2480

FOR

4WS (No1) Pty Ltd



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer



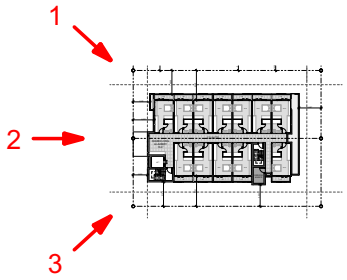
1



2



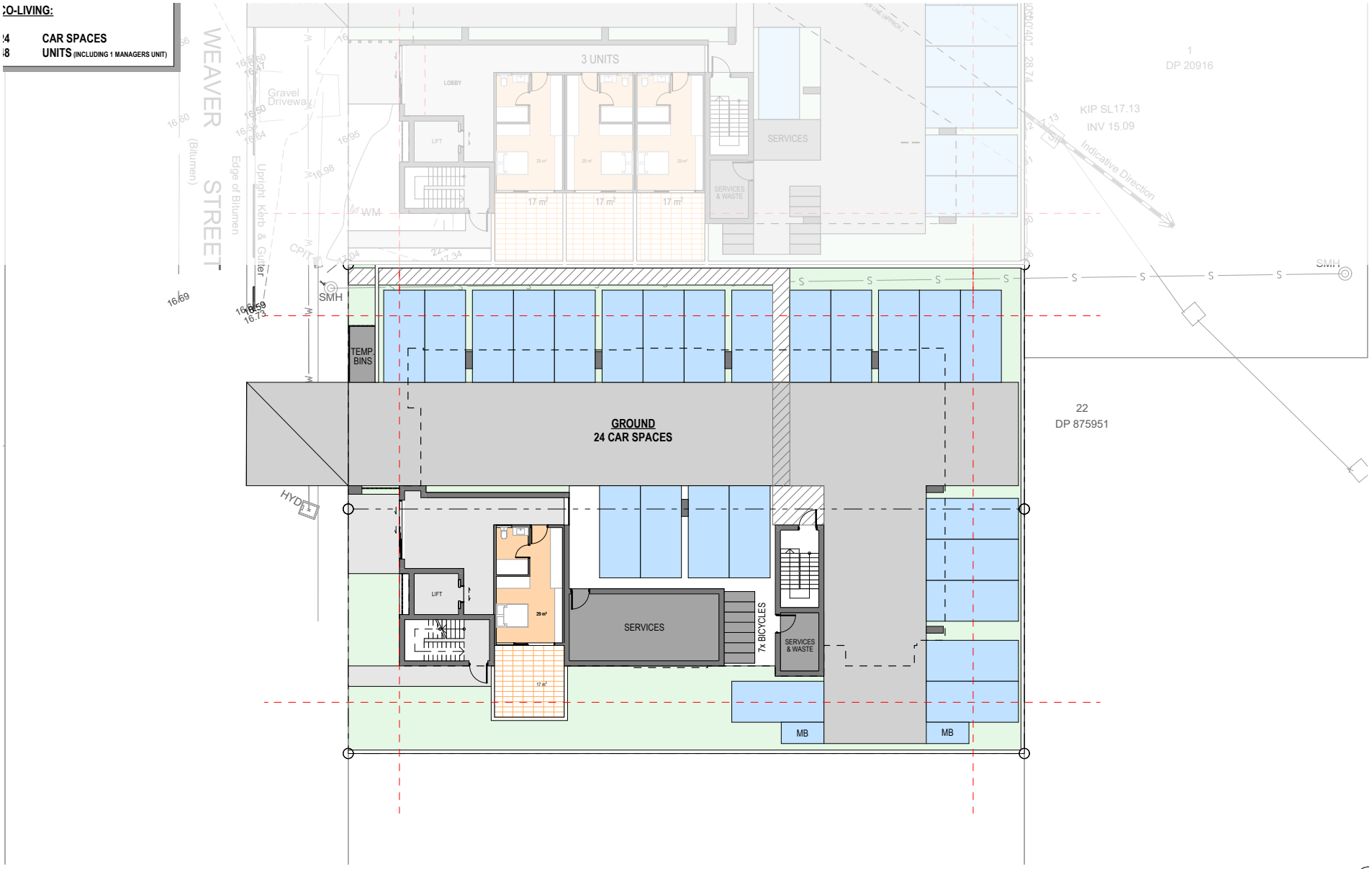
3



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

@A
SITE CONTEX
25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 0302 RE



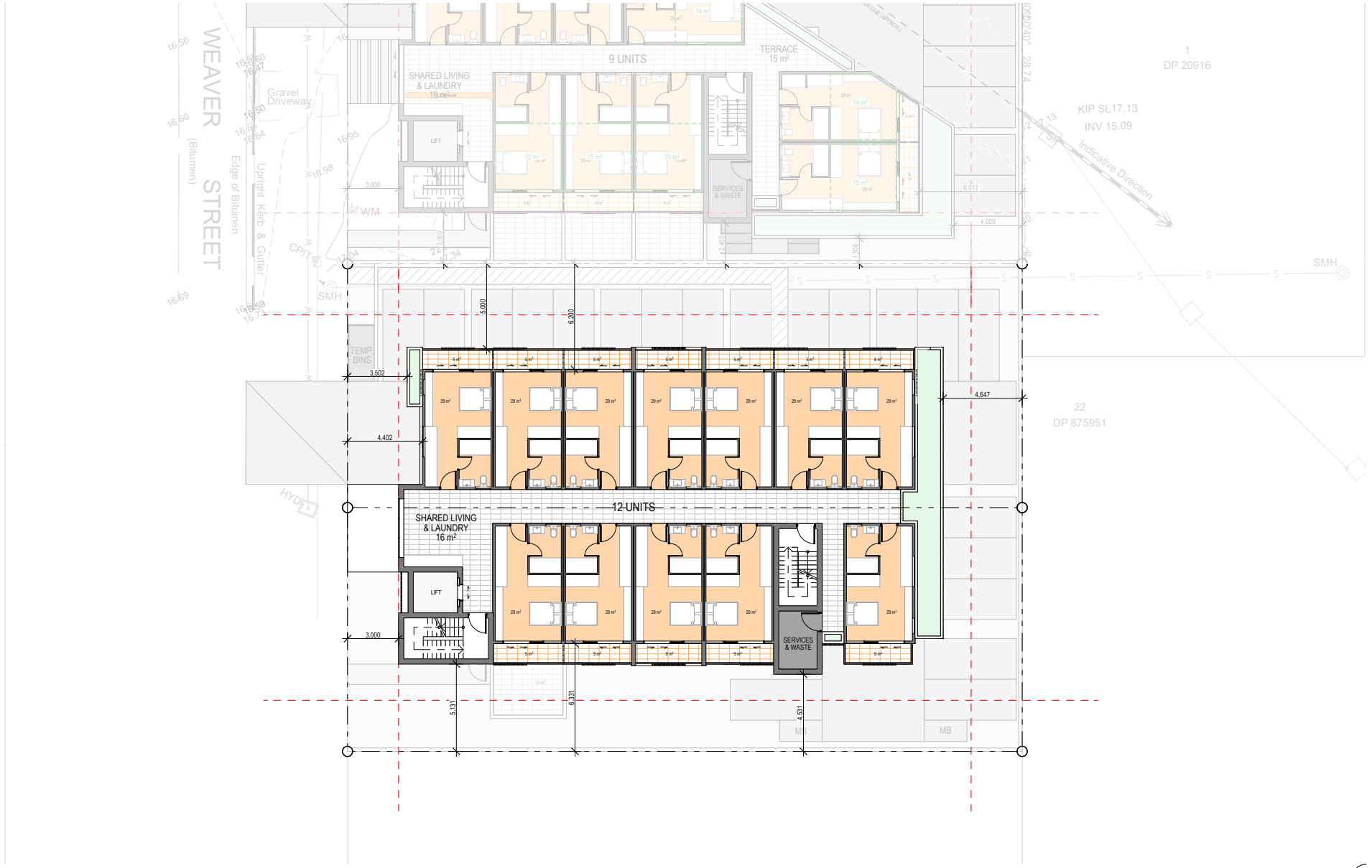
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A

LEVEL 1 - GROUNI

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 REV E



RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVELS 2-

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1301 REV E

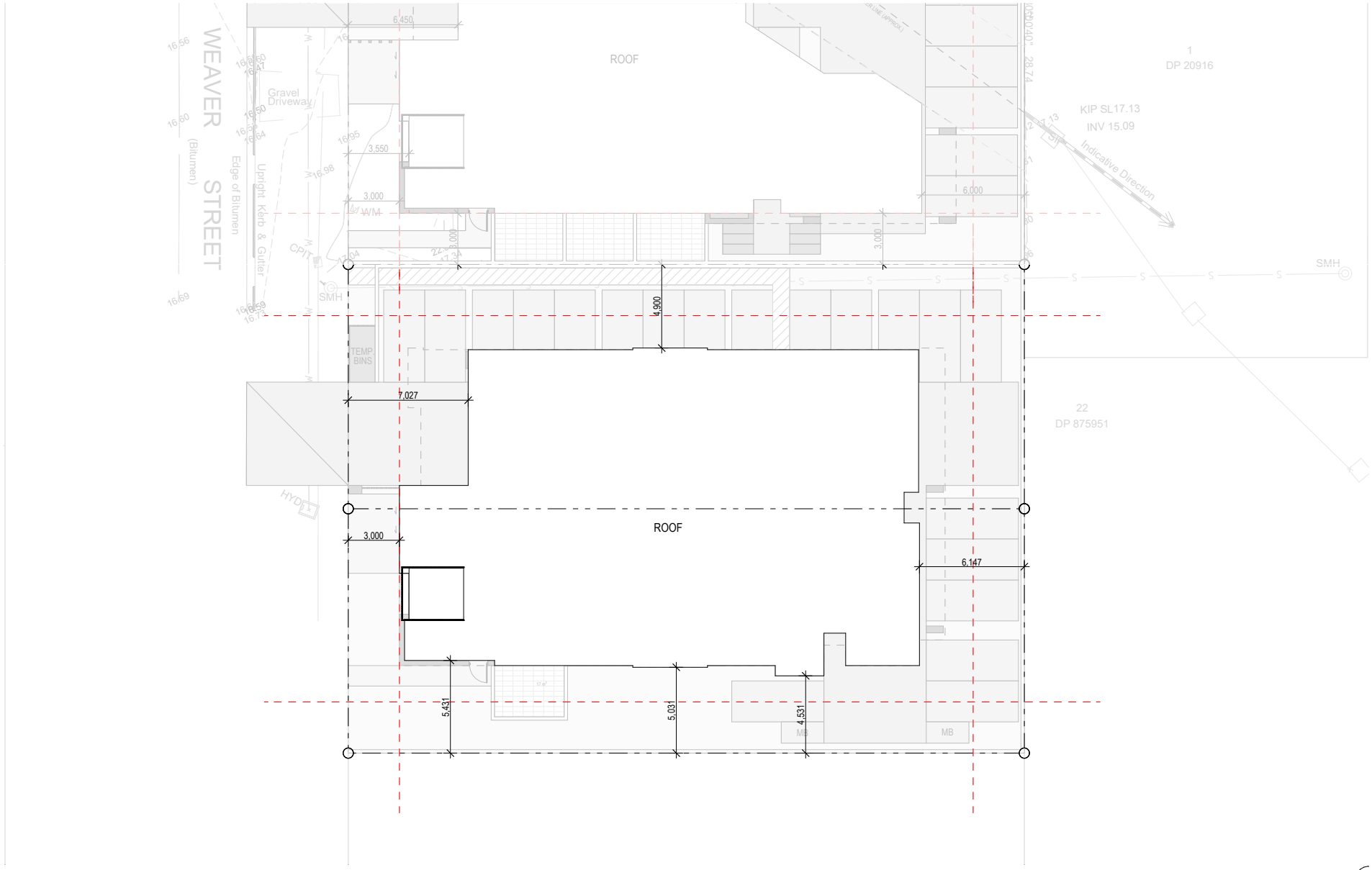


RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
LEVEL

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1302 REV E



RAUNIK design group ARCHITECTS

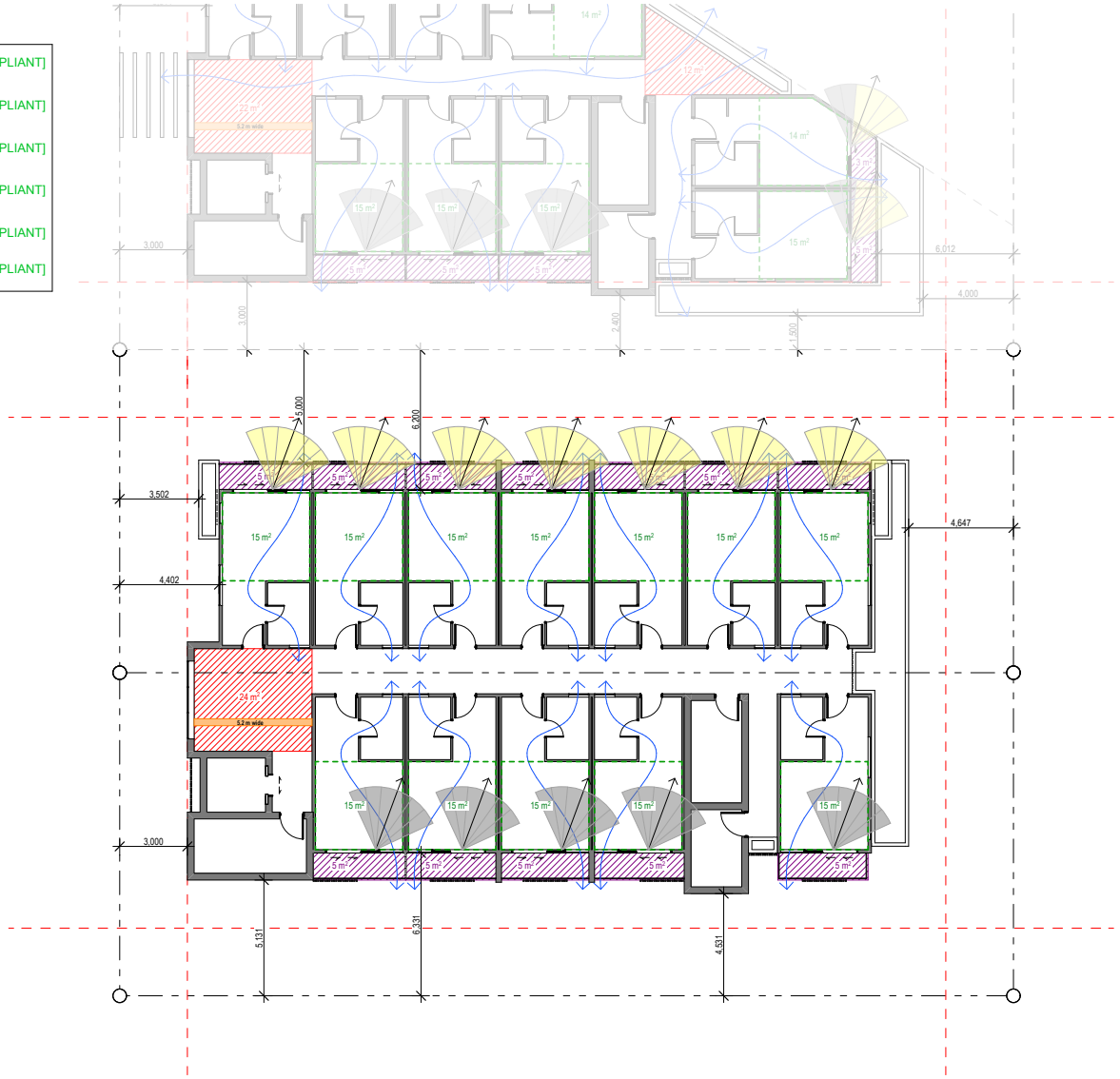
Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A
ROO

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1303 RE

SEPP LEGEND

SOLAR ACCESS	[COMPLIANT]
CROSS VENTILATION	[COMPLIANT]
COS (AREA & DEPTH)	[COMPLIANT]
SHARED LIVING DEPTH	[COMPLIANT]
POS (AREA)	[COMPLIANT]
APARTMENT SIZE	[COMPLIANT]



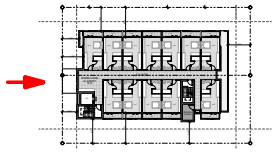
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

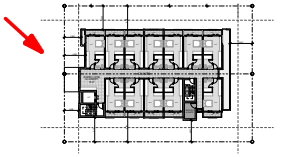
LEVELS 2-4 SEP

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1304 RE





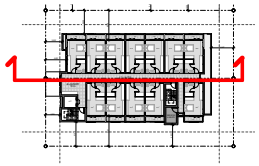




RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

@A
STREET ELEVATIOI
25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 2000 RE





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:150@A

SECTIONS

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX B

Conceptual Stormwater Management Layout Plan

GENERAL NOTES A:

1. CONTRACT DOCUMENTATION
ALL DRAWINGS UNDER THIS CONTRACT ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATION.
2. SURVEY INFORMATION
CONTROL SURVEY INFORMATION WILL BE ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. SETOUT INFORMATION SHALL NOT BE OBTAINED BY SCALING FROM THESE DRAWINGS.
3. DATUM
ALL LEVELS SHOWN ON DRAWINGS ARE A.H.D (DERIVED).
4. EXISTING SURVEY CONTROL STATIONS
THE CONTRACTOR IS TO ENSURE THAT SURVEY CONTROL STATIONS ARE NOT DAMAGED OR DISTURBED IN ANY WAY BY CONSTRUCTION ACTIVITIES.
5. EXISTING SERVICES
EXISTING SERVICES LOCATIONS WHERE SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL CONTACT THE RELEVANT AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL GAIN ACCESS TO THE SITE AT LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPECIFICATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. WORK BOUNDARIES
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THIS CONTRACT. AT NO TIME SHALL THE CONTRACTOR ENTER ADJOINING PROPERTIES OR CONTRACT WORK AREAS ON THE SITE WITHOUT WRITTEN AUTHORISATION FROM SUPERINTENDENT.
9. SITE CLEARING
CLEARING AND GRUBBING SHALL BE CARRIED OUT TO ALL WORK AREAS AS SPECIFIED & SHALL INCLUDE THE REMOVAL OF ALL EXISTING TREES (UNLESS NOMINATED TO BE PRESERVED), EXISTING VEGETATION, TIMBER, FENCES AND ANY OTHER DEBRIS.
10. TOPSOIL STRIPPING
ALL TOPSOIL STRIPPED FROM WORK AREAS SHALL BE STOCKPILED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND FILL AREAS.
11. EARTHWORKS (GENERAL)
ALL FILL MATERIAL PLACED SHALL BE COMPACTED AND TRIMMED TO FINAL EARTHWORKS LEVELS AND PROFILES SHOWN ON THE CONTRACT DRAWINGS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
12. COMPACTION STANDARDS
ALL STRUCTURAL FILL MATERIAL PLACED UNDER THIS CONTRACT SHALL BE COMPACTED TO A MINIMUM 98% RELATIVE DRY DENSITY (STANDARD COMPACTION) IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
13. STORMWATER DRAINAGE
LOCATION AND ALIGNMENT OF ALL STORMWATER DRAINLINES IS TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT PRIOR TO EXCAVATION. THE DESIGN SURFACE LEVELS OF MANHOLES AND OTHER STRUCTURES ARE TO BE VERIFIED ON SITE WITH THE SUPERINTENDENT. ALL DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD DRAWINGS AND SPECIFICATION.
14. TOPSOIL REPLACEMENT AND GRASSING
FOLLOWING COMPLETION OF ROADWORKS CONSTRUCTION AND BULK EARTHWORKS OPERATIONS THE FULL EXTENT OF FOOTPATHS, BATTERS AND FILL AREAS IS TO BE RE - TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED AS FURTHER DETAILED IN THE SPECIFICATION.
15. TESTING
ALL TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
16. "AS CONSTRUCTED " SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS.
17. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY

GENERAL NOTES B

1. ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL AUTHORITY SPECIFICATIONS AND STANDARDS.
2. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" LOCAL AUTHORITY STANDARD SPECIFICATIONS AND GEOTECHNICAL ENGINEERS REQUIREMENTS.
3. MINIMUM RELATIVE COMPACTION OF ALL FILL SHALL BE NO LESS THAN 98% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS1289.5.2.1 (STANDARD COMPACTION). THIS SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL AS REQUIRED.
5. ALL TOPSOIL CONTAINING ORGANIC MATERIAL IS TO BE STRIPPED FROM EARTHWORKS AREA TO A DEPTH 100mm MINIMUM AND STOCKPILED AS DIRECTED.
6. THE LOCATION AND LEVELS OF ALL EXISTING SERVICES TO BE VARIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE LOCATION OF ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO ARRANGE RELOCATION OF EXISTING SERVICES, WHERE NECESSARY, FOR EARTHWORKS CONSTRUCTION. REFER TO ELECTRICAL, HYDRAULIC AND DRAINAGE PLANS FOR EXISTING AND PROPOSED SERVICES.
7. EXTREME CARE TO BE USED WHILST EARTHWORKS ARE BEING CARRIED OUT IN THE VICINITY OF EXISTING SERVICES THAT ARE TO REMAIN. THE CONTRACTOR IS TO CONFIRM POSITION AND LEVELS PRIOR TO COMMENCEMENT OF WORKS.
8. ALL TEMPORARY EARTHWORKS BATTERS SHALL BE NO STEEPER THAN 1in1 UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LIAISE WITH THE GEO-TECHNICAL ENGINEER TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BATTERS DURING CONSTRUCTION OF BULK EARTHWORKS.
10. ALL EARTHWORKS AREAS TO BE LEFT IN A FREE DRAINING STATE.
11. EARTHWORKS SUPERVISION BY GEOTECHNICAL TESTING AUTHORITY SHALL BE TO LEVEL 2 (MINIMUM) AS PER AS3798-APPENDIX B.
12. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR FINISHED SURFACE LEVELS IN LANDSCAPED AREAS.
13. REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR STRUCTURAL DETAILS OF RETAINING WALLS.
14. PROVIDE CONDUITS FOR ALL SERVICES REQUIRING CONDUITS WHERE REQUIRED UNDER DRIVEWAY PAVEMENT. THIS INCLUDES ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY AND LANDSCAPE IRRIGATION. REFER TO RELEVANT CONSULTANTS DOCUMENTATION FOR LOCATIONS AND REQUIREMENTS.
15. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
16. BENCH MARK AND LEVELS TO AHD.
17. JOIN NEW WORK NEATLY TO EXISTING.
18. FOLLOWING COMPLETION OF DEMOLITION, BULKEARTHWORKS AND DRIVEWAY CONSTRUCTION THE FULL EXTENT OF FOOTPATHS, BATTERS, FILL AND BARE SOIL SHALL BE RE-TOPSOILED TO A MINIMUM DEPTH OF 150mm AND GRASSED.
19. AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
20. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL ENGINEERS INVESTIGATION REPORT.
22. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. CONTOURS SHOWN ARE EXISTING.
24. IF IN DOUBT ASK!

Sanitary Drainage	
es	ex.Sewer
esd	ex.Sanitary
Water Main	
ew	ex.Water main
Fire Service	
ex.Fire Service	
Hot Water	
ex.Hot Water	
Warm Water	
ex.Warm Water	
Cold Water	
ex.Cold Water	
Recycled Water	
ex.Recycled Water	
Stormwater	
esw	ex.Stormwater
Vent	
ex.Vent	
g	Gas
T	Trade Waste
Rising Main	
np	Non-Potable Water
ex.Non-Potable Water	
ag	Subsoil Drainage

SERVICES SHOWN AS EXISTING HAVE BEEN INTERPOLATED FROM COUNCIL AS-CONSTRUCTED AND SURVEY INFORMATION. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEERS IF LOCATIONS AND LEVELS ARE DIFFER FROM THOSE SHOWN.

DIAL BEFORE YOU DIG:
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET, LISMORE NSW 2480

FOR
4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.

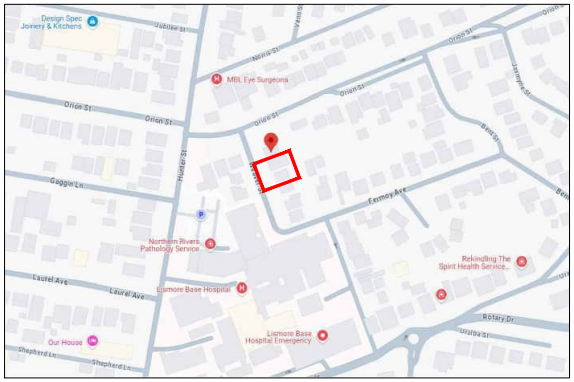
DRAWING INDEX

CONCEPTUAL STORMWATER MANAGEMENT PLAN

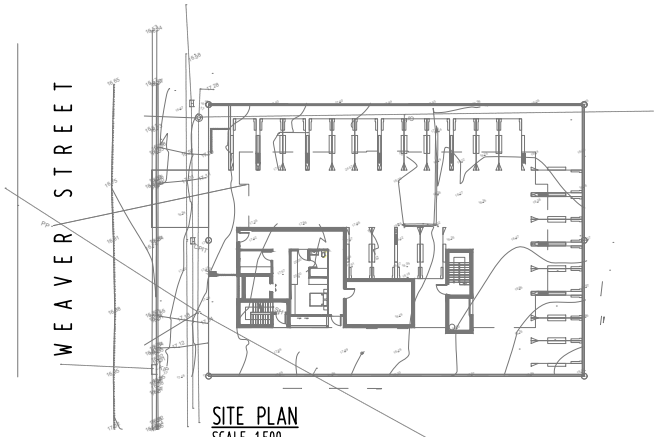
SMP1 NOTES, DRAWING INDEX, LOCALITY PLAN 1, LOCALITY PLAN 2 & SITE PLAN
SMP2 SITE PLAN - CONCEPTUAL STORMWATER LAYOUT
SMP3 DETAILS



LOCALITY PLAN 1
NOT TO SCALE



LOCALITY PLAN 2
NOT TO SCALE



SITE PLAN
SCALE 1:500

No.	Date	Description	Drawn
	01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title: CONCEPTUAL STORMWATER PLAN

NOTES, DRAWING INDEX, LOCALITY PLAN & SITE PLAN

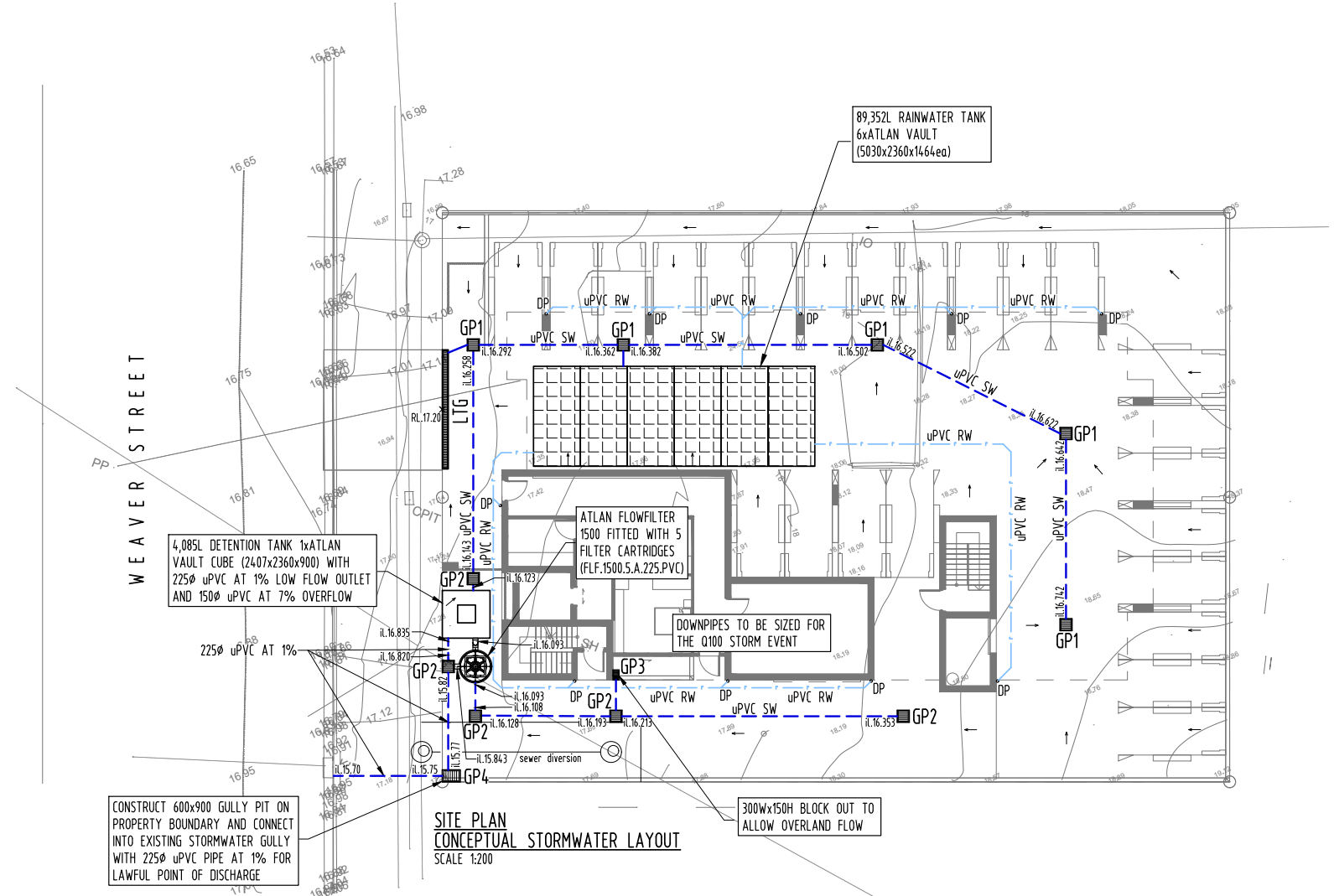
MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 5.0 10.0 15.0 20.0 25.0m
SCALE 1:500 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:500 | APPROVAL NO.
Designed. MJO | Drawn. TV
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY

Client. 4WS (No.1) Pty. Ltd. c/o WKK Consulting Pty. Ltd.
Job No. 25-2664
Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,
Sheet. SMP1 | Issue. A



SITE PLAN
CONCEPTUAL STORMWATER LAYOUT
SCALE 1:200

OSD DISCHARGE/VOLUME SUMMARY

ARI (years)	Q LIMIT (l/s)	OSD VOLUME (m^3)
1	23.86	1.395
10	42.16	2.466

ONSITE DETENTION & RAINWATER DETENTION
TOTAL OSD REQUIRED: 2,466L
TOTAL OSD PROVIDED: 4,085L (ATLAN VAULT)

RWT RETENTION REQUIRED: 84,400L
RWT RETENTION PROVIDED: 89,352L

GULLY PIT SCHEDULE

GP1	600mm x 600mm GULLY PIT COMPLETE WITH TRAFFICABLE HEEL PROOF FRAME & GRATE
GP2	600mm x 600mm GULLY PIT COMPLETE WITH HEEL PROOF FRAME & GRATE
GP3	300mm x 300mm GULLY PIT COMPLETE WITH HEEL PROOF FRAME & GRATE
GP4	900mm x 600mm GULLY PIT COMPLETE WITH BOLT DOWN FRAME & GRATE

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPTUAL STORMWATER PLAN

SITE PLAN
CONCEPTUAL STORMWATER LAYOUT

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

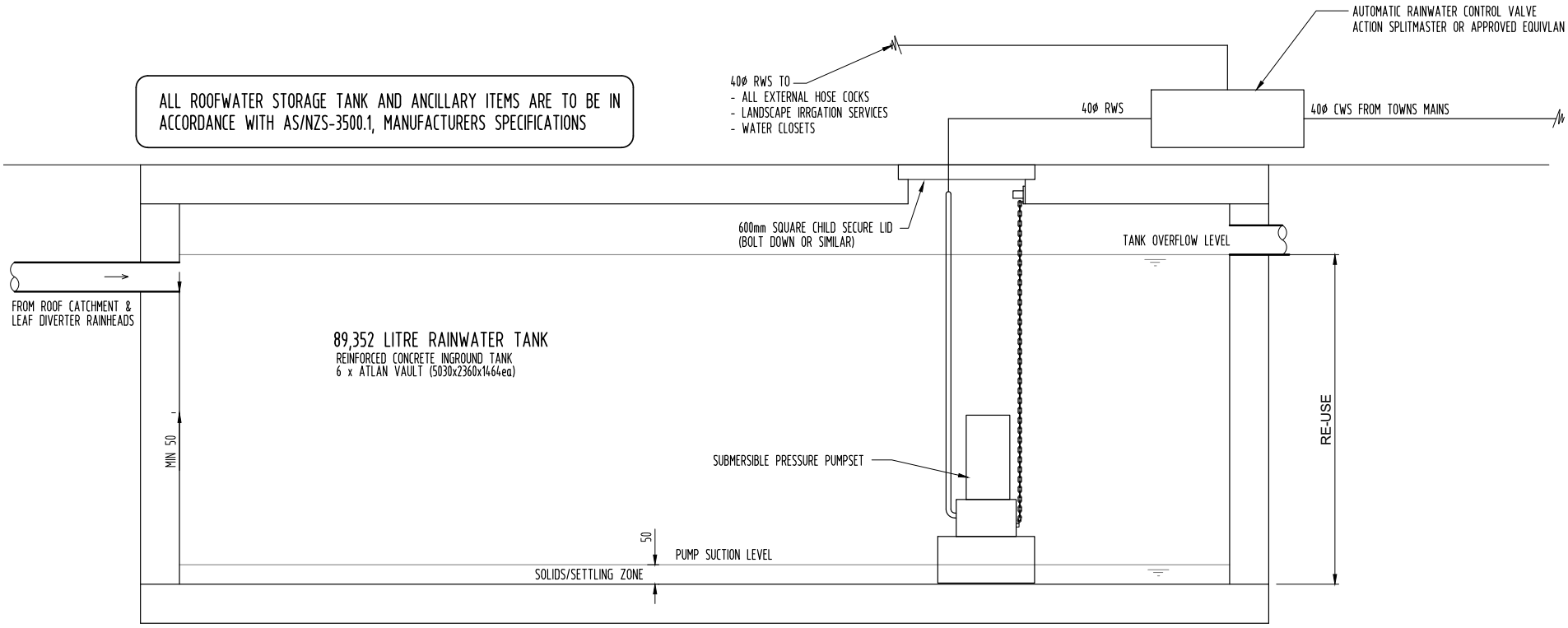
Date. JULY 2025 Scale. 1:200
Designed. MJO Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,

Sheet. SMP2 Issue. A



DETAIL 1 - RAINWATER STORAGE TANK
DIAGRAMMATIC ONLY, NOT TO SCALE

Date.	Description.	Drawn
01.08.2025	PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION	TV

Title. CONCEPTUAL STORMWATER PLAN

DETAILS

MORA Consulting PTY LTD
CIVIL & HYDRAULIC ENGINEERS
CONSULTANTS TO THE CONSTRUCTION INDUSTRY
298 Ferry Road
Southport, Qld.
P.O. Box 5894
Gold Coast Mail Centre 9726
Tel: (07) 5528 2633
Fax: (07) 5528 2644
Email: admin@mora.com.au

PRELIMINARY ISSUE ONLY
NOT FOR CONSTRUCTION
Approved.

Scalebars. 0 2.0 4.0 6.0 8.0 10.0m
SCALE 1:200 (A3 UNREDUCED)

Date. JULY 2025 | Scale. 1:200
Designed. MJO | Drawn. TV
APPROVAL NO.
LOT 18 & 19 on DP17964
SITE AREA 1,124m²
LOCAL AUTHORITY
NORTH

Client. 4WS (No.1) Pty. Ltd.
c/o WKK Consulting Pty. Ltd.

Job No. 25-2664

Project. STAGE 2 LISMORE HEALTH ACCOMMODATION PRECINCT AT 6-8 WEAVER STREET,

Sheet. SMP3 | Issue. A

APPENDIX C

BOM IFD Table, & MUSIC Modelling Results

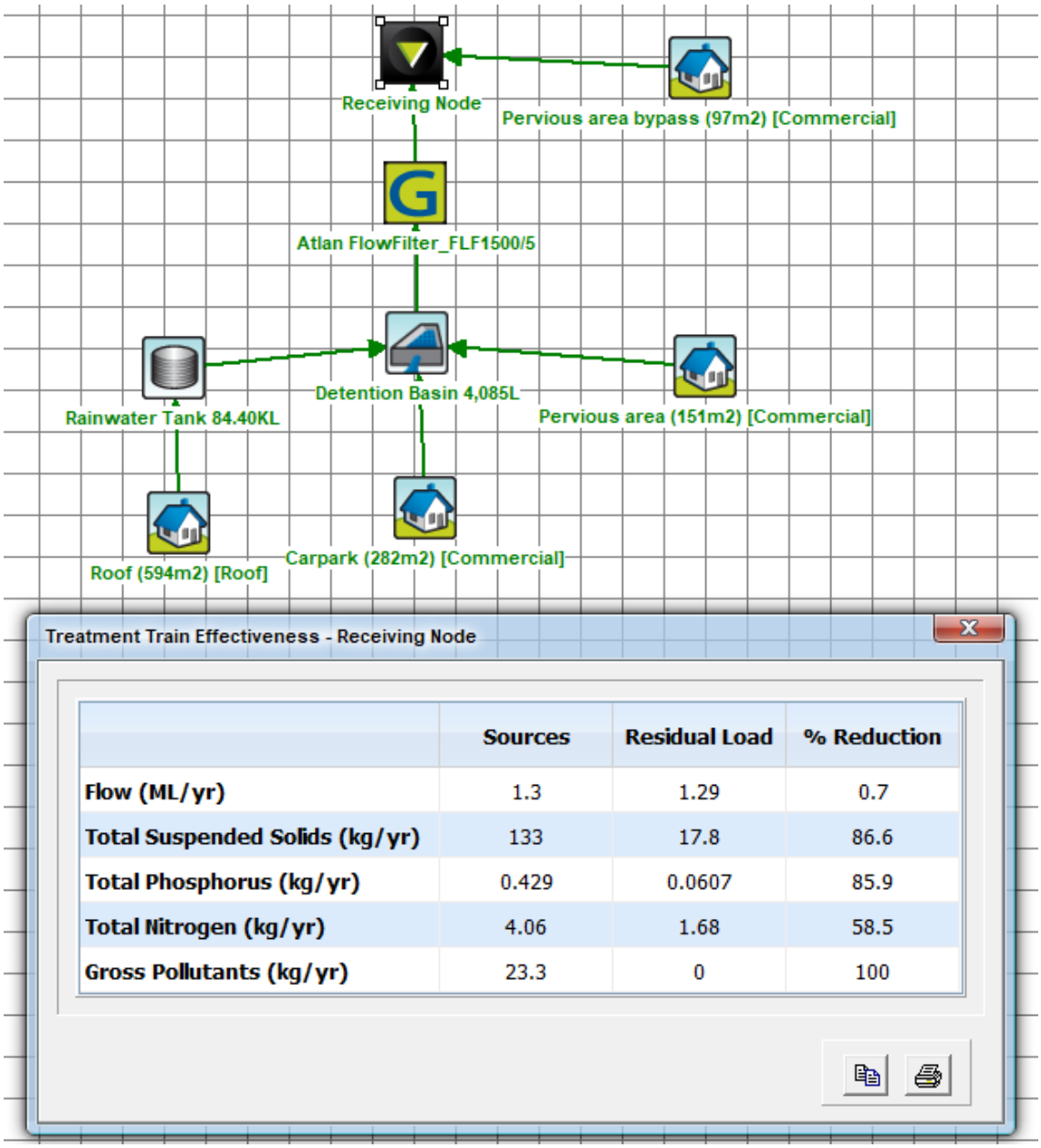
IFD DESIGN RAINFALL INTENSITY (mm/h)

Reference: Bureau of Meteorology – Design Rainfall Data System (2016)

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
5 min	103	115	155	182	208	244	271
6 min	98.4	110	148	173	198	231	257
7 min	94.2	106	142	166	189	220	244
8 min	90.3	101	136	159	181	211	233
9 min	86.8	97.3	130	152	174	202	223
10 min	83.5	93.7	125	147	167	194	214
11 min	80.5	90.3	121	141	161	186	205
12 min	77.7	87.1	116	136	155	179	198
13 min	75.1	84.2	112	131	150	173	191
14 min	72.6	81.5	109	127	145	167	184
15 min	70.4	78.9	105	123	140	162	179
16 min	68.3	76.6	102	119	136	157	173
17 min	66.3	74.3	99.2	116	132	153	168
18 min	64.4	72.3	96.5	113	128	148	163
19 min	62.7	70.3	93.8	110	125	144	159
20 min	61.1	68.5	91.4	107	122	141	155
30 min	48.8	54.7	73.0	85.4	97.4	113	125
40 min	41.0	46.0	61.5	72.1	82.4	96.1	107
50 min	35.6	39.9	53.6	62.9	72.0	84.4	93.9
1 hour	31.7	35.5	47.8	56.2	64.5	75.8	84.6

Music Model

6-8 Weaver Street, Lismore NSW



Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.3	1.29	0.7
Total Suspended Solids (kg/yr)	133	17.8	86.6
Total Phosphorus (kg/yr)	0.429	0.0607	85.9
Total Nitrogen (kg/yr)	4.06	1.68	58.5
Gross Pollutants (kg/yr)	23.3	0	100

APPENDIX D

Maintenance Plans & Checklists

AtlanVault

Modular precast on-site stormwater detention system



atlan.com.au

Atlan STORMWATER



APPLICATIONS

- Residential
- Commercial
- Industrial
- Retail sites
- Subdivisions
- Urban infrastructure

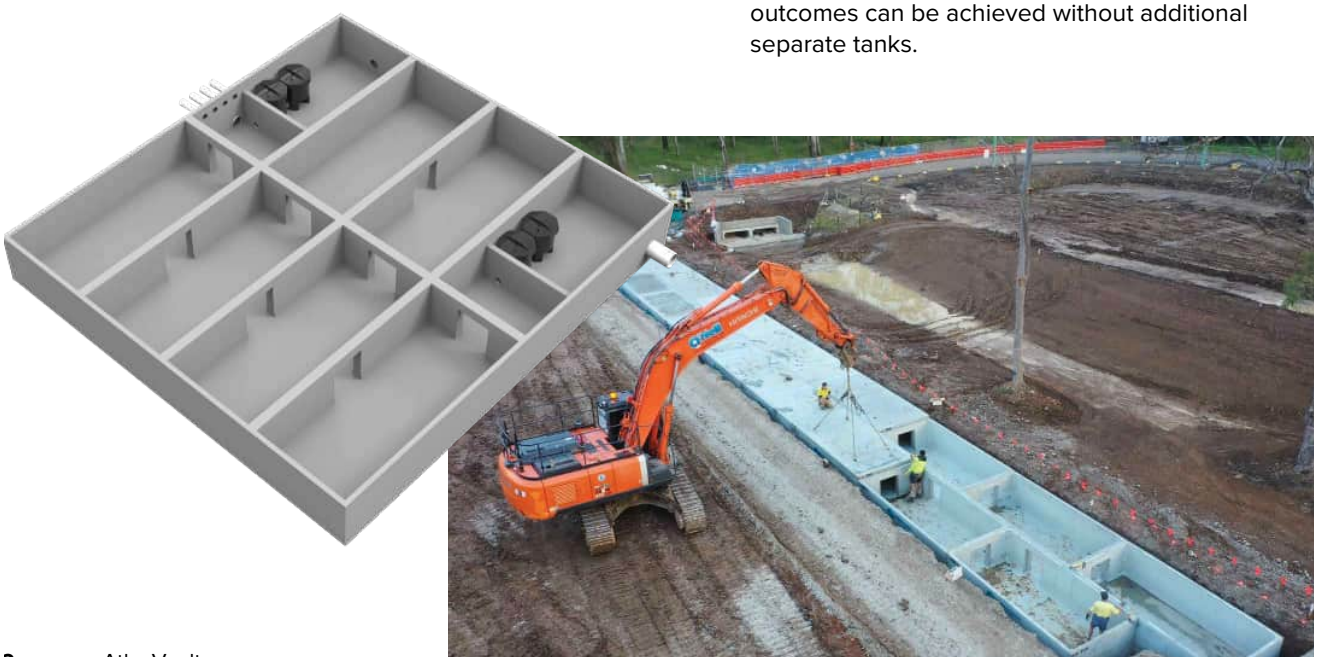
FEATURES

A modular precast on-site stormwater detention system (OSD) that has the proven strength & durability of concrete, is simple & fast to install, and easily accessible for maintenance.

The AtlanVault can be arranged in a modular configuration to achieve small to very large OSD requirements with flexibility in footprint design.

It is a robust solution for stormwater detention typically installed under carparks in commercial premises, or the common driveways in multi-unit developments.
The AtlanVault is selected for its easy access for maintenance, strong traffic rating, simple installation protocol, and ability for large volumes to be installed in a single day and truck trafficable immediately.

- Flexibility in footprint design for optimum layouts
- Flexible heights to suit site levels
- Truck trafficable. Delivered to site cured to 50MPa. The tanks can be installed, backfilled and trafficable immediately, maintaining site accessibility.
- Modules do not rely on stone backfill for stormwater storage or support, so there are smaller excavations and less spoil to dispose of compared to other systems.
- Units are delivered to site to meet clients cranes and are generally installed immediately. This is no on-site storage of modules required so on-site space is optimised.
- AtlanFilter cartridges can be designed to be contained in these systems so water quality outcomes can be achieved without additional separate tanks.







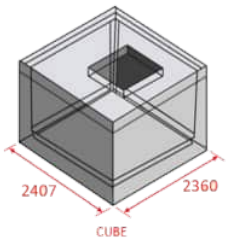
COMPARISON

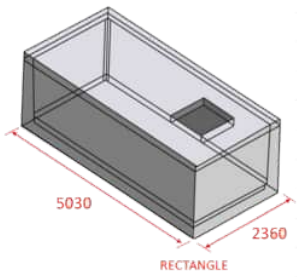
OSD SYSTEMS	ATLANVAULT/MEGAVAULT	CONVENTIONAL CAST INSITUE OR BLOCK & SLAB
STRUCTURAL ENGINEERING	All required structural certification provided by Atlan Stormwater and Engineering Partners minimising onsite inspections and increasing construction efficiency.	Structural engineering requires 'Hold Points' and visual inspection to ensure correct construction methods are achieved. Potential delays and risk of trade error is higher.
CONSTRUCTION PROGRAM EFFICIENCIES	Construction timeline savings of up to 90% can be achieved, with a guaranteed reduction of labour required on site.	Multiple trades required to complete the scope providing a slower construction timeline and increased risk of poor weather and delays.
SAFETY	Reduces the amount of labour required to complete the works. Significantly decreased open excavation time. Minimises the requirement of Confined Space Entry during tank construction.	Increased time with an open excavation due to increased sub-contractor involvement. Co-ordination on safety plans and inductions with increased involvement and supervision required. Exposed reinforcement contributing to trip hazards. Confined Space Entry is required.
ENVIRONMENTAL IMPACT	• Minimal construction waste. • Decreased excavation time. • Decreases risk of silt release. • No concrete truck washouts required.	• Increased construction waste from palletised construction materials to complete the scope. • Concrete truck washouts required.
QUALITY	Tanks constructed to ISO9001 Quality Standards. Atlan Stormwater engineering partners provide product 'sign-off'.	Hold points and visual sign off by the project Certified Engineers.
ORGANISATIONS REQUIRED	Atlan Stormwater offer a 'Turnkey' Solution from design and manufacture through to construction.	Multiple trades.



SIZES & CAPACITIES

NOTE: Internal heights only provided as tank lid thickness is dependant on traffic rating & soil/slab cover. Visit our website to download plans and drawings.





CUBE

2407mm long x 2360mm wide

INTERNAL HEIGHT	CAPACITY kL
900	4.085
950	4.371
1000	4.550
1100	5.018
1150	5.252
1200	5.488
1250	5.723
1300	5.959
1350	6.196
1464	6.737

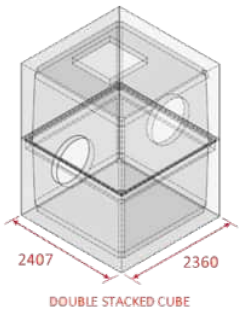
RECTANGLE

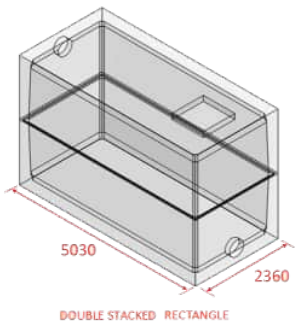
5030mm long x 2360mm wide

INTERNAL HEIGHT	CAPACITY kL
900	9.064
950	9.577
1000	10.090
1100	11.119
1150	11.635
1200	12.152
1250	12.669
1300	13.187
1350	13.706
1464	14.892









DOUBLE STACKED CUBE

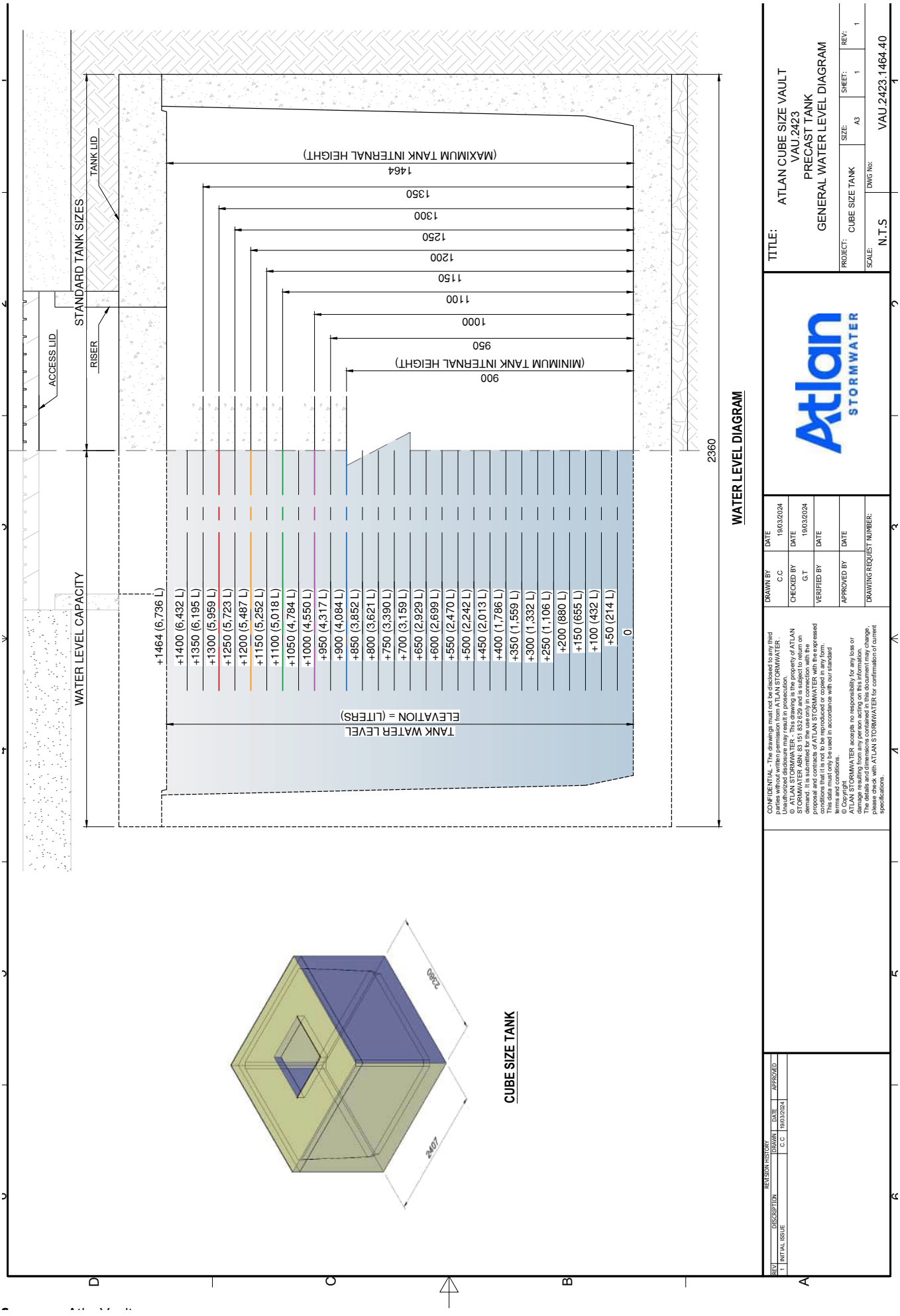
2407mm long x 2360mm wide

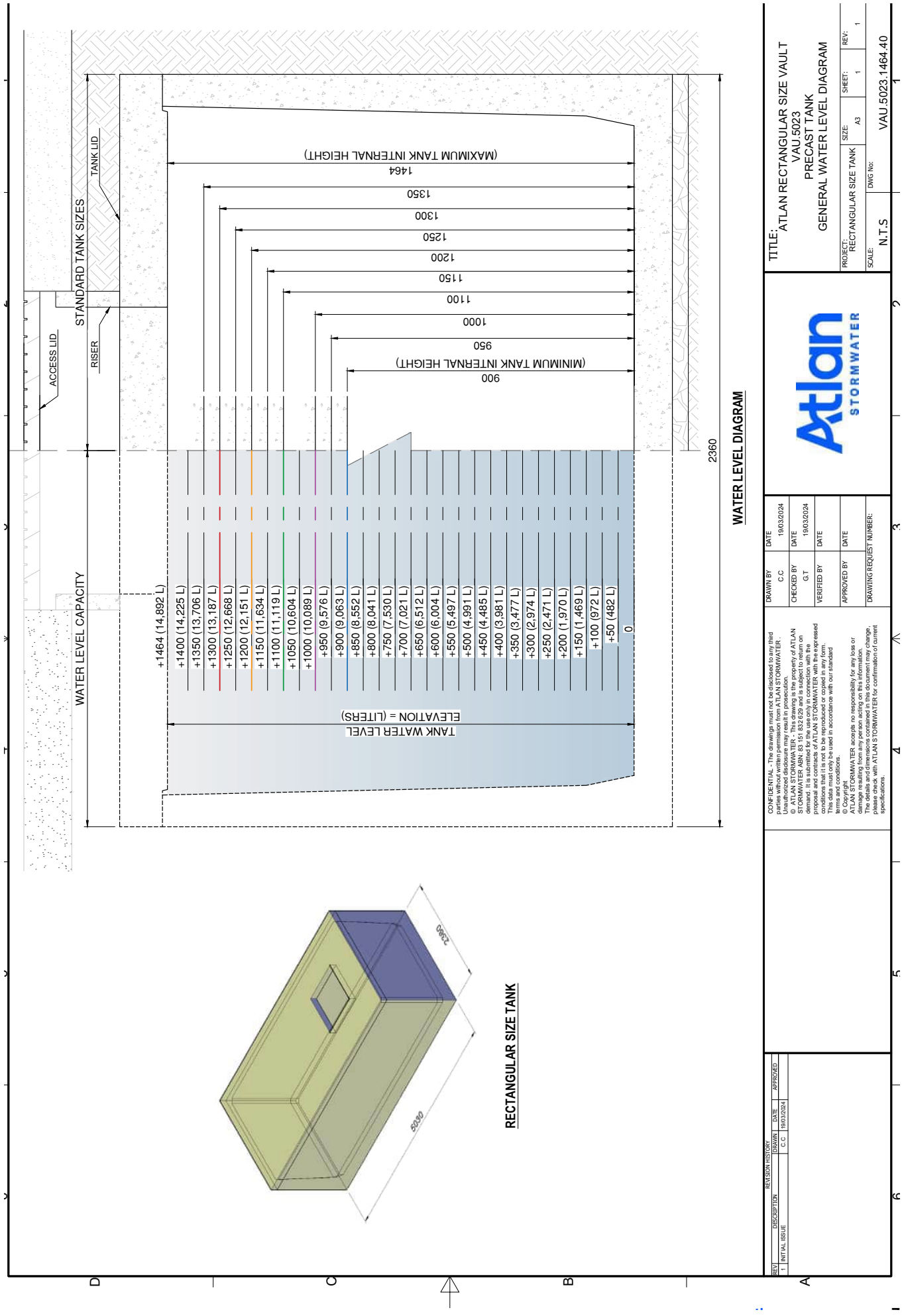
BASE SECTION INTERNAL HEIGHT	TOP SECTION INTERNAL HEIGHT	INTERNAL HEIGH	CAPACITY kL
884	916	1800	8.170
934	916	1850	8.456
984	916	1900	8.635
984	966	1950	8.921
984	1016	2000	9.100
1134	916	2050	9.337
1184	916	2100	9.573
1184	966	2150	9.859
1184	1016	2200	10.038
1334	916	2250	10.281
1334	966	2300	10.567
1439	916	2355	10.703
1439	966	2405	10.989
1438	1016	2455	11.168
1334	1166	2500	11.448
1439	1116	2555	11.636
1439	1166	2605	11.870
1439	1216	2655	12.106
1439	1266	2705	12.341
1439	1316	2755	12.577
1439	1366	2805	12.814
1439	1471	2910	13.388

DOUBLE STACKED RECTANGLE

5030mm long x 2360mm wide

BASE SECTION INTERNAL HEIGHT	TOP SECTION INTERNAL HEIGHT	INTERNAL HEIGH	CAPACITY kL
884	916	1800	18.128
934	916	1850	18.640
984	916	1900	19.154
984	966	1950	19.666
984	1016	2000	20.180
1134	916	2050	20.699
1184	916	2100	21.215
1184	966	2150	21.728
1184	1016	2200	22.241
1334	916	2250	22.770
1334	966	2300	23.283
1439	916	2355	23.858
1439	966	2405	24.372
1438	1016	2455	24.885
1334	1166	2500	25.341
1439	1116	2555	25.915
1439	1166	2605	26.431
1439	1216	2655	26.915
1439	1266	2705	27.466
1439	1316	2755	27.984
1439	1366	2805	28.493
1439	1471	2910	29.596


STANDARD TANK SIZES
TANK LID
RISER
ACCESS LID
WATER LEVEL CAPACITY
(MAXIMUM TANK INTERNAL HEIGHT)
1464
1350
1300
1250
1200
1150
1100
1000
950
(MINIMUM TANK INTERNAL HEIGHT)
900
2360
WATER LEVEL DIAGRAM
+1464 (6,736 L)
+1400 (6,432 L)
+1350 (6,195 L)
+1300 (5,959 L)
+1250 (5,723 L)
+1200 (5,487 L)
+1150 (5,252 L)
+1100 (5,018 L)
+1050 (4,784 L)
+1000 (4,550 L)
+950 (4,317 L)
+900 (4,084 L)
+850 (3,852 L)
+800 (3,621 L)
+750 (3,390 L)
+700 (3,159 L)
+650 (2,929 L)
+600 (2,699 L)
+550 (2,470 L)
+500 (2,242 L)
+450 (2,013 L)
+400 (1,786 L)
+350 (1,559 L)
+300 (1,332 L)
+250 (1,106 L)
+200 (880 L)
+150 (655 L)
+100 (432 L)
+50 (214 L)
0
TANK WATER LEVEL
ELEVATION = (LITERS)
CUBE SIZE TANK
2360
2407
TITLE:
ATLAN CUBE SIZE VAULT
VAU.2423
PRECAST TANK
GENERAL WATER LEVEL DIAGRAM
PROJECT: CUBE SIZE TANK
SIZE: A3
SHEET: 1
REV: 1
SCALE: N.T.S
DWG No: VAU.2423.1464.40
Atlan STORMWATER
DRAWN BY C.C
DATE 19/03/2024
CHECKED BY G.T
DATE 19/03/2024
VERIFIED BY
DATE
APPROVED BY
DATE
DRAWING REQUEST NUMBER:
REVISION HISTORY
REV
DESCRIPTION
DRAWN
DATE
APPROVED
1
INITIAL ISSUE
C.C
19/03/2024


STANDARD TANK SIZES
TANK LID
RISER
ACCESS LID
WATER LEVEL CAPACITY
(MAXIMUM TANK INTERNAL HEIGHT)
1464
1350
1300
1250
1200
1150
1100
1000
950
(MINIMUM TANK INTERNAL HEIGHT)
900
2360
WATER LEVEL DIAGRAM
+1464 (14,892 L)
+1400 (14,225 L)
+1350 (13,706 L)
+1300 (13,187 L)
+1250 (12,668 L)
+1200 (12,151 L)
+1150 (11,634 L)
+1100 (11,119 L)
+1050 (10,604 L)
+1000 (10,089 L)
+950 (9,576 L)
+900 (9,063 L)
+850 (8,552 L)
+800 (8,041 L)
+750 (7,530 L)
+700 (7,021 L)
+650 (6,512 L)
+600 (6,004 L)
+550 (5,497 L)
+500 (4,991 L)
+450 (4,485 L)
+400 (3,981 L)
+350 (3,477 L)
+300 (2,974 L)
+250 (2,471 L)
+200 (1,970 L)
+150 (1,469 L)
+100 (972 L)
+50 (482 L)
0
TANK WATER LEVEL
ELEVATION = (LITERS)
2360
5030
RECTANGULAR SIZE TANK
TITLE:
ATLAN RECTANGULAR SIZE VAULT
VAU.5023
PRECAST TANK
GENERAL WATER LEVEL DIAGRAM
PROJECT: RECTANGULAR SIZE TANK
SIZE: A3
SHEET: 1
REV: 1
SCALE: N.T.S
DWG No: VAU.5023.1464.40
Atlan STORMWATER
DRAWN BY C.C DATE 19/03/2024
CHECKED BY G.T DATE 19/03/2024
VERIFIED BY DATE
APPROVED BY DATE
DRAWING REQUEST NUMBER:
CONFIDENTIAL - The drawings must not be disclosed to any third parties without written permission from ATLAN STORMWATER. Unauthorized disclosure may result in prosecution.
© ATLAN STORMWATER - This drawing is the property of ATLAN STORMWATER ABN: 83 151 832 629 and is subject to return on demand. It is submitted for the use only in connection with the proposal and contracts of ATLAN STORMWATER with the expressed conditions that it is not to be reproduced or copied in any form. This data must only be used in accordance with our standard terms and conditions.
© Copyright
ATLAN STORMWATER accepts no responsibility for any loss or damage resulting from any person acting on this information. The details and dimensions contained in this document may change, please check with ATLAN STORMWATER for confirmation of current specifications.
REVISION HISTORY
REV DESCRIPTION DRAWN DATE APPROVED
1 INITIAL ISSUE C.C 19/03/2024

AtlanVault

Modular precast on-site stormwater detention system



Atlan STORMWATER

P 1300 773 500 | +61 2 8705 0255 | sales@atlan.com.au
ACT | NSW | NT | QLD | SA | TAS | VIC | WA | NZ
To contact your local branch visit **www.atlan.com.au**

0724

FlowFilter

Cartridge filter for tertiary stormwater treatment



atlan.com.au

Atlan® STORMWATER



FlowFilter is a specialist stormwater filtration system that is purpose-built to reduce the footprint of WSUD on constrained projects. Manufactured, designed, and engineered in Australia using fibre-reinforced polymer (FRP) this generational asset is supplied with a 25-year warranty & 100-year design life.

This innovative approach to stormwater treatment uses an up-flow filtration process. With minimal head drop required between inlet and outlet, these devices are suitable for installation on flat sites or low gradient developments. The stormwater is treated within the unit by the following processes: sedimentation, filtration, adsorption, and precipitation.

The FlowFilter has been extensively laboratory and field tested for the removal of pollutants – including heavy metals, total suspended solids (TSS), and nutrients (Phosphorous and Nitrogen).



APPLICATIONS

- Car parks & shopping centres
- Council depots
- Industrial estates
- Heavy vehicle maintenance
- Transport depots & loading bays
- Tunnels
- Highways & transport corridors
- Recycling yards
- Airport aprons & tarmacs



FEATURES

- Manufactured, designed, and engineered in Australia at our FRP production facility.
- Lightweight, easy to install and minimal on-site lifting requirements (no crane required).
- Reduced on-site footprint.
- Up-flow filtration process suitable for flat sites requiring only 250 mm of hydraulic head.
- Scalable sizes with variable cartridge configurations from 1 to 39 filter cartridges.
- SQIDEP testing has verified the capabilities of the filter system for flow rates of 4 LPS (litres per second) per filter cartridge.
- Treatment flow rates from 2.5 litres per second (LPS) to 156 litres per second installed in offline configuration.
- Custom-designed inline systems available.
- Installed in trafficable and non trafficable applications.

SPECIFICATIONS

MODEL	NO. CARTRIDGE	TFR	ID (m)	HEIGHT (m)	INLET/ OUTLET (mm)
400 SERIES					
HS.400/1	1	2.5 LPS	1.13	1.5	100
HS.400/2	2	5 LPS			
HS.400/3	3	7.5 LPS			
1200 SERIES					
HS.1200/4	4	12 LPS	1.20	2.60	225
1500 SERIES					
HS.1500/4	4	16 LPS	1.50	2.00	225
HS.1500/5	5	20 LPS			
HS.1500/6	6	24 LPS			
1850 SERIES					
SHS.1850/7	7	28 LPS	1.85	2.00	225
2200 SERIES					
HS.2200/7	7	28 LPS	2.20	2.50	225
HS.2200/8	8	32 LPS			
HS.2200/9	9	36 LPS			
2500 SERIES					
HS.2500/10	10	40 LPS	2.50	2.70	300
HS.2500/11	11	44 LPS			
HS.2500/12	12	48 LPS			
HS.2500/13	13	52 LPS			
HS.2500/14	14	56 LPS			
HS.2500/15	15	60 LPS			
HS.2500/16	16	64 LPS			
3000 SERIES					
HS.3000/17	17	68 LPS	3.00	2.85	300
HS.3000/18	18	76 LPS			
HS.3000/19	19	76 LPS			
HS.3000/20	20	80 LPS			
HS.3000/21	20	84 LPS			
3500 SERIES					
HS.3500/22	22	88 LPS	3.50	2.95	375
HS.3500/23	23	92 LPS			
HS.3500/24	24	96 LPS			
HS.3500/25	25	100 LPS			
HS.3500/26	26	104 LPS			
HS.3500/27	27	108 LPS			
HS.3500/28	28	112 LPS			
HS.3500/29	29	116 LPS			
HS.3500/30	30	120 LPS			
HS.3500/31	31	124 LPS			
4000 SERIES					
HS.4000/32	32	128 LPS	4.00	3.25	375
HS.4000/33	33	132 LPS			
HS.4000/34	34	136 LPS			
HS.4000/35	35	140 LPS			
HS.4000/36	36	144 LPS			
HS.4000/37	37	148 LPS			
HS.4000/38	38	152 LPS			
HS.4000/39	39	156 LPS			

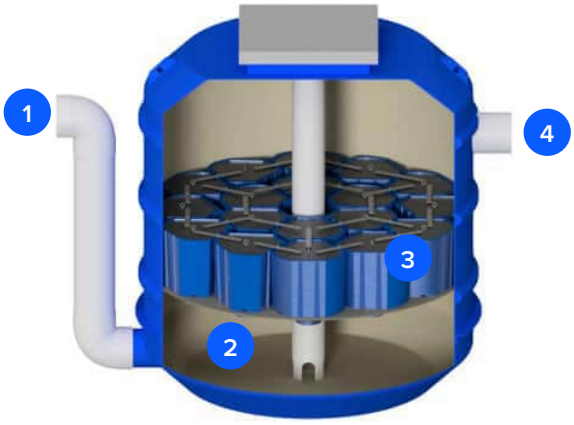
Tested Treatment Efficiencies*

POLLUTANT	EFFICIENCY
Gross Pollutants (GP)	100%
Total Suspended Solids (TSS)	95%
Total Phosphorus (TP)	93%
Total Nitrogen (TN)	45%
Lead (Pb)	90%
Zinc	53%

*Contact Atlan to confirm approved performance for the project LGA



FlowFilter is SQIDEP approved after passing Stormwater Australia's rigorous testing and performance assessment process.

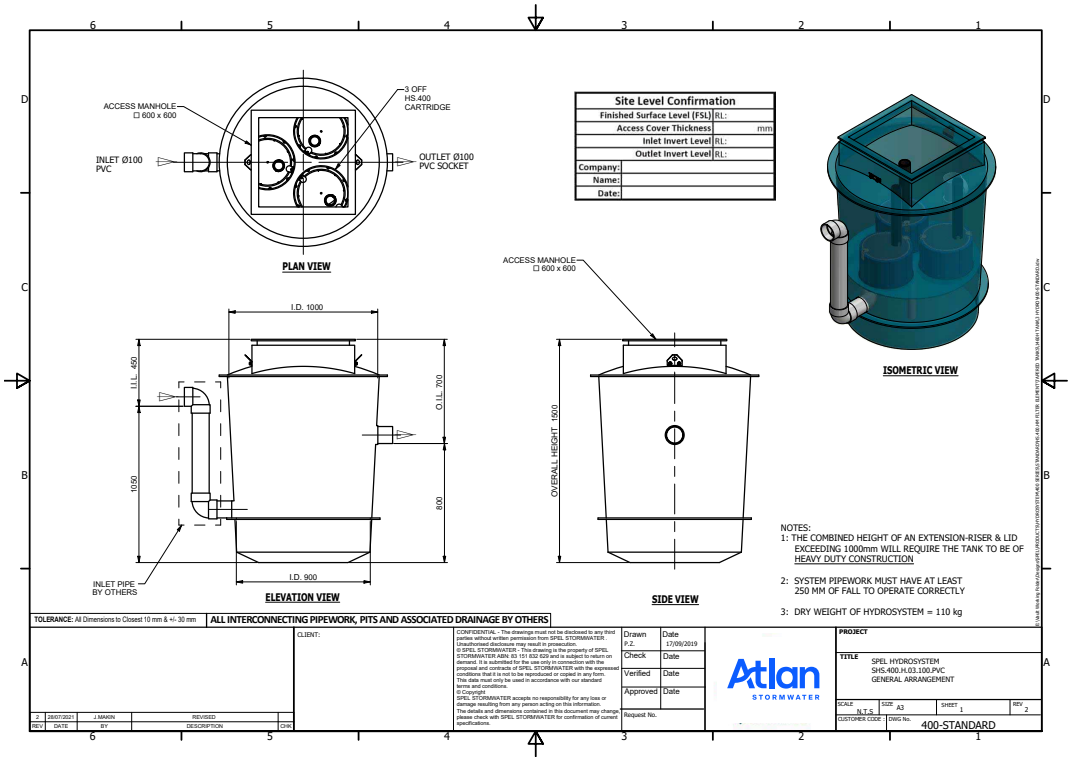


Operating System

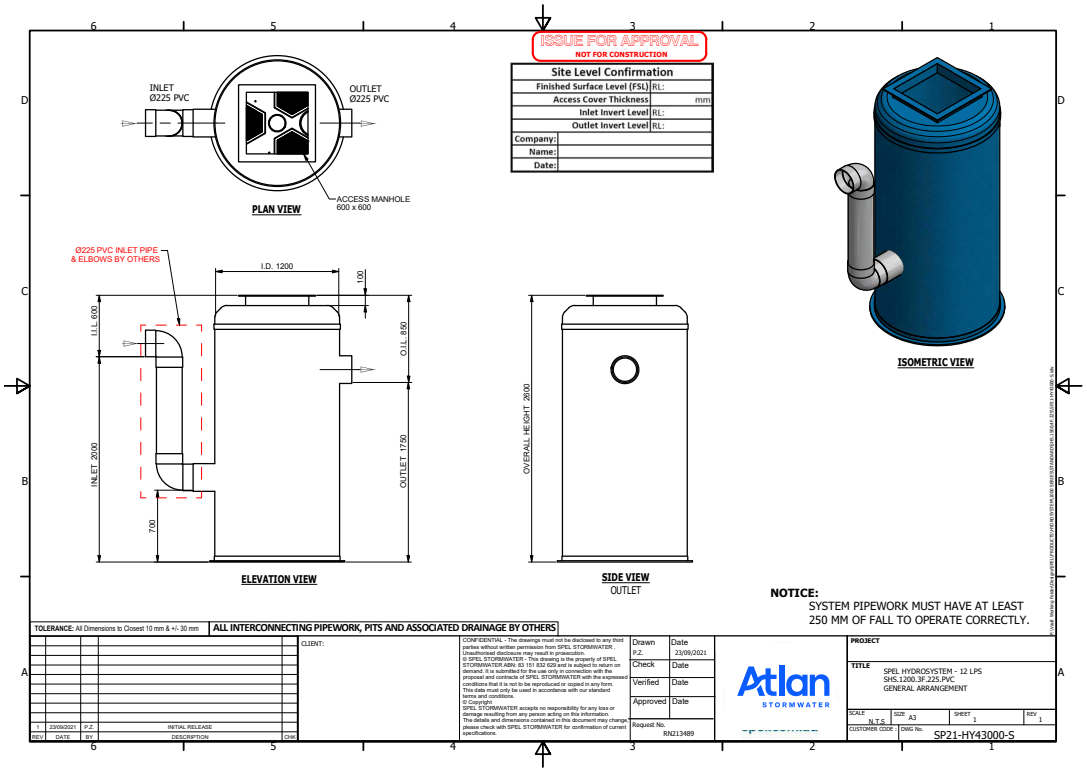
1. Stormwater from catchment enters the offline FlowFilter inlet.
2. Sediment is retained within the sump area.
3. Filter cartridges operate in an up-flow process. The fine sediment is physically removed, and dissolved pollutants are precipitated and adsorptively bound to the filtration media.
4. Treated water flows from cartridges to outlet and into downstream water network.

DRAWINGS

Model HS.400

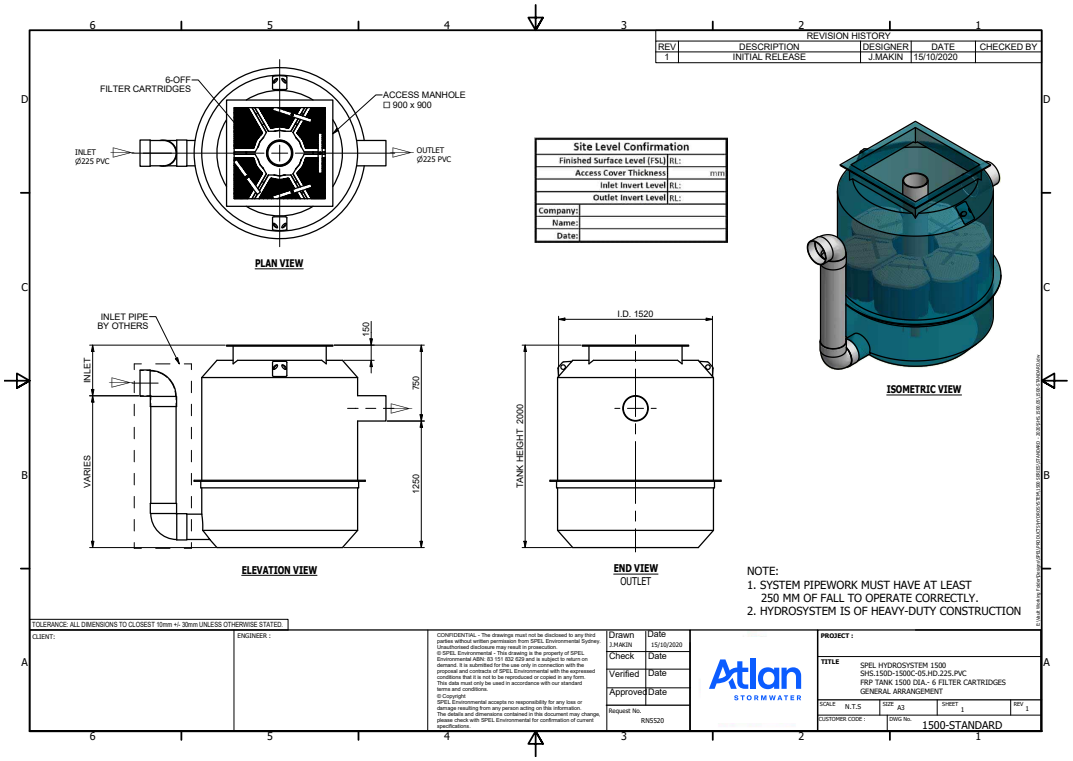


Model HS.1200

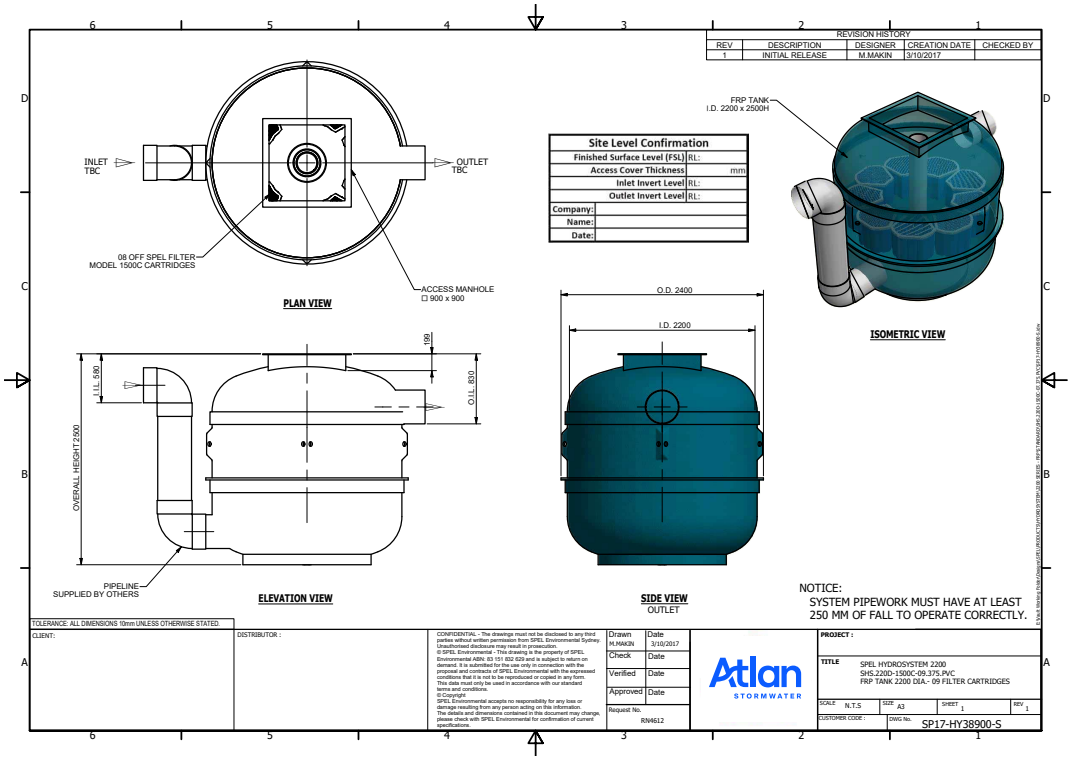


DRAWINGS

Model HS.1500

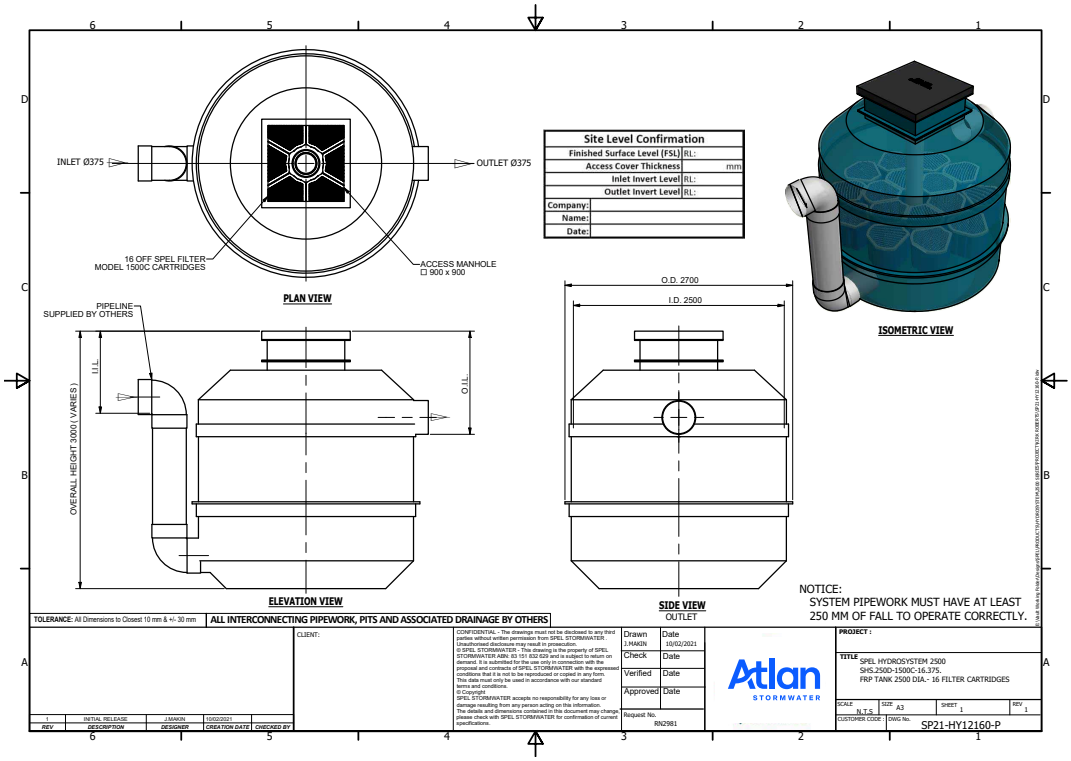


Model HS.2200

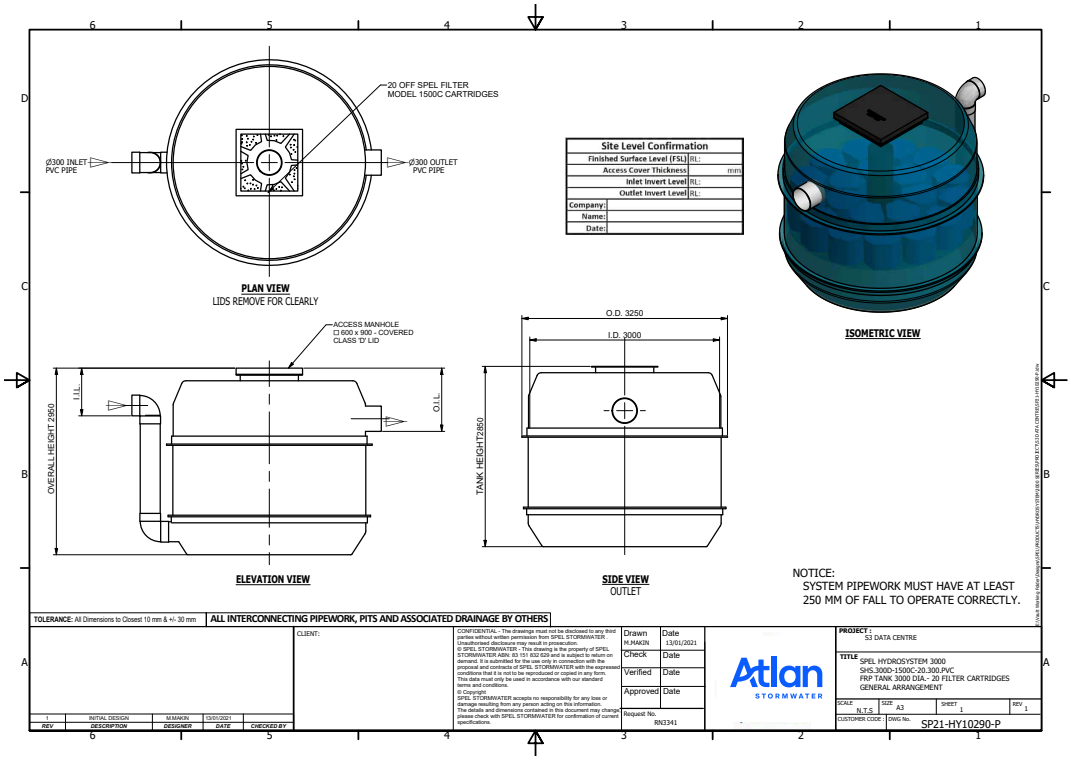


DRAWINGS

Model HS.2500

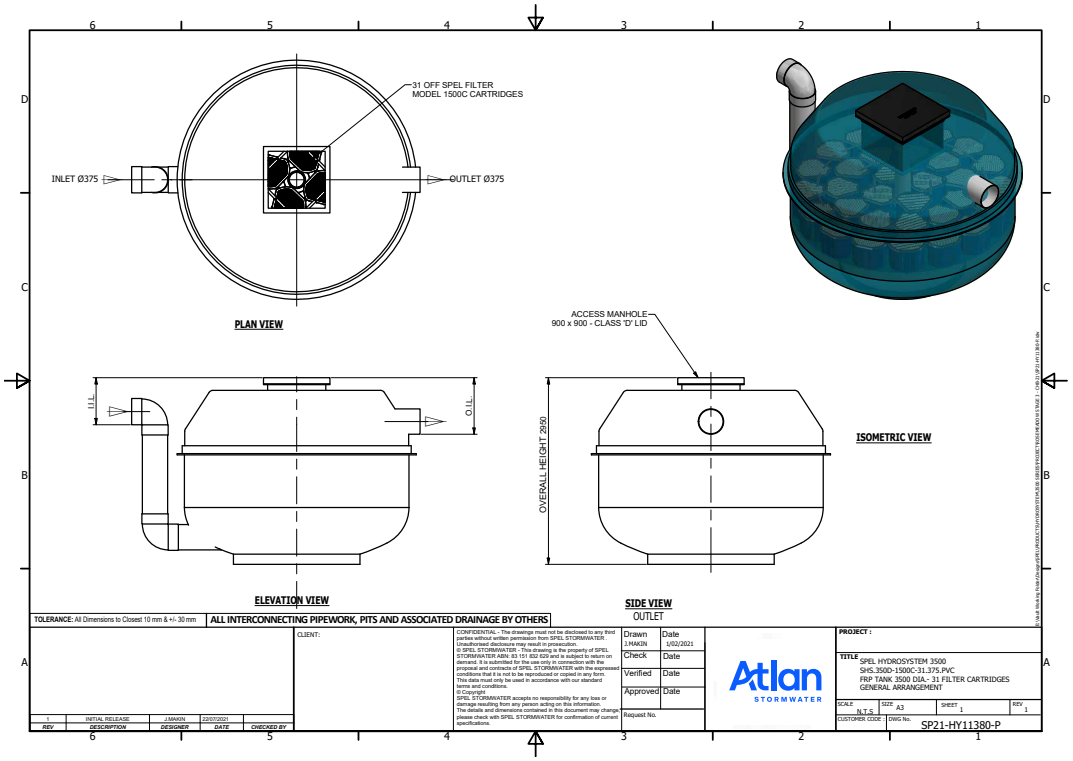


Model HS.3000

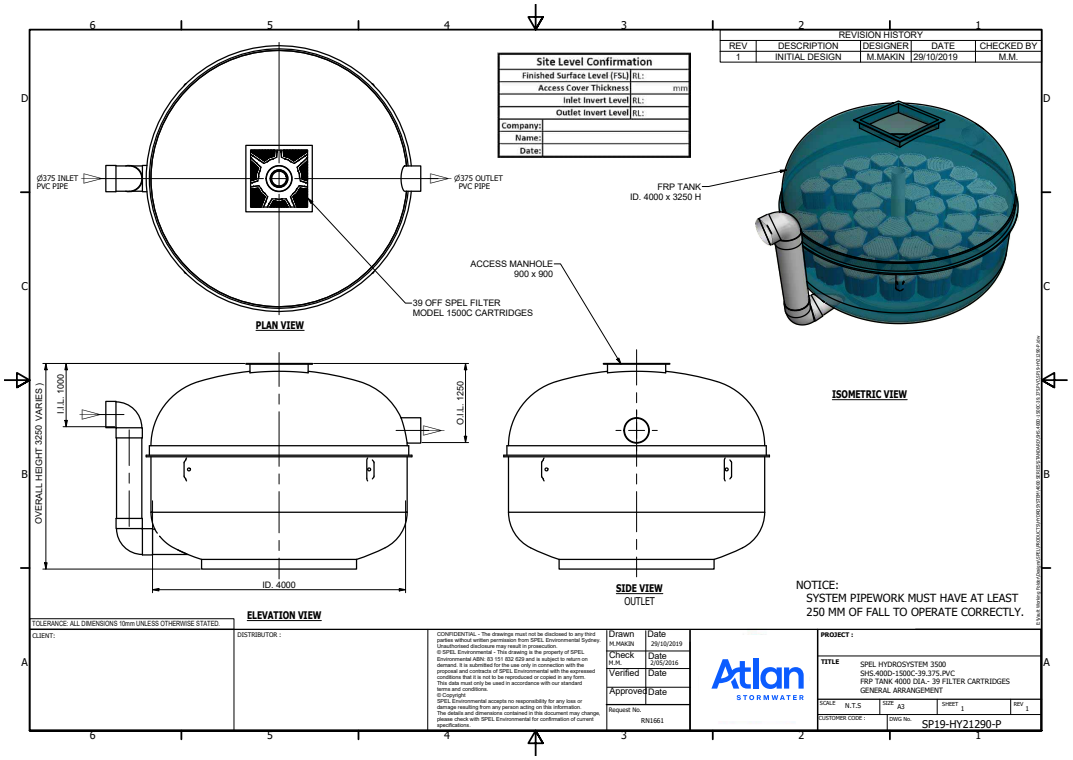


DRAWINGS

Model HS.3500



Model HS.4000



FlowFilter

Cartridge filter for tertiary stormwater treatment



Atlan® STORMWATER

P 1300 773 500 | +61 2 8705 0255 | sales@atlan.com.au
ACT | NSW | NT | QLD | SA | TAS | VIC | WA | NZ
To contact your local branch visit **www.atlan.com.au**

0924

Environmental Noise Impact Assessment

Proposed Lismore Health Accommodation Precinct
Lot 17 DP17964
4 & 6-8 Weaver Street
Lismore NSW

HEALTH SCIENCE ENVIROMENTAL EDUCATION
ENVIRONMENTAL AUDITOR

Environmental Noise Impact Assessment

Proposed Lismore Health Accommodation Precinct
Lot 17 DP17964
4 & 6-8 Weaver Street
Lismore NSW

Prepared for: 4WS (No 1) Pty Ltd
Version: FINAL
Date: 13 January 2026
Job No. 77/2025
Tim Fitzroy & Associates
ABN: 94120188829
ACN: 120188829

environmental

Tim Fitzroy
Environmental Health Scientist
Environmental Educator
Environmental Auditor

61 Pine Avenue
East Ballina NSW 2478
T | 02 6686 5183
M | 0448 483 837
tim@timfitzroy.com.au
www.timfitzroy.com.au

TABLE OF CONTENTS

Section ***Page***

1. INTRODUCTION 6
1.1 Purpose 6
1.2 Applicable Noise Criteria 6
1.3 Overview of Noise Assessment 9
1.4 Site Description 9
1.4.1 Topography 9
1.4.2 Climate 9
1.4.3 Surrounding Land use 9
1.5 Proposed Development 9
2. INSTRUMENTATION 11
2.1 Noise Monitoring Equipment 11
2.2 Monitoring Methodology 11
3. ACOUSTIC ASSESSMENT 13
3.1 The Decibel Scale 13
3.2 Acoustical Terms 14
3.3 Existing Noise Environment 14
3.4 Impact of Proposed Development on Surrounding Sensitive Receivers 17
3.4.1 Noise Modelling 17
3.4.2 Noise Source Levels 17
3.4.3 Sensitive Receptors 20
3.4.4 Weather Conditions 22
3.4.5 Modeling Verification 22
3.4.6 Calculation of Noise Levels 22
3.4.7 Noise Mitigation 24
3.4.8 Modeling Outcomes 27
4. CONCLUSION 28

Illustrations

Illustration 1.1 Site Locality 10
Illustration 2.1 Noise Monitoring Location 12
Illustration 3.1 Location of Noise Sources in Model: Ground Floor 18
Illustration 3.2 Location of Noise Sources in Model: Level 1 18
Illustration 3.3 Location of Noise Sources in Model: Level 3/4 19
Illustration 3.4 Location of Noise Sources in Model: Level 5 19

Illustration 3.5 Location of nearby sensitive receivers 21
Illustration 3.6 Noise contours at 1.5m above ground. Levels are in dB(A) Leq, 15min including façade effects. 23
Illustration 3.7 Noise contours at 1.5m above ground. Levels are in dB(A) Lmax including façade effects. 23
Illustration 3.8 Location of acoustic barrier, as modelled. 24
Illustration 3.9 Noise contours at 1.5m above ground with acoustic barriers. Levels are in dB(A) Leq, 15min including façade effects. 26
Illustration 3.10 Noise contours at 1.5m above ground with acoustic barriers. Levels are in dB(A) Lmax including façade effects. 26

Tables

Table 3.1 Example noise sources and the corresponding A-weighted decibel levels 13
Table 3.2 Background Sound Pressure Levels 15
Table 3.3 Noise Power Levels 17
Table 3.4 Predicted noise level in dB(A) free-field 22
Table 3.5 Predicted noise levels in dB(A) Lmax, free-field. Including recommended mitigation measures. 25

Appendices

A Development Plans 15
B Noise Data 16

1. Introduction

1.1 Purpose

Tim Fitzroy & Associates has been engaged by 4WS (No 1) Pty Ltd to undertake an Environmental Noise Impact Assessment (ENIA) to accompany a Development Application to Lismore City Council for a proposed Lismore Health Accommodation precinct development to be located at 4 and 6-8 Weaver Street Lismore.

This report provides details on the noise assessment and modelling carried out by *Tim Fitzroy & Associates* and *Noise Measurement Services, Brisbane* to establish existing noise levels at the subject site and investigate potential noise impacts on residences within the development and surrounding residences.

The purpose of this noise assessment is to:

1. Establish existing background noise levels across the subject site;
2. Examine the likely impacts of the proposed development on the existing surrounding residences in accordance with the NSW EPA Noise Policy for Industry (2017); and
3. Report on noise levels and provide recommendations to ensure that the proposed development complies as far as practicable with the intent of the NSW EPA Noise Guidelines.

1.2 Applicable Noise Criteria

Protection of the Environment Operations Act 1997 (POEO Act) and the Protection of the Environment Operations (Noise Control) Regulation 2008 (Noise Control Regulation)

The *Protection of the Environment Operations Act 1997 (*POEO Act) and the Protection of the Environment Operations (Noise Control) Regulation 2008 (Noise Control Regulation) provide the main legal framework and basis for managing unacceptable noise.

The POEO Act:

- identifies the authority responsible for regulating noise (s. 6 of the Act)
- defines ‘noise’ and ‘offensive noise’ (Dictionary in the Act)
- provides a range of regulatory tools to manage noise, including Noise Control Notices, Prevention Notices, Noise Abatement Directions and Noise Abatement Orders.

Depending on the circumstances, the Noise Control Regulation may require an assessment of a noise’s audibility, time of occurrence, duration or offensiveness. The POEO Act does not always require noise to be measured to determine whether it is offensive. However, noise measurement can help in deciding what action, if any, is necessary.

1.2.1 Offensive Noise

Depending on the type of noise under consideration, noise can be considered as offensive in three ways according to it’s:

- audibility
- duration
- inherently offensive characteristics.

Given the nature of the noise complaints, it will be necessary for Council to consider a range of factors to determine whether the noise is offensive, including the following:

- the loudness of the noise, especially compared with other noise in the area
- the character of the noise
- the time and duration of the noise
- whether the noise is typical for the area
- how often the noise occurs
- the number of people affected by the noise.

1.2.2 Intrusive Noise

Noise is identified as 'intrusive' if it is noticeably louder than the background noise and considered likely to disturb or interfere with those who can hear it.

1.2.3 Sleep disturbance

Specific provisions relate to sleep disturbance and the World Health Organization recommends that a maximum level of 45 dB (A) should not be exceeded inside a bedroom. For practical purposes this is equivalent to a maximum level of 55 dB (A) outside a residence, with an open window to the bedroom (Guidelines for Community Noise WHO 1999).

1.2.4 Noise Policy for Industry

Despite the introduction of the new *Noise Policy for Industry* (NSW EPA 2017). The new Noise Policy for Industry provides a framework and criteria for the consistent assessment of the impact and control of noise from industrial developments.

It is specifically for large industrial developments that require development approval from the Department of Planning and Environment under the *Environmental Planning and Assessment Act 1979* and/or that the NSW Environment Protection Authority (EPA) regulates, such as mines, quarries and other large industries listed in Schedule 1 of the *Protection of the Environment Operations Act 1997*.

It also has information that may be useful for assessing and controlling noise from smaller industrial premises that are typically regulated by councils.

In general, the types of premises dealt with in the policy include:

- ❖ industrial premises
- ❖ extractive industry premises
- ❖ commercial premises (generally limited to noise from heating, ventilation, air conditioning and refrigeration, and energy generation equipment)
- ❖ warehousing premises
- ❖ maintenance and repair facility premises
- ❖ intensive agricultural and livestock premises, for example, cattle feedlots and poultry farms
- ❖ utility generation/reticulation service premises, for example, energy generation from sources other than wind.

The policy can also be used to assess noise from mechanical plant and equipment; industrial and commercial processes; and ***vehicle movements within the premises and/or on private roads***.

The policy does not apply to:

- vehicles associated with an industrial premise that are on a public road
- transportation corridors (roadways, railways, waterways and air corridors)
- noise from sporting facilities, including motor sport facilities
- construction activities
- noise sources covered by regulations (domestic/neighbourhood noise)
- blasting activities
- shooting ranges
- internal or occupational noise within any workplace regulated by SafeWork NSW
- wind farms
- amplified music/patron noise from premises including those licensed by Liquor and Gaming NSW.

Other government policies, guidelines and legislation typically cover these noise sources.

In regards to the proposed development the application of the Noise Policy for Industry is limited to:

- Fixed mechanical equipment (air conditioning and mechanical ventilation); and
- Vehicle movements on the subject property.

Noise associated with the commercial premises is regulated by the NSW "Noise Policy for Industry". The assessment procedure has the following components to determine the project noise trigger levels:

- Intrusiveness Noise Level (LAeq, 15 min): the limit criteria for this assessment is as follows:
  - LAeq, 15 min ≤ rating background level + 5 dB;
- Amenity Noise Level (LAeq, period): this is achieved by ensuring that the proposed development complies with the noise limit criteria set in Table 2.2 of the Policy. As the area is within an *Suburban Area* (as defined in Table 2.3 of the Policy), the following limits apply:

Table 2.2: Amenity noise levels.

Receiver	**Noise amenity area**	**Time of day**	**L_{Aeq}, dB(A)**
(see Table 2.3 to determine which residential receiver category applies)			**Recommended amenity noise level**
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45

1.2.5 Noise Guideline for Local Councils

The NSW Noise Guide for Local Government provides guidance relating to noise emissions from activities that are not specifically the responsibility of the NSW EPA.

1.3 Overview of Noise Assessment

This noise assessment establishes the existing background noise levels within the vicinity of the nearest affected sensitive receiver.

The noise assessment process included the following components:

- Measurement and determination of the existing background and ambient noise at the site;
- Consideration of potential noise impacts on surrounding sensitive receivers; and
- Consideration of what feasible and reasonable noise mitigation measures ought to be considered where the project-specific noise levels are exceeded.

1.4 Site Description

The subject site covers an area of about 1,112m2 within proximity of the Lismore Base Hospital, Lismore NSW. The site is rectangular shaped and located on the corner of Weaver and Orion Streets. The subject site is currently occupied by a dwelling in the southwest corner, while the remainder consists of mown grass and landscaping trees on the southern and eastern boundaries.

A site locality diagram is provided in **Illustration 1.1**.

1.4.1 Topography

The subject site ranges from about 16.5m AHD (Australian Height Datum) to 19.55 m AHD.

1.4.2 Climate

Weather recording data was collected from the official Bureau of Meteorology (BOM) Weather Station at Lismore. Rainfall and wind greater than 5km/hr were excluded from the noise monitoring results.

1.4.3 Surrounding Land use

The site is surrounded by residential development. The Lismore Base hospital is located some 94m to the south and south west.

1.5 Proposed Development

The proposed development involves the demolition of the existing dwelling and the construction of a 5-storey residential building for the proposed Lismore Health Accommodation Precinct, to be located at 4 and 6-8 Weaver Street Lismore.

A Copy of the Development Plans is provided in **Appendix A**.

Illustration 1.1 Site Locality



2. Instrumentation

2.1 Noise Monitoring Equipment

Tim Fitzroy & Associates utilised the following equipment in this Noise Impact Assessment:

- A Type 2, Larson Davis 831 Noise Meter for background noise measurements.

Calibration of the noise monitoring equipment was undertaken prior to use. To ensure no significant tonal drift occurred over the monitoring period, the calibration was checked before and after each measurement period.

2.2 Monitoring Methodology

Consistent with the purpose of the acoustic assessment, the aim of the noise monitoring process was to establish:

- the existing background and ambient noise at the site;
- consideration of potential noise impacts on surrounding residences; and
- consideration of what feasible and reasonable noise mitigation measures ought to be considered where the project-specific noise levels are exceeded.

Long term noise monitoring was undertaken to establish the existing background noise environment at the subject site. Ambient sound pressure levels were measured generally in accordance with Australian Standard AS1055.1:1997 - 'Acoustics-Description and measurement of environmental noise - Part 1: General procedures.

Ambient sound pressure levels were measured generally in accordance with Australian Standard AS1055.1:1997 - 'Acoustics-Description and measurement of environmental noise - Part 1: General procedures. A Type 2, Larson Davis 831 Noise Meter was placed at a measurement location NML1 to monitor ambient noise levels, in continuous 15 minute intervals from 14 to 22 July 2025 to gather information of background noise during the day, evening and night. The microphone was 1.35m above ground level.

Illustration 2.1 shows the location of the noise meter.

Illustration 2.1 Noise Monitoring Location



3. Acoustic Assessment

3.1 The Decibel Scale

The human ear responds to sound pressure levels over a very wide range – the loudest sound pressure level to which the human ear responds is ten million times greater than the quietest. This large ratio is reduced to a more manageable size by the use of logarithms. To avoid scale which is too compressed a factor of ten is introduced, giving rise to the decibel. The following **Table 3.1** provides an indication of typical A-Weighted sound pressure levels measured in decibels with typical noise sources. The table provides a good reference when comparing decibel readings.

Table 3.1 Example noise sources and the corresponding A-weighted decibel levels

Sound Pressure Level (dBA)	Typical Source	Subjective Evaluation
140	Long range gun, gunner's ear	Extremely noisy to intolerable
130	Threshold of pain	
120	Jet take-off at 100m	
110	Night club dance floor	
100	Loud car horn at 3 metres	Very noisy
90	Heavy truck at 10m	
80	Curbside of busy street	Loud
70	Car interior	
60	Normal conversation at 1m	Moderate to quiet
50	Office noise	
40	Living room in quiet area	Quiet to very quiet
30	Inside bedroom at night	
20	Unoccupied recording studio	Almost silent

The sensitivity of people to noise level changes varies from person to person. However generally, a change of up to 3 dBA in the level of a sound is difficult for most people to detect, whilst a 3 dBA to 5 dBA change corresponds to a small but noticeable change in loudness. A 10 dBA change corresponds to an approximate doubling or halving in loudness.

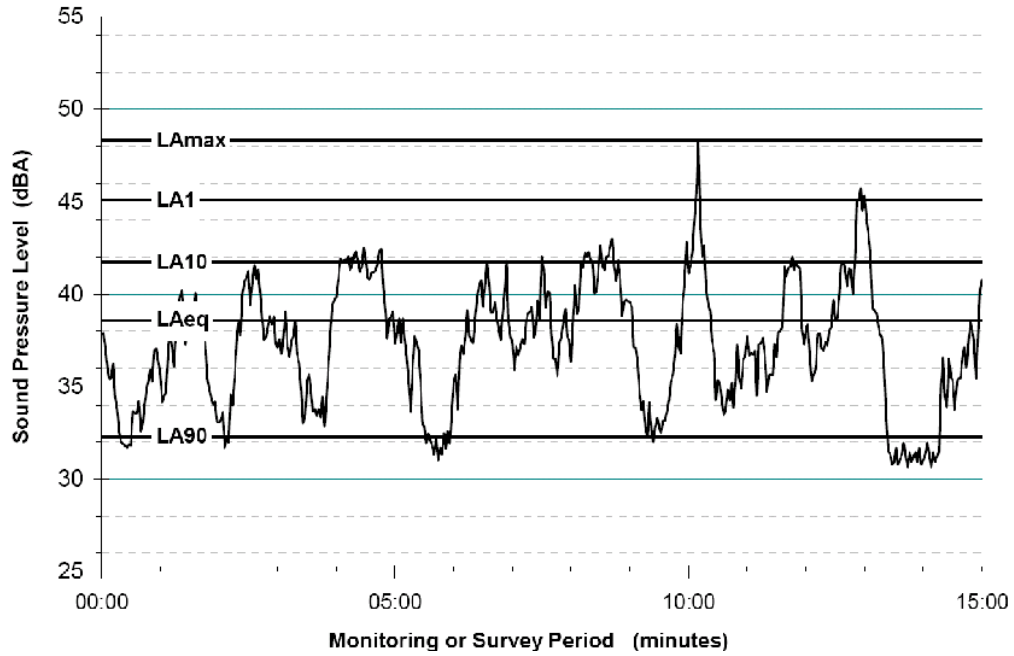
3.2 Acoustical Terms

This report makes reference to a number of different acoustical terms. Particularly the L_{Aeq}, L_{Amax}, L_{A10} and L_{A90} descriptors. Each descriptor is briefly explained below.

- The L_{Aeq} is essentially the average sound level. It is defined as the steady sound level that contains the same amount of acoustical energy as a given time; varying sound over a defined measurement period.
- The L_{Amax} noise level is the maximum A-weighted noise level.
- The L_{A10} is the A-weighted sound pressure level exceeded 10% of a given measurement period and is utilised normally to characterise typical maximum noise levels.
- The L_{A90} noise level is the A-weighted sound pressure level exceeded 90% of a given measurement period and is representative of the average minimum background sound level (in the absence of the source under consideration), or simply the "background" level.

A graphical display of typical noise indices and the relationship between each noise descriptor is provided below in **Figure 3.1**.

Figure 3.1 Graphical Display of Typical Noise Indices



3.3 Existing Noise Environment

The primary noise observed while on site emanates from environmental sounds (birds calls). Secondary noise sources included intermittent road traffic and the hum of mechanical ventilation from the Lismore Base Hospital.

Table 3.2 Background Sound Pressure Levels

Period	Intrusiveness noise level	Project amenity noise level for Suburban Area
Daytime	**47** $L_{Aeq\ 15min}$ (42 (RBL) + 5)	53 $L_{Aeq\ 15min}$ (55 - 5 +3)
Evening	44 $L_{Aeq\ 15min}$ (39 (RBL) + 5)	**43** $L_{Aeq\ 15min}$ (45 - 5 + 3)
Night time	44 $L_{Aeq\ 15min}$ (39 (RBL)+ 5)	**38** $L_{Aeq\ 15min}$ (40 - 5 + 3)

Table 2.2: Amenity noise levels.

Receiver	Noise amenity area	Time of day	L_{Aeq}, dB(A)
(see Table 2.3 to determine which residential receiver category applies)			**Recommended amenity noise level**
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45

Notes:
1. Intrusiveness noise level is $L_{Aeq,15min}$ RBL + 5 (Section 2.1 (EPA 2017).
2. Project amenity noise level (ANL) is urban ANL (Table 2.2, EPA 2017) minus 5 dB(A) plus 3 dB(A) to convert from a period level to a 15-minute level (dB = decibel; dB[A] = decibel [A-weighted]; RBL = rating background noise level).
3. *In determining project noise trigger levels for a particular development, it is generally recommended that the project intrusiveness noise level for evening be set at no greater than the project intrusiveness noise level for daytime. The project intrusiveness noise level for night-time should be no greater than the project intrusiveness noise level for day or evening.

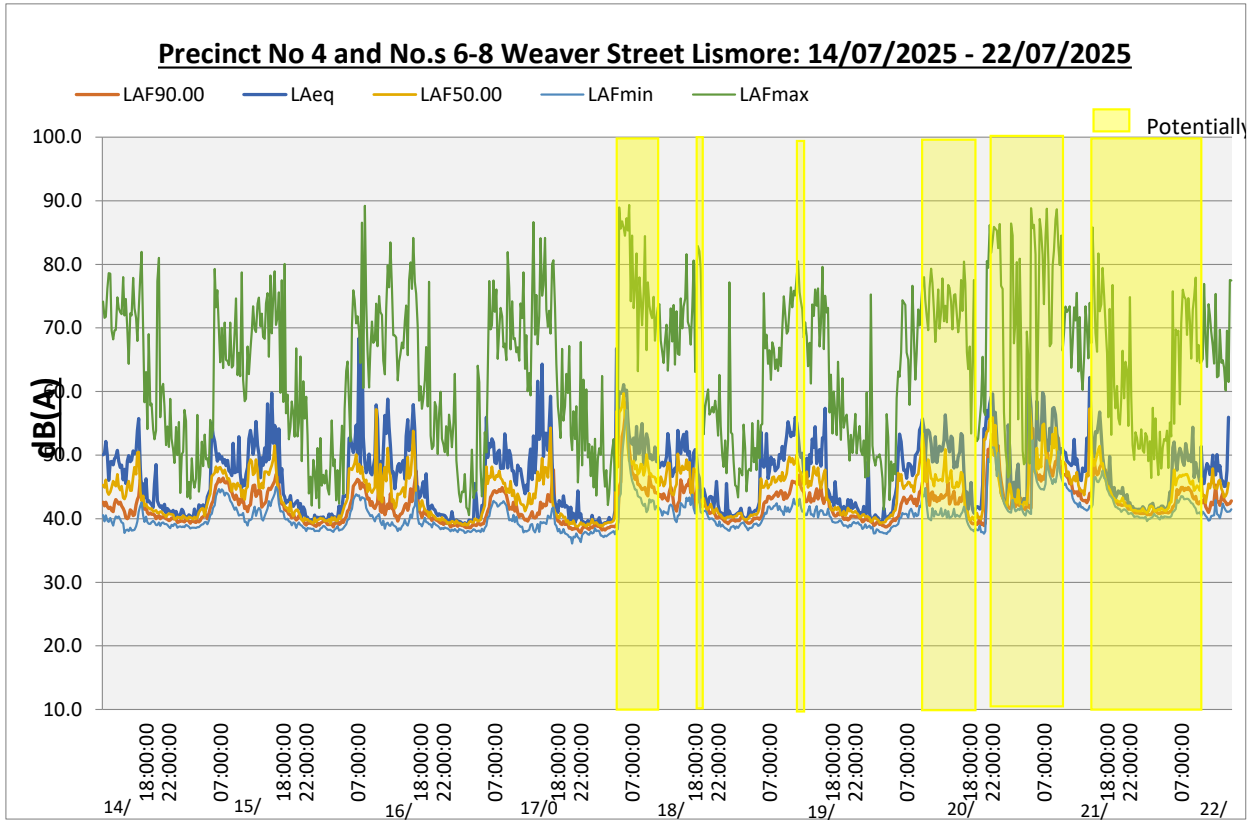
The project noise trigger level is the lower (that is, the most stringent) value of the intrusiveness and amenity noise levels. Therefore, the project noise trigger levels are as follows:

- **daytime: $L_{Aeq,15min}$ 47 dB(A)**
- **evening: $L_{Aeq,15min}$ 43 dB(A)**
- **night-time: $L_{Aeq,15min}$ 38 dB(A)**

As can be seen from the above table, the project specific noise criteria are determined by the intrusive noise criteria in the day period and the amenity criteria in the evening and night periods.

The ambient and background noise levels measured at NML1 over the monitoring period are presented in **Figure 3.2**.

Figure 3.2 Ambient and Background Noise Levels at Measurement Location NML1



3.4 Impact of Proposed Development on Surrounding Sensitive Receivers

3.4.1 Noise Modelling

Noise levels from the expected significant sources at the proposed residential development at 4 and 6-8 Weaver Street, Lismore have been predicted to the specified sensitive receptors using SoundPLAN v8.0 and the prediction methodology ISO9613-2:1996. Sound power levels used in the noise model have been sources from manufacturer's specifications, from the SoundPlan Emission Library, and from previous measurements of similar noise sources.

All prediction models have limits to their accuracy of prediction. This is due to the inherent nature of the calculation algorithms that go into the design of the models, the assumptions made in the implementation of the model, and the availability of good source sound power data. Various researchers have suggested that an un-calibrated model has an accuracy of ±5 dB while a calibrated model has an accuracy of ±2 dB. Calibration means that the model has been established with reference to measured sound levels at a receiver, known source levels and tightly defined propagation variables (wind speed and direction, for example). Alternatively, a series of predictions with different programs but the same assumption variables can be used for verification purposes.

3.4.2 Noise Source Levels

Mechanical plant at the development is shown on the balconies of all units, as well as the common area on Level 5. It is noted that plant is not shown for the ground floor units but is assumed to exist in the same locations as the units on higher levels and is included in the noise model as such. The specific type and model of mechanical plant is currently unknown; for the purposes of noise assessment, the capacity of the plant is estimated based on approximately 50 watts per cubic metre, which results in an air-conditioning requirement of approximately 5 kW per residential unit.

Car movements within the carpark are modelled as 19 vehicles per hour, nominally assuming 0.5 movement per dwellings during a peak hour (RTA Guide to Traffic Generating Developments v2.2, October 2002, Section 3.3.2 Medium density residential flat building). The maximum level from car door closures is modelled from each car park at a height of 0.5m above ground. It is understood that rubbish collection will be undertaken from the kerb and therefore regular truck movements within the site are not anticipated and are not included in the noise model. Sound power levels are presented in **Table 3.3** and noise source locations are presented in **Illustrations 3.1** to **3.4**.

Table 3.3 Noise Power Levels

Description	dB(Z)								Sum dB(A)
	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	
AC Plant (based on 5kW Daikin Cora Outdoor Unit) SWL Leq	69	73	64	63	60	59	57	54	67
Car movement (moving point source, 19vph at 20km/hr) SWL Leq	78	85	79	76	79	80	76	73	85
Car Door Closure SWL Lmax	84	87	88	90	90	86	84	79	94

Illustration 3.1 **Location of Noise Sources in Model: Ground Floor**



Illustration 3.2 **Location of Noise Sources in Model: Level 1**

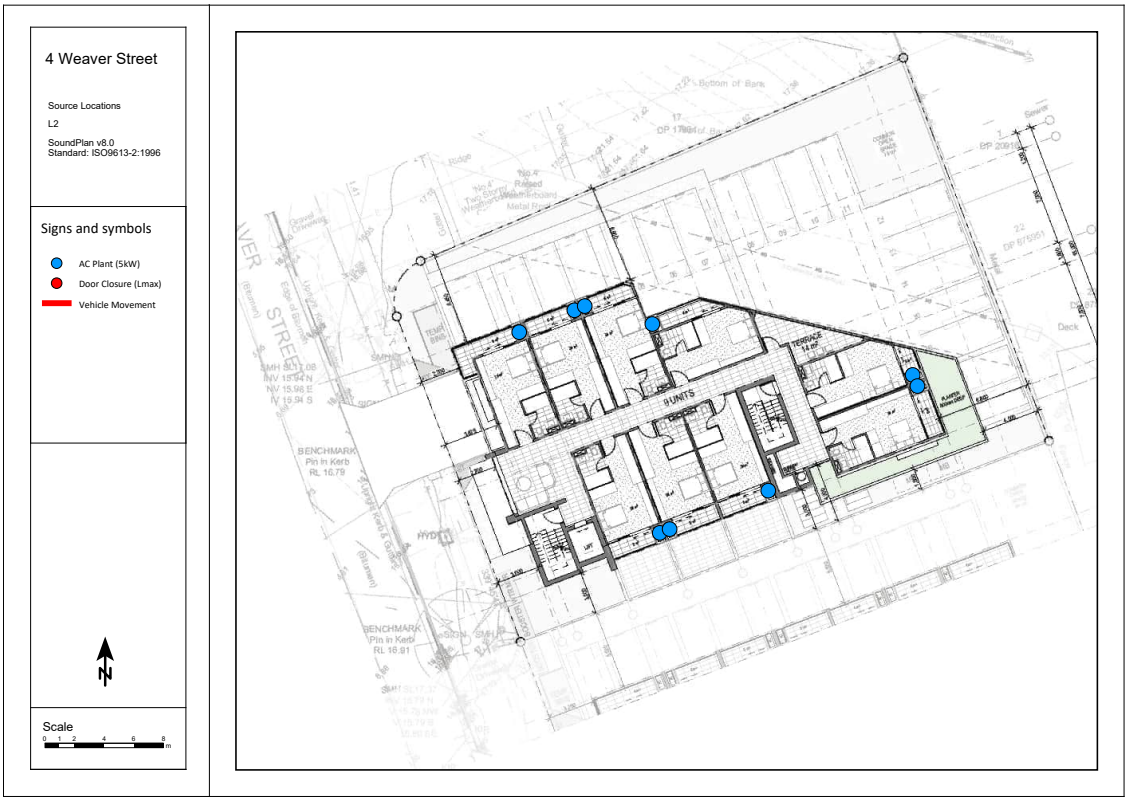
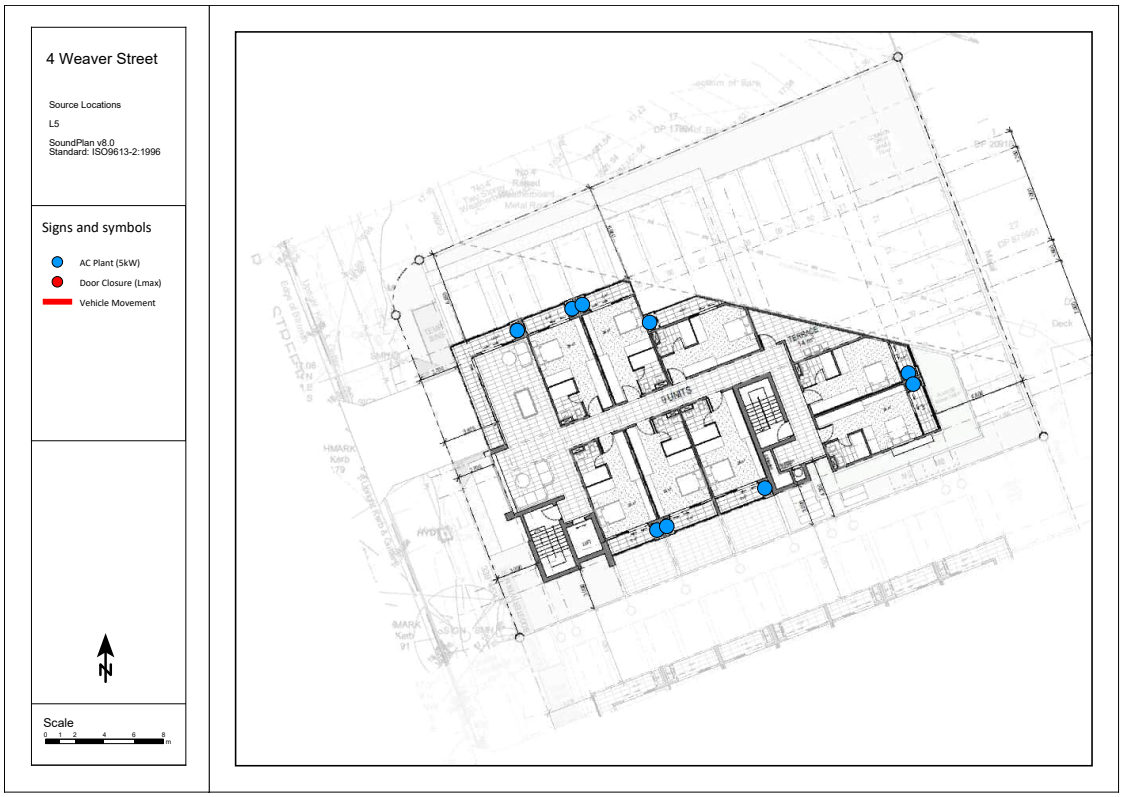


Illustration 3.3 **Location of Noise Sources in Model: Level 3/4**



Illustration 3.4 **Location of Noise Sources in Model: Level 5**



3.4.3 Sensitive Receptors

Noise levels are predicted to receiver locations representing the closest affected dwellings to the noise source. The modelled receptor points are placed on the property boundary closest to the noise source, or 30m from the dwelling in the direction of the noise source (whichever is closer to the dwelling). Predicted noise levels are free field at a height of 1.5m above ground. Receiver locations are presented in **Illustration 3.5** where receivers prefixed *R* are assessed as residential and receivers prefixed *C* are assessed as commercial. It is noted that the closest residential dwellings are not multi-storey (as per the description in the NPfI) and the assessment location is therefore 1.5m above ground.

Illustration 3.5 **Location of nearby sensitive receivers**



3.4.4 Weather Conditions

Noise modelling using the Concawe methodology to present Standard and Noise-enhancing meteorology is not appropriate in this instance due to the short distances involved. Noise modeling has therefore been made using the prediction methodology *ISO9613-2: 1996* which, by default, presents noise levels at the receiver for meteorological conditions which are favorable for propagation from the sound source to the receiver.

The predicted noise levels are considered to represent the average propagation under meteorological conditions including wind and temperature inversion.

3.4.5 Modeling Verification

The noise model presents future scenarios that have not been measured on site and validation measurements are not possible at this stage, the model is therefore considered to be uncalibrated.

3.4.6 Calculation of Noise Levels

Noise levels from the site have been predicted to each receptor. Predicted noise levels include screening from proposed and existing structures and topography, with topographic information sourced from Geoscience Australia. Predicted noise levels are presented with assessment for all receptors to Noise Policy for Industry criteria in **Table 3.4**. Noise contours are presented in **Illustration 3.6** and **3.7**.

Table 3.4 Predicted noise level in dB(A) free-field

Receiver	Floor	Predicted Noise Level		Criteria				Assessment			
		LAeq	LAmax	Day	Evening	Night	Lmax	Day	Evening	Night	Lmax
C1	GF	32	53	65	65	65	N/A	Pass	Pass	Pass	N/A
C2	GF	28	47	65	65	65	N/A	Pass	Pass	Pass	N/A
C3	GF	27	47	65	65	65	N/A	Pass	Pass	Pass	N/A
C4	GF	29	50	65	65	65	N/A	Pass	Pass	Pass	N/A
R1	GF	40	68	47	43	38	52	Pass	Pass	+2	+16
R2	GF	36	61	47	43	38	52	Pass	Pass	Pass	+9
R3	GF	43	54	47	43	38	52	Pass	Pass	+5	+2
R4	GF	28	47	47	43	38	52	Pass	Pass	Pass	Pass
R5	GF	30	51	47	43	38	52	Pass	Pass	Pass	Pass
R6	GF	27	47	47	43	38	52	Pass	Pass	Pass	Pass

Illustration 3.6 **Noise contours at 1.5m above ground. Levels are in dB(A) Leq, 15min including façade effects.**

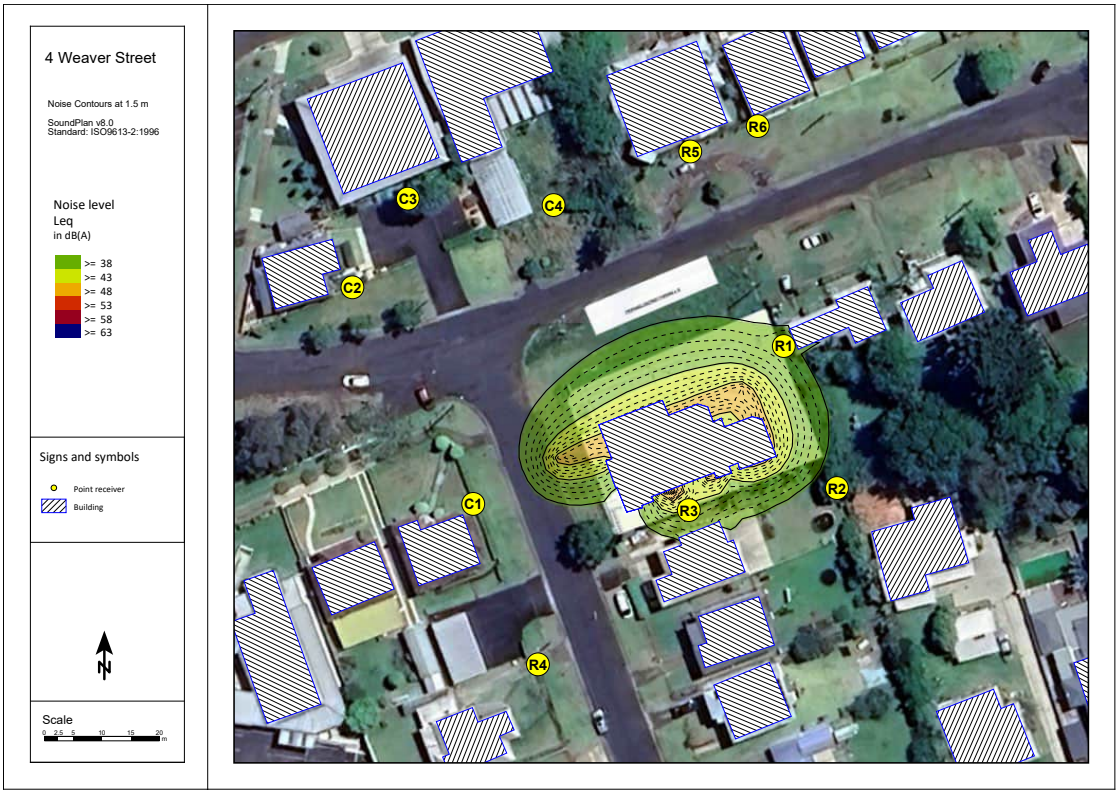
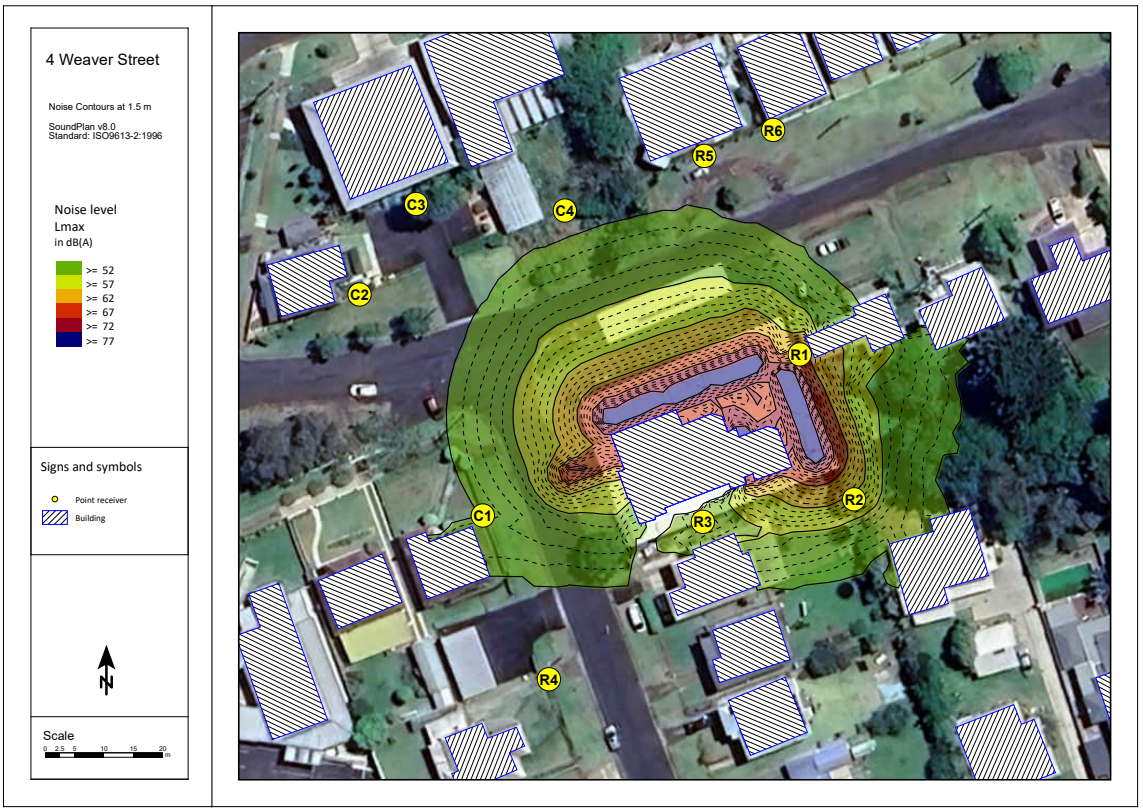


Illustration 3.7 **Noise contours at 1.5m above ground. Levels are in dB(A) Lmax including façade effects.**



3.4.7 Noise Mitigation

Exceedances of the night Leq and Lmax criteria are predicted at the closest residential receivers, as is presented in **Table 3.4**. Review of the detailed model results indicates the night Leq exceedances are caused by car movements at R1, and air-conditioner noise at R3, while Lmax exceedances are caused by car door closures. In order to mitigate the predicted exceedances, a 2.0m high acoustic barrier has been incorporated into the noise model along the east and south property boundaries. In order to function effectively, the acoustic barrier must have a minimum surface density of 12.5kg/m^2 and be generally continuous and gap-free (except as required for drainage). The acoustic barrier is modelled relative to existing natural ground; therefore their height must extend from the top of any retaining walls where the site is cut lower than existing natural ground.

The location and extent of the modelled acoustic barriers are illustrated in **Illustration 3.8**. Updated noise predictions, including screening from the acoustic barriers, are presented in **Table 3.5** and **Illustrations 3.9** and **3.10**.

Illustration 3.8 Location of acoustic barrier, as modelled.



Table 3.5 Predicted noise levels in dB(A) Lmax, free-field. Including recommended mitigation measures.

Receiver	Floor	Predicted Noise Level		Criteria				Assessment			
		LAeq	LAmax	Day	Evening	Night	Lmax	Day	Evening	Night	Lmax
C1	GF	32	53	65	65	65	N/A	Pass	Pass	Pass	N/A
C2	GF	28	47	65	65	65	N/A	Pass	Pass	Pass	N/A
C3	GF	27	47	65	65	65	N/A	Pass	Pass	Pass	N/A
C4	GF	29	50	65	65	65	N/A	Pass	Pass	Pass	N/A
R1	GF	33	56	47	43	38	52	Pass	Pass	Pass	+4
R2	GF	30	50	47	43	38	52	Pass	Pass	Pass	Pass
R3	GF	36	48	47	43	38	52	Pass	Pass	Pass	Pass
R4	GF	27	47	47	43	38	52	Pass	Pass	Pass	Pass
R5	GF	31	51	47	43	38	52	Pass	Pass	Pass	Pass
R6	GF	27	47	47	43	38	52	Pass	Pass	Pass	Pass

Illustration 3.9 **Noise contours at 1.5m above ground with acoustic barriers. Levels are in dB(A) Leq, 15min including façade effects.**

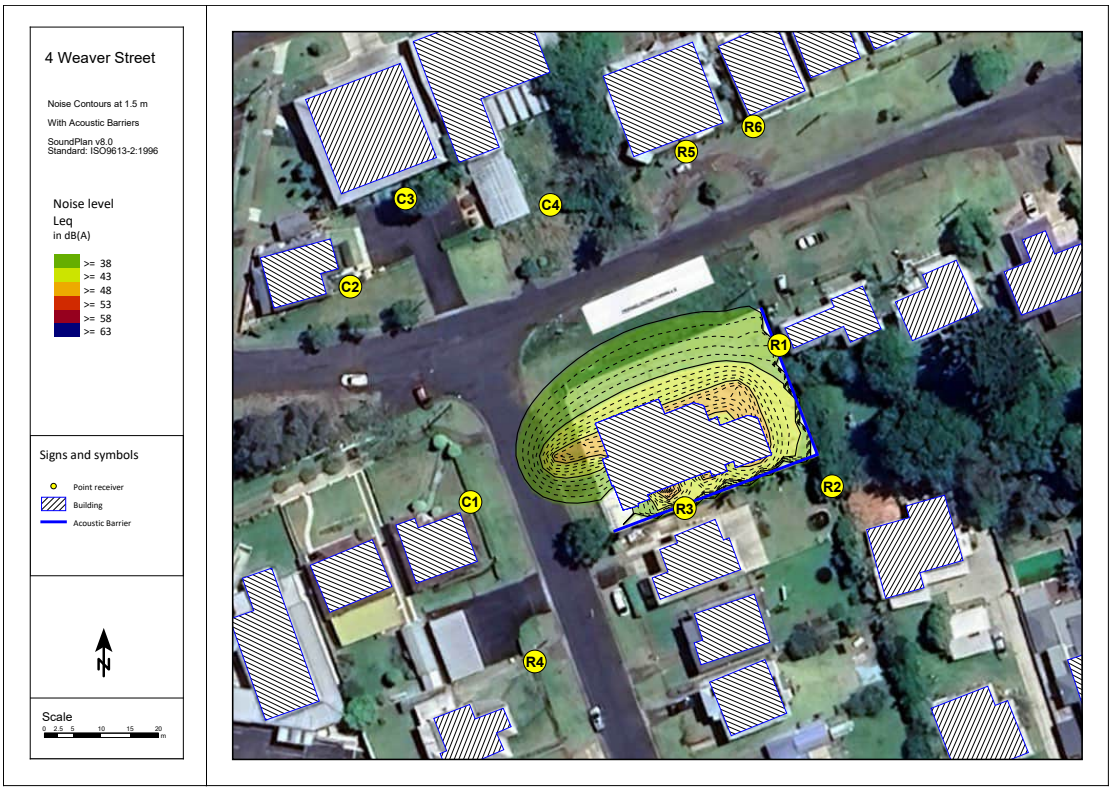
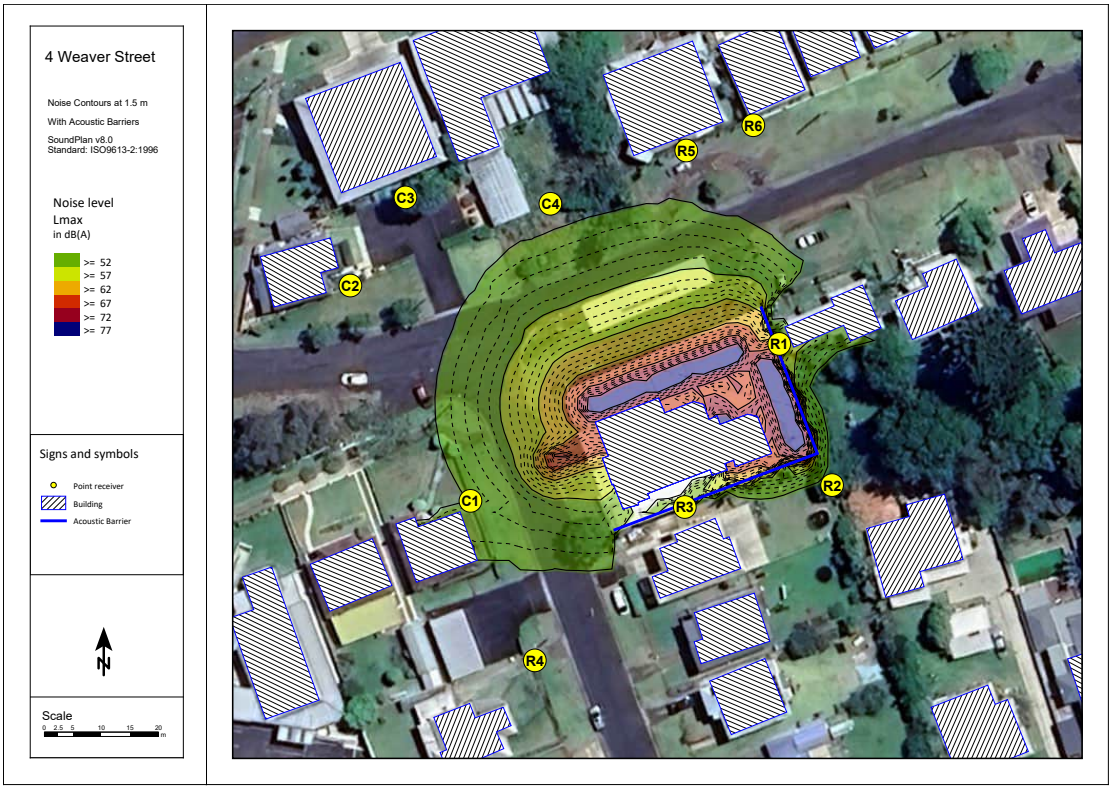


Illustration 3.10 **Noise contours at 1.5m above ground with acoustic barriers. Levels are in dB(A) Lmax including façade effects.**



3.4.8 Modeling Outcomes

It is concluded that –

- A noise model has been constructed to predict the propagation of noise from the proposed residential development. The model includes shielding effects from topography and existing structures. Topographic information included in the model was sourced from CSIRO.
- Noise levels from the development are predicted to meet the day and evening criteria at all nearby sensitive receivers without any specific noise mitigation measures.
- Noise levels from the development are predicted to exceed the nighttime Leq criteria by up to 5 dB(A) and the Lmax criteria by up to 16 dB(A) at the closest sensitive receivers.
- The inclusion of a 2.0m high acoustic barrier along the east and south property boundaries, as detailed in Section 3.4.6, is predicted to provide sufficient screening such that:
    - compliance with the nighttime Leq criteria is demonstrated at all sensitive receivers, and
    - exceedances of the Lmax criterion are reduced to 4 dB(A) at a single receiver.

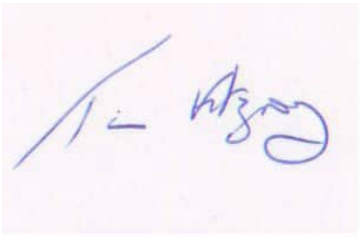
4. Conclusion

As per the assumptions and variables stated in this report, following an assessment of the background noise levels, attended noise measurements and noise modelling it is our view that the proposed development can be adequately managed through:

- Inclusion of a 2.0m high acoustic barrier positioned as shown in **Illustration 3.4.6** along the east and south property boundaries, as detailed in **Section 3.4.6**, is predicted to provide sufficient screening such that:
  - compliance with the nighttime Leq criteria is demonstrated at all sensitive receivers, and
  - exceedances of the Lmax criterion are reduced to 4 dB(A) at a single receiver*.
- For the barrier to function effectively, it must have a minimum surface density of 12.5kg/m2 and be generally continuous and gap-free.

*Predicted Lmax criteria exceedances relate to car door closures and are limited to one receiver, R3. This exceedance of the Lmax criteria is deemed to be acceptable given the infrequent and intermittent nature of this predicted noise impact. It is also noted that the proposed stage 2 development of 6 to 8 Weaver Street will result in the demolition of R3.

This report has been prepared by Tim Fitzroy of *Tim Fitzroy & Associates.* Noise modelling was undertaken by Matt Dever*, Noise Measurement Services, Brisbane.*



Tim Fitzroy
Environmental Health Scientist
Environmental Auditor

References

NSW EPA 2017 Noise Policy for Industry, Environment Protection Authority, Sydney.

NSW DECC, 2009 Noise Guide for Local Government, Department of Environment, Climate Change & Water, Sydney.

A/NZ Standards, 1987 Internal noise limits from Australian/New Zealand Standard AS/NZS 2107:1987.

World Health Organisation 1999 Guidelines for Community Noise (Editor B Berglund et al Geneva Switzerland 1999).

Copyright and Usage

©Tim Fitzroy and Associates 2025

The plans to this document were prepared for the exclusive use of 4WS (No 1) Pty Ltd to accompany a Development Application to Lismore City Council for the land described herein and shall not to be used for any other purpose or by any other person or corporation. Tim Fitzroy and Associates accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

The contours shown on the plans to this document are derived from topographic sources and are suitable only for the purpose of this application. No reliance should be placed upon topographic information contained in this report for any purpose other than for the purposes of this application.

Plans accompanying this document may not be reproduced, stored or transmitted in any form unless this note is included.

Tim Fitzroy and Associates declares that does not have, nor expects to have, a beneficial interest in the subject project.

No extract of text of this document may be reproduced, stored or transmitted in any form without the prior consent of Tim Fitzroy and Associates.

A Development Plans

PROJECT #25168 - *DEVELOPMENT APPLICATION - 17/12/2025*

4-8 WEAVER ST

4 & 6-8 Weaver Street, Lismore, NSW, 2480

FOR

4WS (No1) Pty Ltd



RAUNIK design group ARCHITECTS
architects | master planners | interior designers

61 7 5531 6430 **P**
61 7 5531 6424 **F**
architects@raunikdesign.com.au **E**
www.raunikdesign.com.au **W**

44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726

ABN 39 680 144 370

Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

PROJECT TEAM

ARCHITECT	RAUNIK design group ARCHITECTS
TOWN PLANNER	Newton Denny Chapelle Surveyors Planners Engineers
LANDSCAPE ARCHITECT	shepherd Urban Landscape Architecture
TRAFFIC CONSULTANT	BITZIOS consulting
CIVIL ENGINEER	MORA

TABLE OF CONTENTS

DA 0-0000 COVERPAGE
DA 0-0001 INTRODUCTION
DA 0-0201 SITE INFORMATION
DA 0-0202 SITE CONTEXT
DA 0-0203 SITE ANALYSIS
DA 0-0204 DESIGN INTENT
DA 0-0205 3D PERSPECTIVES 1
DA 0-0206 3D PERSPECTIVES 2
DA 0-0207 3D PERSPECTIVES 3
DA 1-0300 STAGE 1
DA 1-0301 SUMMARY ST-1
DA 1-0302 ST-1 SITE SURVEY
DA 1-0303 ST-1 SITE CONTEXT
DA 1-0304 ST-1 DEMOLITION PLAN
DA 1-0305 ST-1 SITE PLAN
DA 1-0306 ST-1 - LEVEL 1 - GROUND
DA 1-0307 ST-1 - LEVEL 2
DA 1-0308 ST-1 - LEVELS 3-4
DA 1-0309 ST-1 - LEVEL 5
DA 1-0310 ST-1 - ROOF
DA 1-2000 ST-1 ELEVATIONS
DA 1-2001 ST-1 ELEVATIONS
DA 1-3000 ST-1 SECTIONS 1
DA 1-4000 ST-1 PERSPECTIVE
DA 2-0300 STAGE 2
DA 2-0301 SUMMARY ST-2
DA 2-0302 ST-2 SITE SURVEY
DA 2-0303 ST-2 SITE CONTEXT
DA 2-0304 ST-2 DEMOLITION PLAN
DA 2-0305 ST-2 SITE PLAN
DA 2-0306 ST-2 LEVEL 1 - GROUND
DA 2-0307 ST-2 LEVEL 2
DA 2-0308 ST-2 LEVELS 3-4
DA 2-0309 ST-2 LEVEL 5
DA 2-0310 ST-2 ROOF
DA 2-2000 ST-2 ELEVATIONS
DA 2-2005 ST-2 ELEVATIONS
DA 2-3000 ST-2 SECTIONS 1
DA 2-4000 ST-2 PERSPECTIVE
DA 3-6000 REFERENCE
DA 3-6001 SEPP CONTROLS
DA 3-6002 SEPP CONTROLS 2
DA 3-6003 BUILDING SEPARATION
DA 3-6004 SHADOW DIAGRAMS 1
DA 3-6005 SHADOW DIAGRAMS 2
DA 3-6006 SHADOW DIAGRAMS 3
DA 3-6007 GFA ST1
DA 3-6008 GFA ST2
DA 3-6009 GBA ST1
DA 3-6010 GBA ST2
DA 3-6011 COS ST1
DA 3-6012 COS ST2
DA 3-6013 CLA ST1
DA 3-6014 CLA ST2
DA 3-6015 LANDSCAPE ST1
DA 3-6016 LANDSCAPE ST2
DA 3-6017 MAX BUILDING HEIGHT
DA 3-6018 MAX BUILDING HEIGHT 2
DA 3-6019 PRECINCT MONTAGE 1
DA 3-6020 PRECINCT MONTAGE 1 - FUTURE
DA 3-6021 PRECINCT MONTAGE 2
DA 3-6022 PRECINCT MONTAGE 2 - FUTURE
DA 3-6023 PRECINCT MONTAGE 3
DA 3-6024 PRECINCT MONTAGE 3 - FUTURE
DA 3-6025 3D MONTAGE 1
DA 3-6026 3D MONTAGE 1 - FUTURE
DA 3-6027 3D MONTAGE 2
DA 3-6028 3D MONTAGE 2 - FUTURE
DA 3-6029 ROAD WIDTH ANALYSIS
DA 3-9000 END

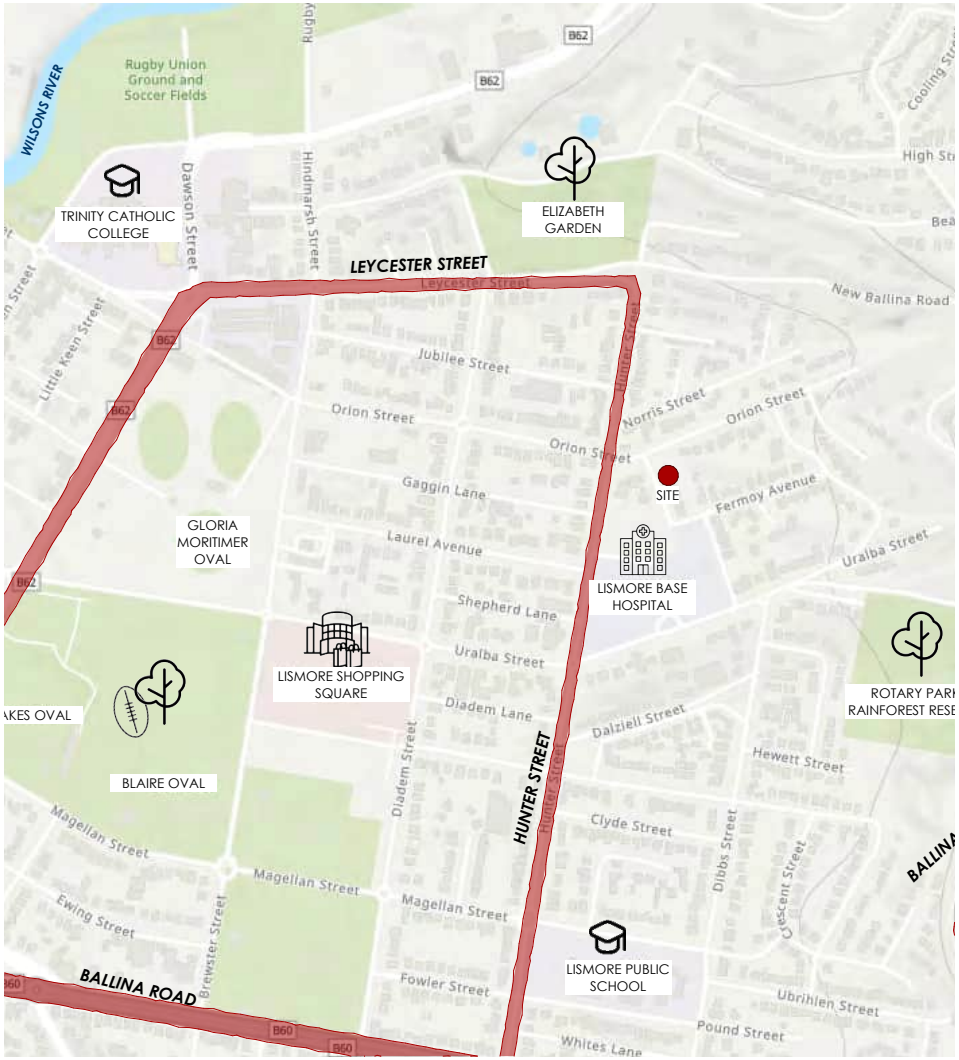


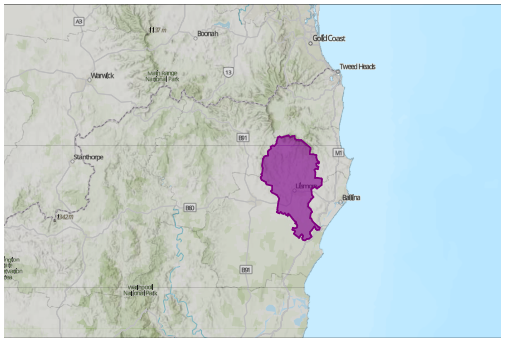
RAUNIK design group ARCHITECTS

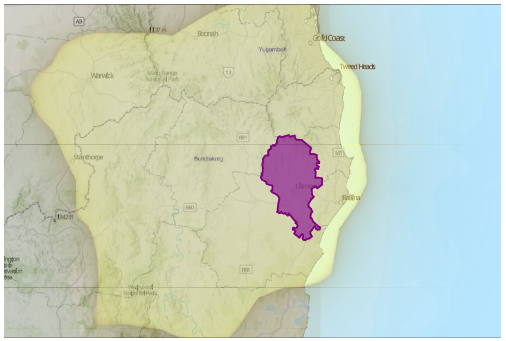
SITE INFORMATIOI

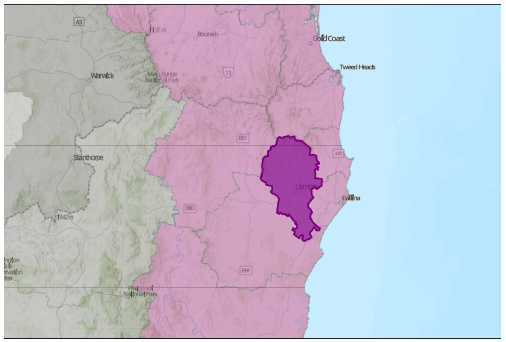
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0201 REV DA

RAUNIK DESIGN GROUP ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE COUNTRIES ON WHICH WE WORK.
WE PAY RESPECTS TO ELDERS PAST AND PRESENT.









REGIONAL CONTEXT

REGION:
NORTHERN RIVERS REGION OF NEW SOUTH WALES

LGA:
LISMORE CITY COUNCIL

PLANNING SCHEME :
LISMORE LOCAL ENVIRONMETAL PLAN 2012

INDIGENOUS CONTEXT

INDIGENOUS LAND:
BUNDJALUNG

"BUNDJALUNG ARE THE INDIGENOUS PEOPLE OF THE NORTHEAST NEW SOUTH WALES AND SOUTHEAST QUEENSLAND COAST, WITH THEIR TE RRITORY STRETCHING FROM THE CLARENCE RIVER TO THE LOGAN RIVER. BUNDJALUNG NATION IS A FEDERATION OF CLAINS CONSISTING OF 13 DIFFERENT TRIBES OR DIALECT GROUPS,, ENCOMPASSING LANGUAGES LIKE YUGAMBEH, WAHLUBAL, AND MINYANGBAL, WITH THE BUNDJALUNG LANGUAGE ITSELF ALSO SERVING AS A NAME FOR THE BROADER LANGUAGE FAMILY

CLIMATE ZONE CLASSIFICATION

CLIMATE ZONE:
2 - WARM HUMID SUMMER, MILD WINTER

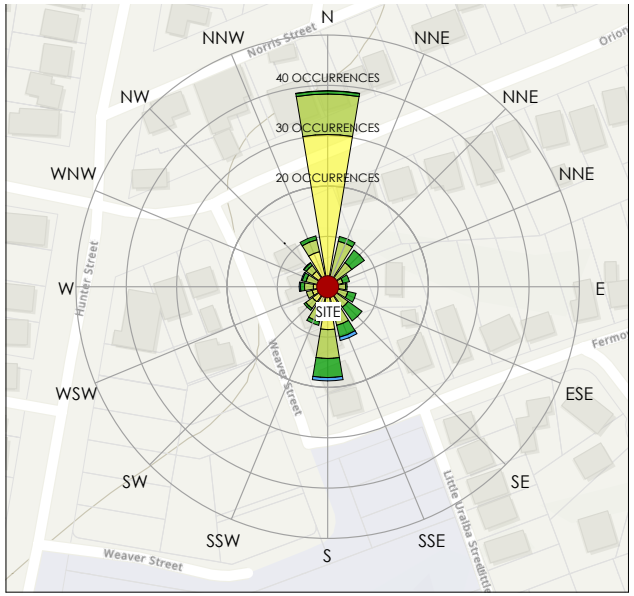
MEAN YEARLY TEMPERATURES-
MINIMUM: **13.2°C** MAXIMUM: **25.5°C**

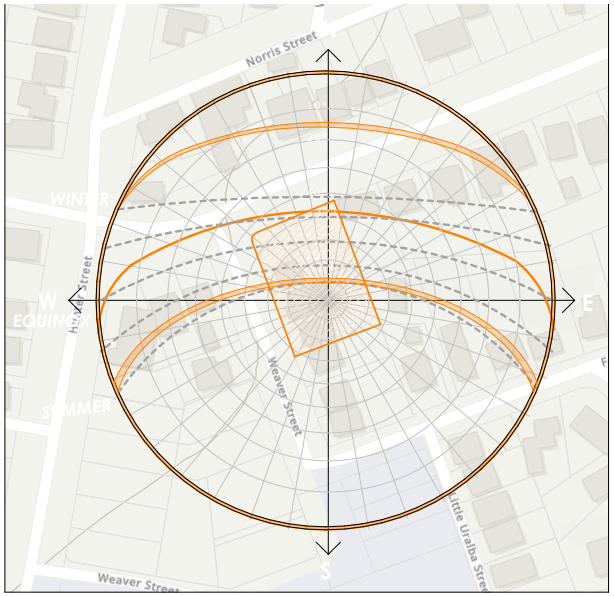
MEAN YEARLY RAINFALL:
1343mm

RAUNIK design group ARCHITECTS

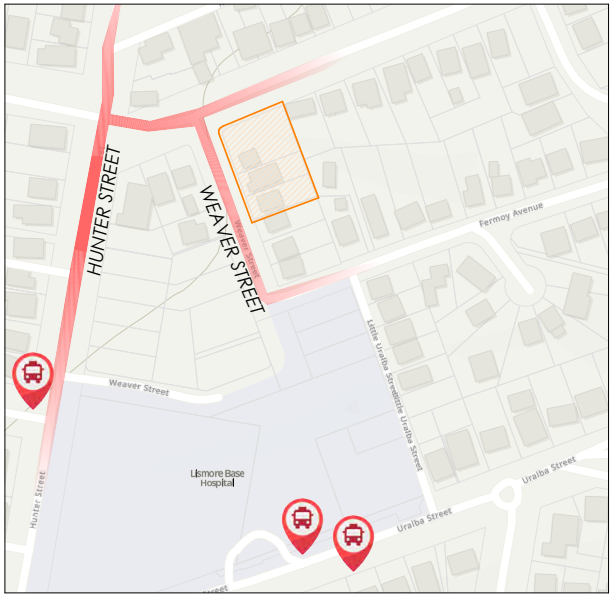
@A
SITE CONTEX

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0202 REV DA









LEGEND

VIEW STREET (EXTERNAL):

VIEW SITE (INTERNAL):

SITE:

MAIN ROAD:

BUS STOP:

PREVAILING WINDS

25-30km/h

20-25km/h

15-20km/h

10-15km/h

SITE DETAILS

LOT NO.:
LOT 17-19

PLAN NO.:
DP 17964

SITE ADDRESS:
4 & 6-8 Weaver Street Lismore NSW 2480

BUILT ENVIRONMENT TYPOLOGIES:
LISMORE HOSPITAL PRECINCT - MIXED USE , MEDIUM ZONE;DENSITY. FORMING A TRANSITIONAL EDGE TO THE CBD

RAUNIK design group ARCHITECTS

@A

SITE ANALYSI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0203 REV DA

MATERIALITY


1. CLADDING A

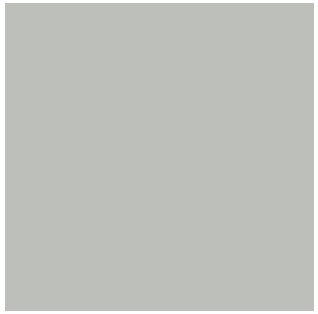

2. CLADDING B

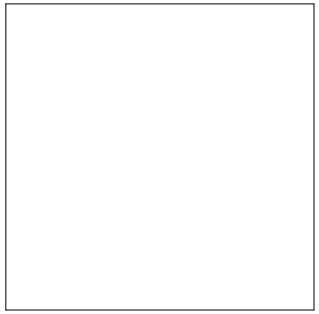

3. GLASS BALUSTRADES


4. WINDOW SHADING


5. ALUMINIUM BATTENS


6. FEATURE BLOCKWORK


7. SHALE GREY


8. WHITE


9. MONUMENT

ARCHITECTURAL STATEMENT

The proposed development comprises two five-storey residential buildings designed under the NSW Co-Living Housing Guidelines. Strategically positioned adjacent to Lismore Base Hospital, the project responds to a growing need for affordable, flexible, and community-oriented housing options for healthcare workers, students, and key local professionals.

Design Intent and Vision
The architectural vision for the development is to create a modern, budget-conscious living environment that fosters social connection, personal wellbeing, and a sense of belonging. The design balances affordability with a contemporary aesthetic, ensuring high-quality amenity within a cost-effective framework.

Form and Aesthetic
The buildings are conceived as clean, modern forms that respond to their urban and environmental context. Simple geometries, articulated facades, and a considered use of materials, which create visual depth and rhythm while maintaining a restrained palette suited to the project's budget. The architectural expression is guided by a focus on longevity, low maintenance, and passive design performance.

Contextual Response
Situated adjacent to the hospital, the development enhances the surrounding precinct by introducing active, landscaped edges and human-scaled frontage treatments. The massing steps and articulation are designed to break down the building's scale, ensuring it integrates comfortably within the mixed-use character of the area.

Amenity and Functionality
Each building accommodates a mix of co-living units featuring private bedrooms with ensuites and kitchenettes. Shared living, laundry and communal spaces are featured throughout the building. Balconies and communal terraces encourage outdoor engagement and cross-ventilation. Landscaped areas between and around the buildings promote relaxation, informal interaction, and a connection to nature.

Sustainability and Liveability
The design incorporates passive solar principles, natural ventilation, water-sensitive landscaping, and energy-efficient systems to ensure environmental performance and resident comfort. The proximity to the hospital and public transport supports sustainable urban living with reduced reliance on private vehicles.

Conclusion
This development aims to deliver well-considered, contemporary co-living accommodation that supports the evolving needs of Lismore's community. By combining thoughtful design, environmental responsibility, and affordability, the project contributes positively to the city's growing urban fabric and provides much-needed housing diversity near a key employment and service hub.

CPTED:
CPTED principles have been adhered to and the Development is to include:
- Secure building access via key card and/or fob system
- Secure/safety screens on widows/balcony doors
- Frosted glass to bathroom windows - where relevant
- CCTV coverage of entry points, lobby/reception and parking area
- Well lit pathways and entrances
- Compliance with fire safety regs and egress routes
- Electronic access control to each unit with remote management capabilities
- Video intercom system
- Clear entry signage

RAUNIK design group ARCHITECTS

@A
DESIGN INTEN
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0204 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0205 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A
3D PERSPECTIVES .
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0206 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D PERSPECTIVES

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 0.0207 REV DA


STAGE 1
4 WEAVER STREET

RPD
4 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,110
Typical	38.83	431.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

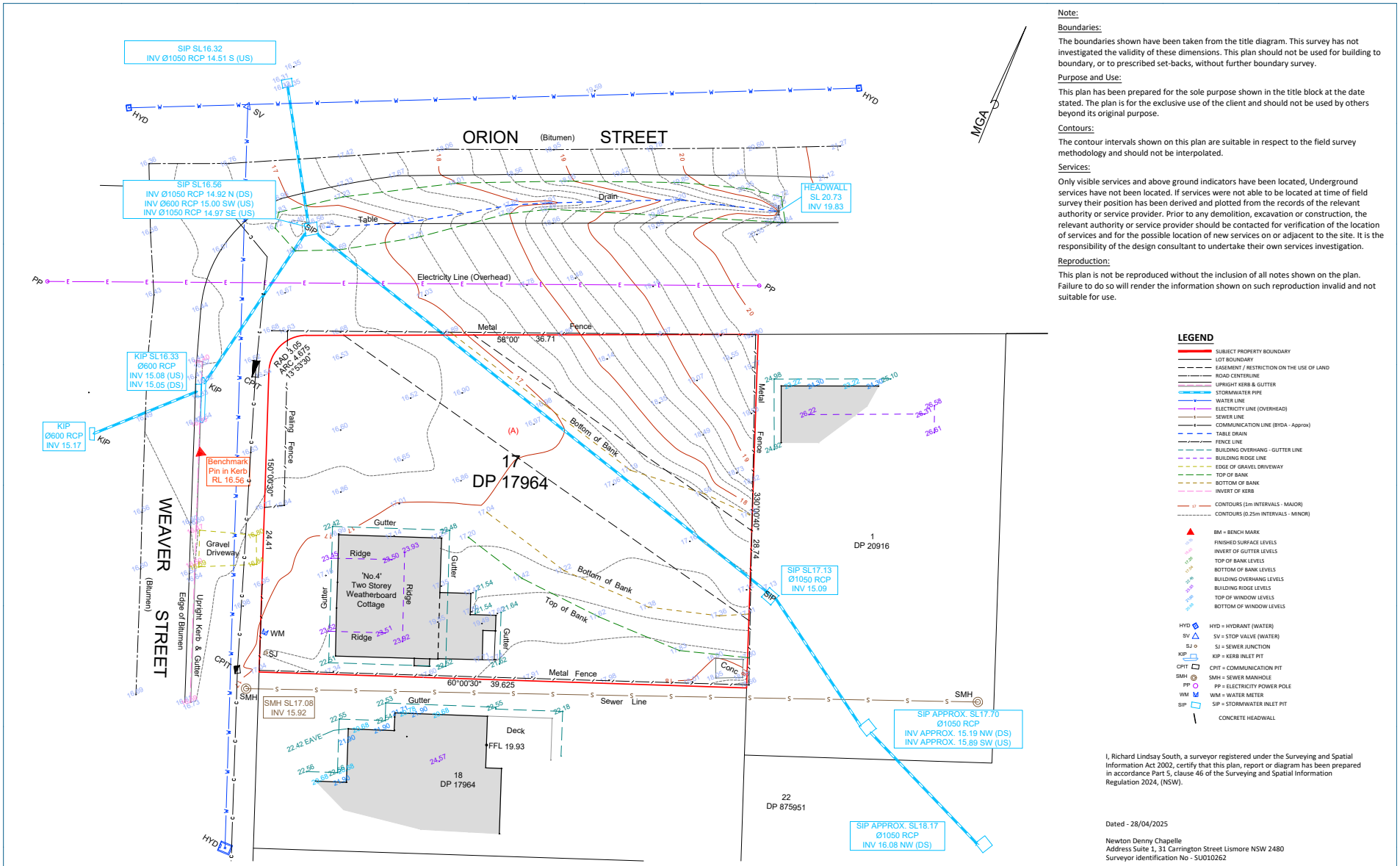
LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	6	1	1	8	8	320	442	56	26	
	Core / Corridor / Other										
Level 4	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 3	Units	7	1	1	9	9	320	436	14	26	
	Core / Corridor / Other										
Level 2	Units	7	1	1	9	9	320	478	14	26	
	Core / Corridor / Other										
Level 1 Ground	Units	3			3	3	131	210	139	9	19
	Core / Corridor / Other										
Totals	**0**	**30**	**4**	**4**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.O.S**	**TOTAL**
		Total Units 38			**38**	**38**	**1,411**	**2,002**	**237**	**113**	**19**
Total Cars Required		**15**	**2**	**2**							
		Total Cars Required 19									

Plus 2 Motorbike Spaces

Landscaping Requirements
40% of 1,110 = 444m2
TOTAL LANDSCAPE AREA 230m^2 = NON COMPLIANT

RAUNIK design group ARCHITECTS

@A
SUMMARY ST-
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0301 REV DA



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- EASEMENT / RESTRICTION ON THE USE OF LAND
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER PIPE
- WATER LINE
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE
- COMMUNICATION LINE (BYDA - Approx)
- TABLE DRAIN
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF BANK
- BOTTOM OF BANK
- INVERT OF KERB
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- TOP OF BANK LEVELS
- BOTTOM OF BANK LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- TOP OF WINDOW LEVELS
- BOTTOM OF WINDOW LEVELS
- HYD = HYDRANT (WATER)
- SV = STOP VALVE (WATER)
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- WM = WATER METER
- SIP = STORMWATER INLET PIT
- CONCRETE HEADWALL

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 28/04/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
B	Extra stormwater pits	D.O'S	D.O'S	29/04/2025
A	FIRST ISSUE	D.O'S	R.S	28/04/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	D.O'S
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	D.O'S	CERTIFICATION	
SURVEYED DATE	22/04/2025	DATE	

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOT 17 IN DP17964
No.4 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-01	B



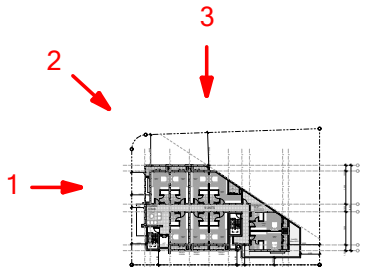
1



2



3



RAUNIK design group ARCHITECTS

@A

ST-1 SITE CONTEX

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0303 REV DA

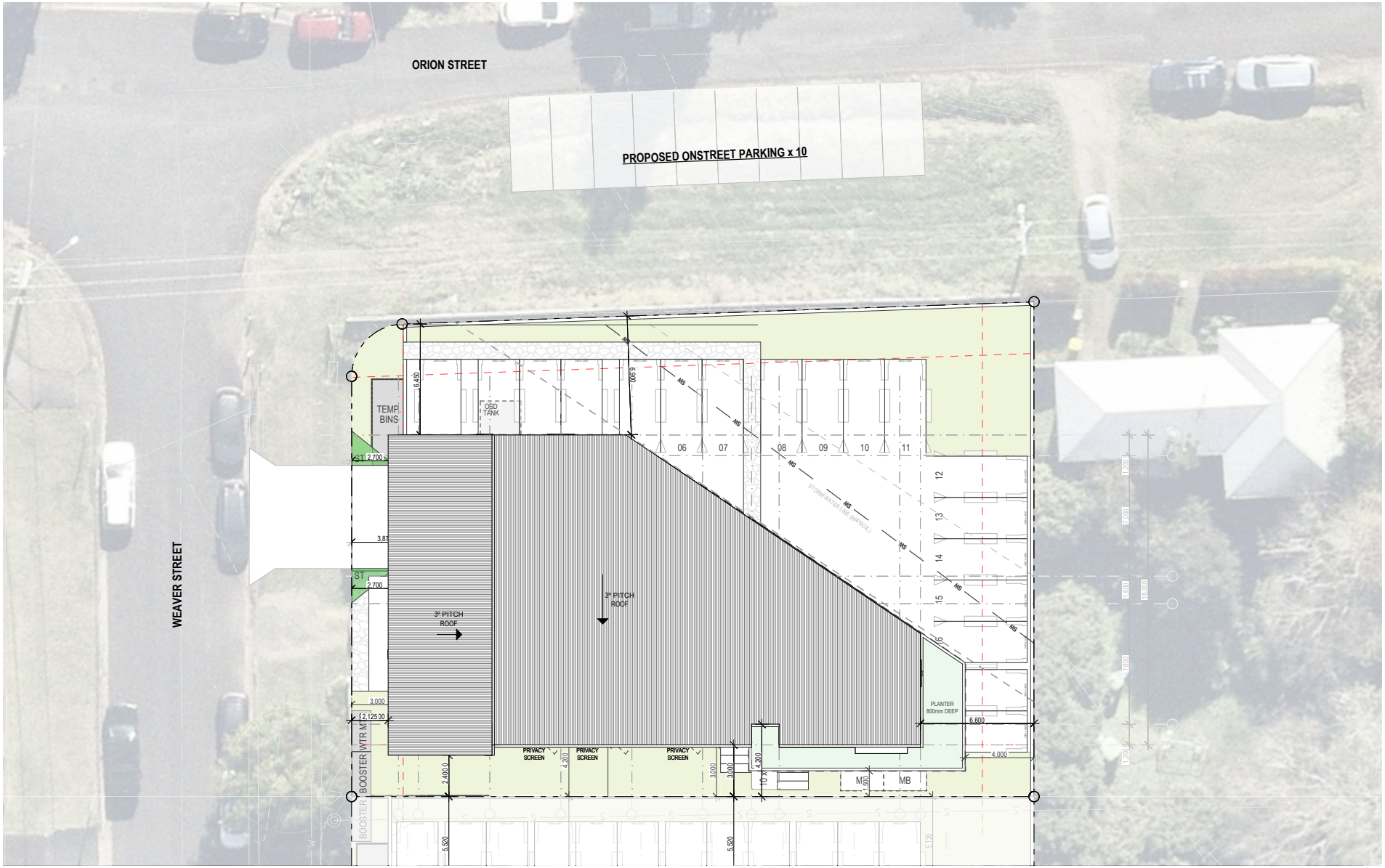


RAUNIK design group ARCHITECTS

1:200@A

ST-1 DEMOLITION PLAI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0304 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-1 SITE PLAI

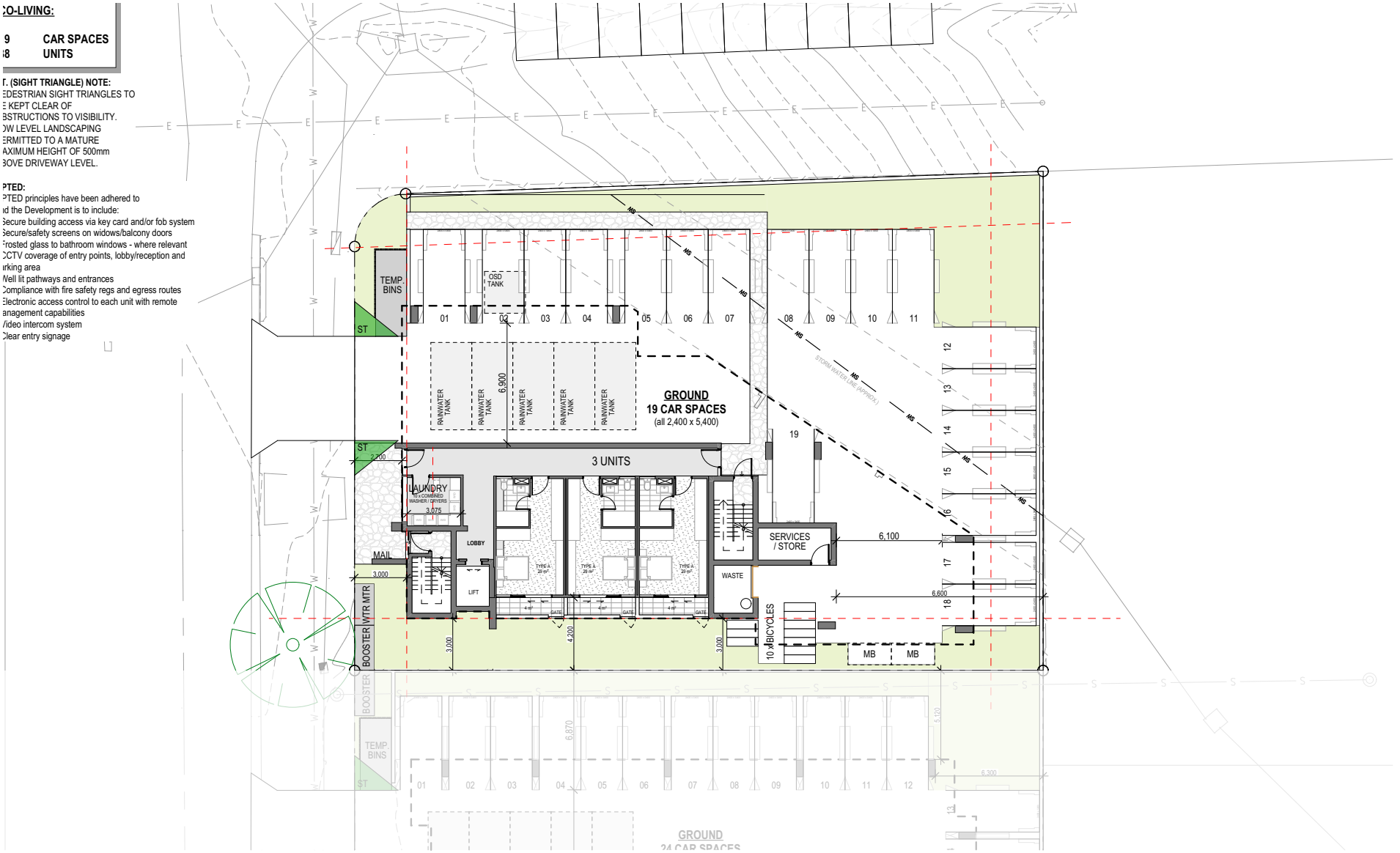
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0305 REV DA

:O-LIVING:

9 CAR SPACES
:8 UNITS

T. (SIGHT TRIANGLE) NOTE:
EDESTRIAN SIGHT TRIANGLES TO
E KEPT CLEAR OF
BSTRUCTIONS TO VISIBILITY.
)W LEVEL LANDSCAPING
ERMITTED TO A MATURE
AXIMUM HEIGHT OF 500mm
BOVE DRIVEWAY LEVEL.

PTED:
PTED principles have been adhered to
d the Development is to include:
Secure building access via key card and/or fob system
Secure/safety screens on widows/balcony doors
Frosted glass to bathroom windows - where relevant
CCTV coverage of entry points, lobby/reception and
arking area
Well lit pathways and entrances
Compliance with fire safety regs and egress routes
Electronic access control to each unit with remote
anagement capabilities
Video intercom system
Clear entry signage



RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVEL 1 - GROUNI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0306 REV DA

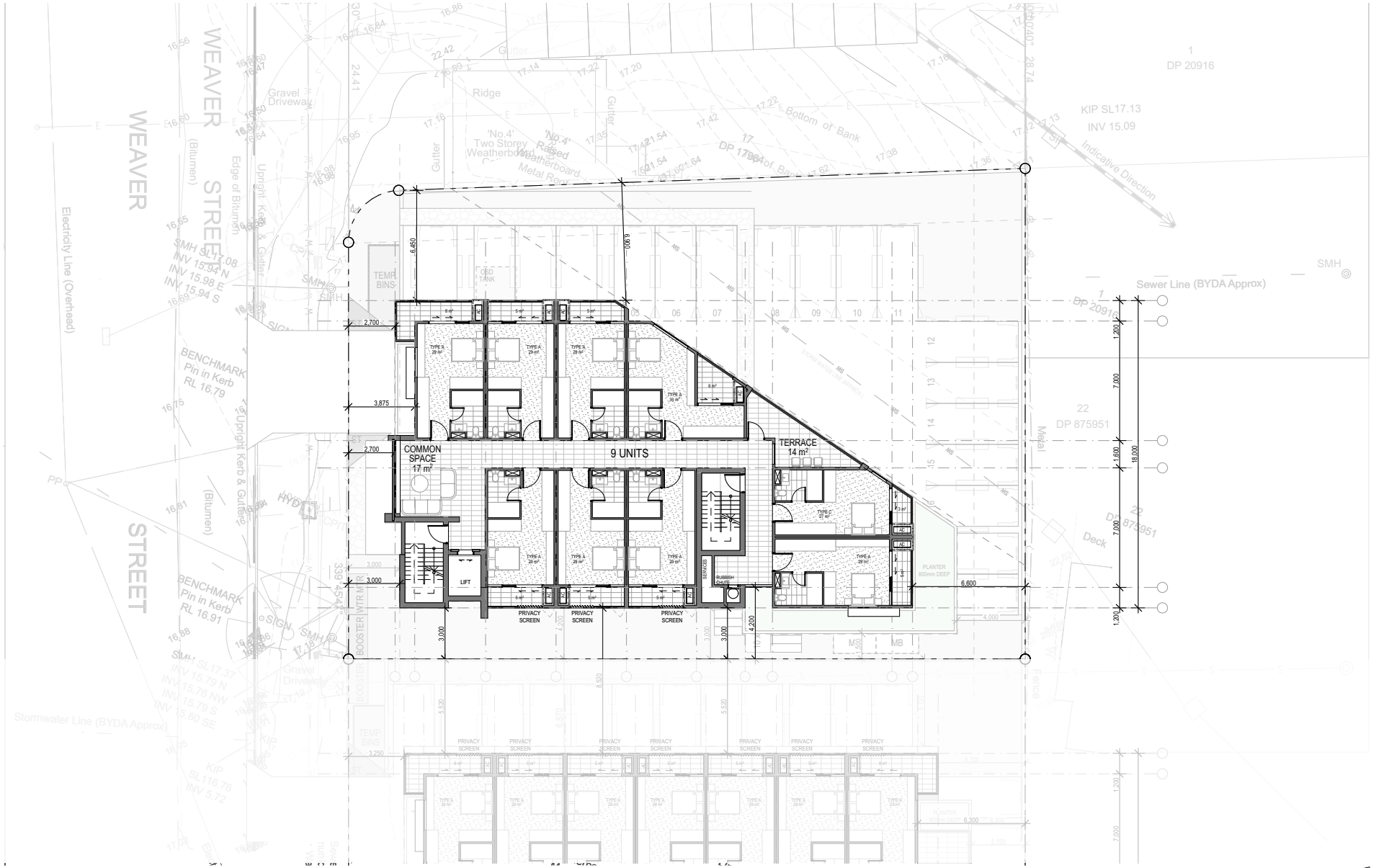


RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVEL

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 1.0307 REV DA

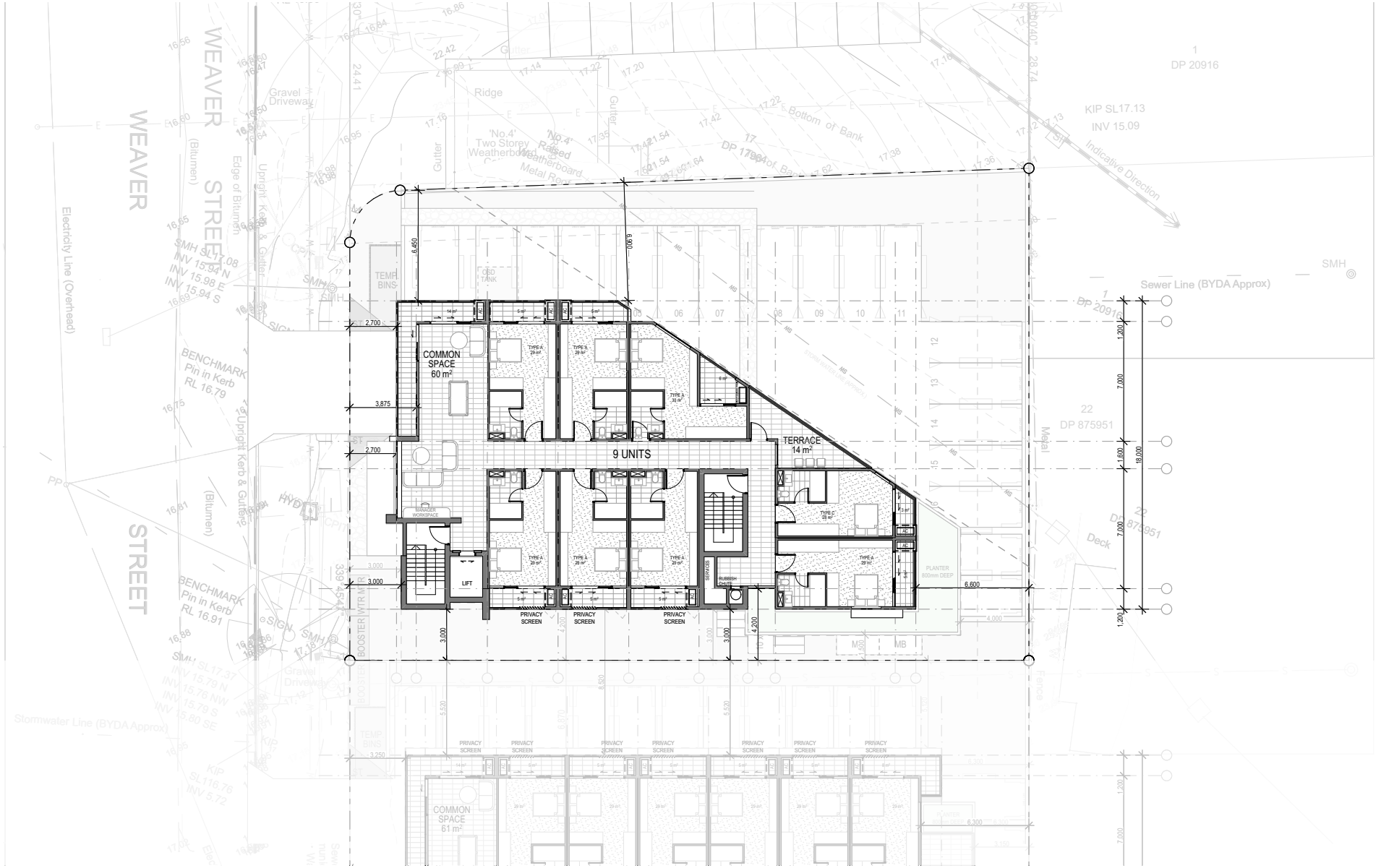


RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVELS 3-

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0308 REV DA

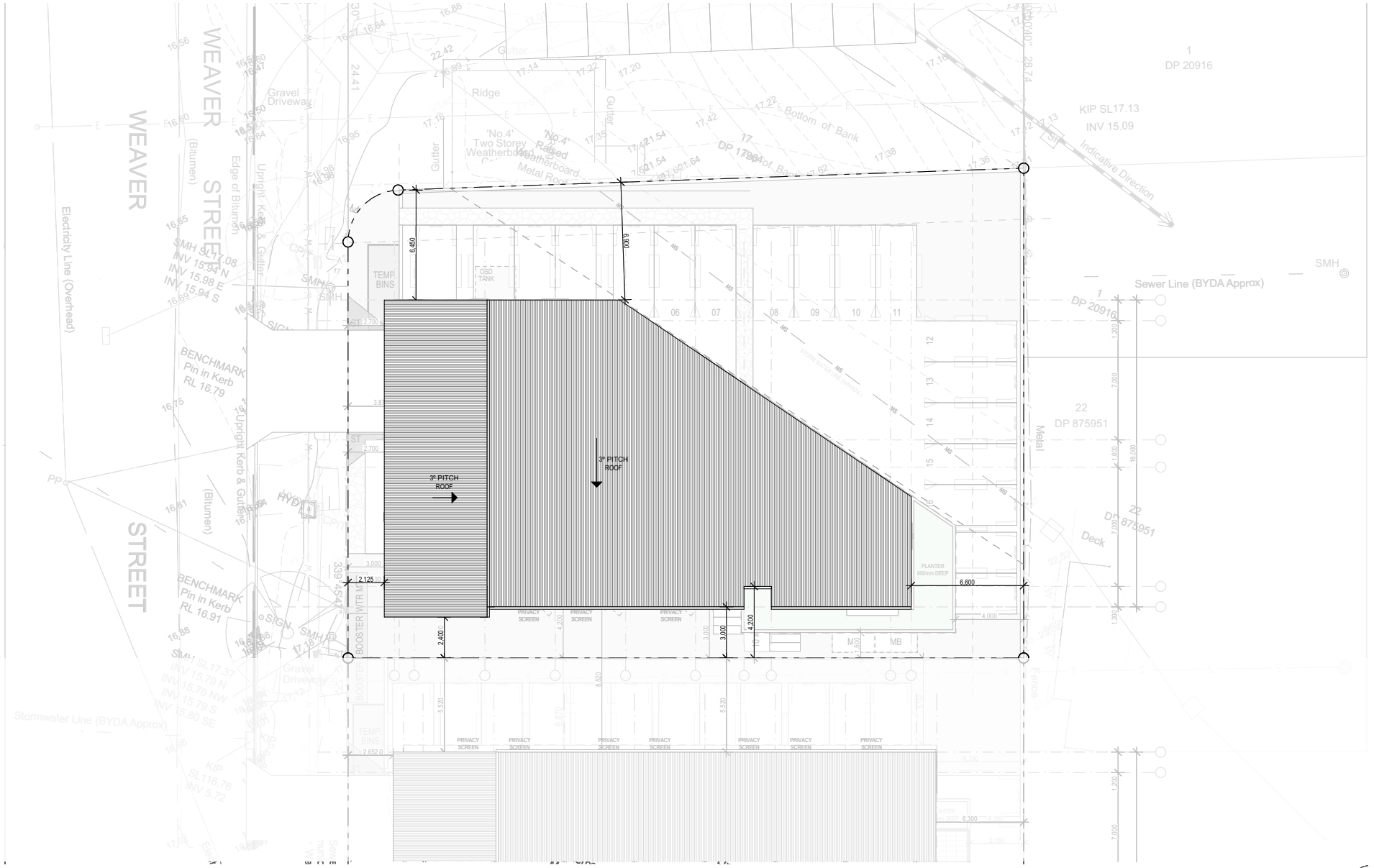


RAUNIK design group ARCHITECTS

1:200@A

ST-1 - LEVEL

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0309 REV DA



RAUNIK design group ARCHITECTS

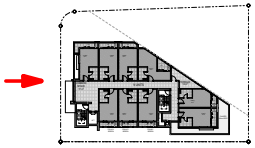
1:200@A

ST-1 - ROO

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.0310 REV DA

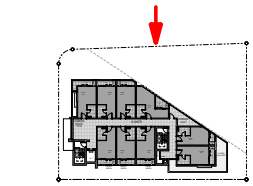


WEST ELEVATION 1:200





NORTH ELEVATION 1:200



LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

1:100@A

ST-1 ELEVATION

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.2000 REV DA

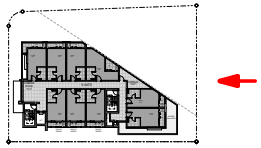
RAUNIK design group ARCHITECTS

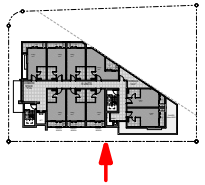


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

1:100@A

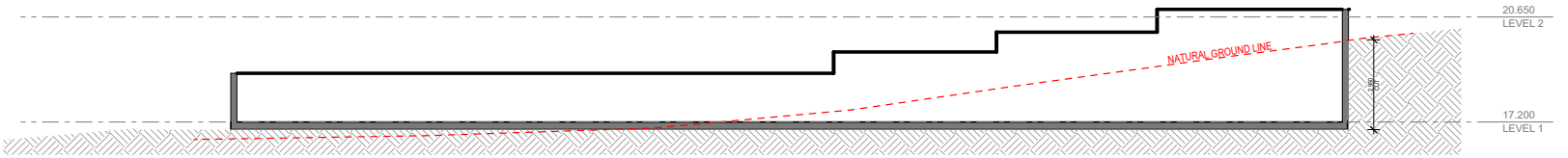
ST-1 ELEVATION

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.2001 REV DA

RAUNIK design group ARCHITECTS



1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUNIK design group ARCHITECTS

1:150@A

ST-1 SECTIONS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.3000 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

ST-1 PERSPECTIV

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-1.4000 REV DA


STAGE 2
6-8 WEAVER STREET

RPD
6-8 WEAVER ST
Lismore, 2480. NSW.

Site Cover	%	m^2
Site Area	100	1,125.6
Typical	48.33	544.00

Gross Floor Area (GFA As per GCCC Definition) Version v10 04 July 2023
For a building, the total floor area of all storeys of a building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for:
1 building services, plant or equipment; or
2 access between levels; or
3 ground floor public lobby; or
4 a mall; or
5 parking, loading and manoeuvring of vehicles; or
6 unenclosed private balconies whether roofed or not.

Gross Building Area (GBA)
The total enclosed and unenclosed area of the building at all building floor levels measured between the normal OUTSIDE face of any enclosing walls, balustrades and supports

GBA measurement also includes external balconies, porches & structural columns.

	Type A	Type B	Type C
No. of Bedrooms	1	1	1
Internal Area m^2 (GFA Definition)	26.00	25.00	25.00
Balcony Area m^2	5.00	6.00	3.00
Total Area	**31.00**	**31.00**	**28.00**
Cars Allocated	**0.5**	**0.5**	**0.5**

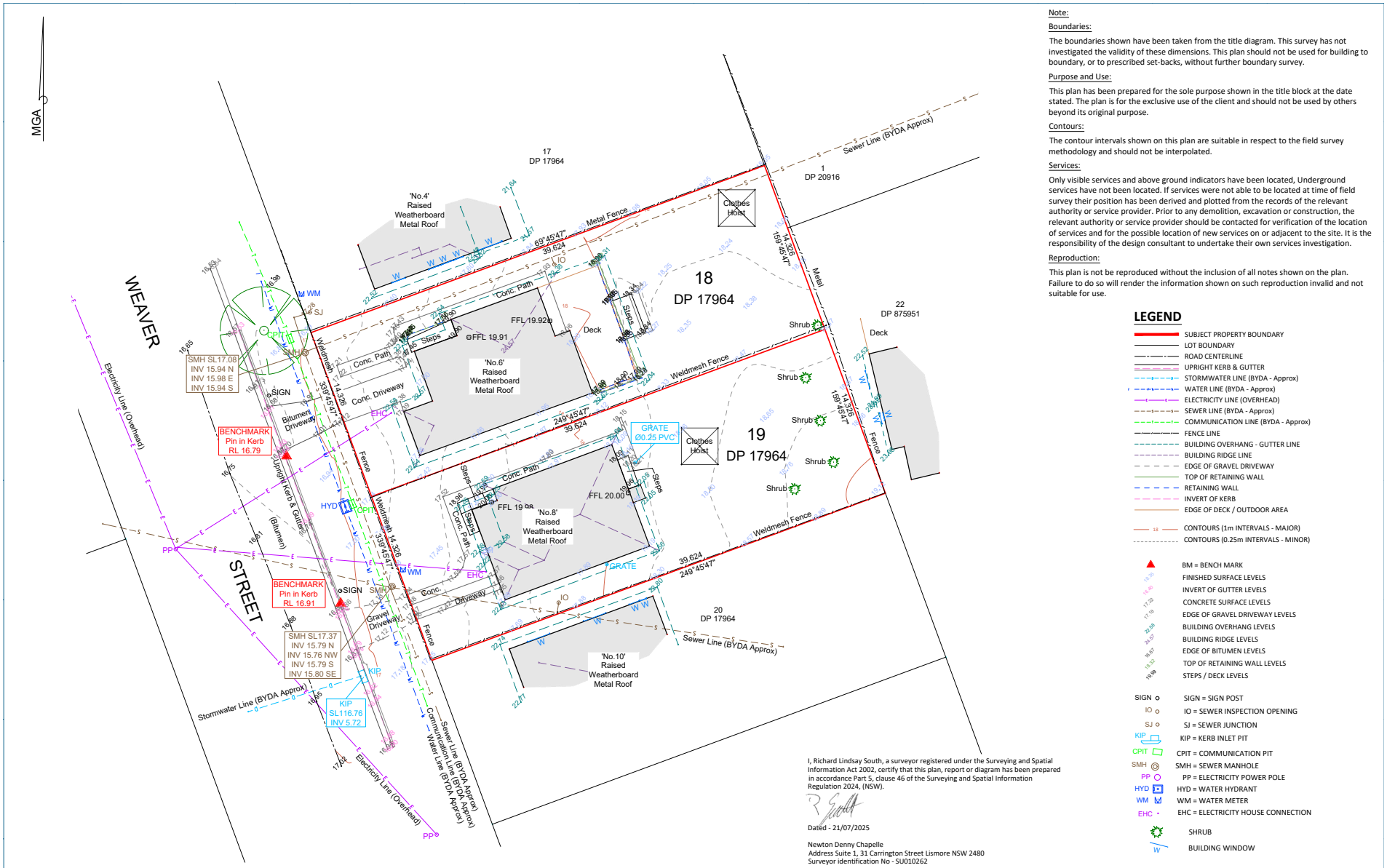
LEVEL	Component(s)	Type A	Type B	Type C	TOTALS No. of Units	TOTALS No. of Beds	G.F.A Per Level m^2	G.B.A Per Level m^2	C.O.S Per Level m^2	C.L.A Per Level m^2	PARKING Resident Spaces
Roof											
	Roof										
Level 5	Units	11			11	11	414	544	42	28	
	Core / Corridor / Other										
Level 4	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 3	Units	12			12	12	414	538	0	28	
	Core / Corridor / Other										
Level 2	Units	12			12	12	414	576	29	28	
	Core / Corridor / Other										
Level 1 Ground	Units	1			1	1	92	173	167	39	24
	Core / Corridor / Other										
Totals	**0**	**48**	**0**	**0**	**Units**	**Beds**	**G.F.A**	**G.B.A**	**C.O.S**	**C.L.A**	**TOTAL**
		Total Units 48			**48**	**48**	**1,748**	**2,369**	**238**	**151**	**24**
Total Cars Required		**24**	**0**	**0**							
		Total Cars Required 24									

Plus 2 Motorbike Spaces

Landscaping Requirements
40% of 1,125.6 = 450.24m2
TOTAL LANDSCAPE AREA 251m² = NON COMPLIANT

RAUNIK design group ARCHITECTS

@A
SUMMARY ST-
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0301 REV DA



Note:

Boundaries:

The boundaries shown have been taken from the title diagram. This survey has not investigated the validity of these dimensions. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Purpose and Use:

This plan has been prepared for the sole purpose shown in the title block at the date stated. The plan is for the exclusive use of the client and should not be used by others beyond its original purpose.

Contours:

The contour intervals shown on this plan are suitable in respect to the field survey methodology and should not be interpolated.

Services:

Only visible services and above ground indicators have been located, Underground services have not been located. If services were not able to be located at time of field survey their position has been derived and plotted from the records of the relevant authority or service provider. Prior to any demolition, excavation or construction, the relevant authority or service provider should be contacted for verification of the location of services and for the possible location of new services on or adjacent to the site. It is the responsibility of the design consultant to undertake their own services investigation.

Reproduction:

This plan is not be reproduced without the inclusion of all notes shown on the plan. Failure to do so will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- UPRIGHT KERB & GUTTER
- STORMWATER LINE (BYDA - Approx)
- WATER LINE (BYDA - Approx)
- ELECTRICITY LINE (OVERHEAD)
- SEWER LINE (BYDA - Approx)
- COMMUNICATION LINE (BYDA - Approx)
- FENCE LINE
- BUILDING OVERHANG - GUTTER LINE
- BUILDING RIDGE LINE
- EDGE OF GRAVEL DRIVEWAY
- TOP OF RETAINING WALL
- RETAINING WALL
- INVERT OF KERB
- EDGE OF DECK / OUTDOOR AREA
- CONTOURS (1m INTERVALS - MAJOR)
- CONTOURS (0.25m INTERVALS - MINOR)
- BM = BENCH MARK
- FINISHED SURFACE LEVELS
- INVERT OF GUTTER LEVELS
- CONCRETE SURFACE LEVELS
- EDGE OF GRAVEL DRIVEWAY LEVELS
- BUILDING OVERHANG LEVELS
- BUILDING RIDGE LEVELS
- EDGE OF BITUMEN LEVELS
- TOP OF RETAINING WALL LEVELS
- STEPS / DECK LEVELS
- SIGN = SIGN POST
- IO = SEWER INSPECTION OPENING
- SJ = SEWER JUNCTION
- KIP = KERB INLET PIT
- CPIT = COMMUNICATION PIT
- SMH = SEWER MANHOLE
- PP = ELECTRICITY POWER POLE
- HYD = WATER HYDRANT
- WM = WATER METER
- EHC = ELECTRICITY HOUSE CONNECTION
- SHRUB
- BUILDING WINDOW

I, Richard Lindsay South, a surveyor registered under the Surveying and Spatial Information Act 2002, certify that this plan, report or diagram has been prepared in accordance Part 5, clause 46 of the Surveying and Spatial Information Regulation 2024, (NSW).

Dated - 21/07/2025

Newton Denny Chapelle
Address Suite 1, 31 Carrington Street Lismore NSW 2480
Surveyor identification No - SU010262

REV	DESCRIPTION	BY	APP.	DATE
A	FIRST ISSUE	T.McN	R.S	21/07/2025

REVISIONS

A2 SIZE ORIGINAL DRAWING
0 2 4 8
1:200
SCALE (m) A2

SCALES

HORIZ. DATUM	GROUND	DRAWN	C.D
PROJECTION	GDA2020	CHECKED	T.McN
MERIDIAN	MGA	DESIGN	
VERT. DATUM	AHD	CHECKED	
VERT. ORIGIN		APPROVED	
SURVEYED BY	T.McN	CERTIFICATION	
SURVEYED DATE	09/07/2025	DATE	

SURVEY DATA APPROVALS

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@ndc.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASUARINA Shop 8/480 Casuarina Way, Casuarina 2487
ABN: 86 220 045 469

Client
4WS (No.1) Pty Ltd ATF
THE 4 WEAVER ST UNIT TRUST

Site
LOTS 18 & 19 IN DP17964
No.6 & 8 WEAVER STREET,
LISMORE

DETAIL SURVEY

Reference No.	DRAWING No.	REVISION
250087	250087-SU-DS-02	A



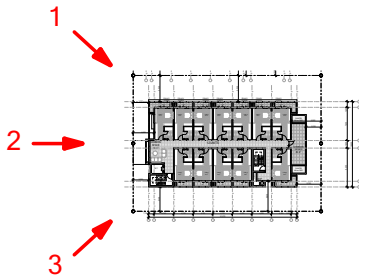
1



2



3



RAUNIK design group ARCHITECTS

ST-2 SITE CONTEX

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.0303 REV DA

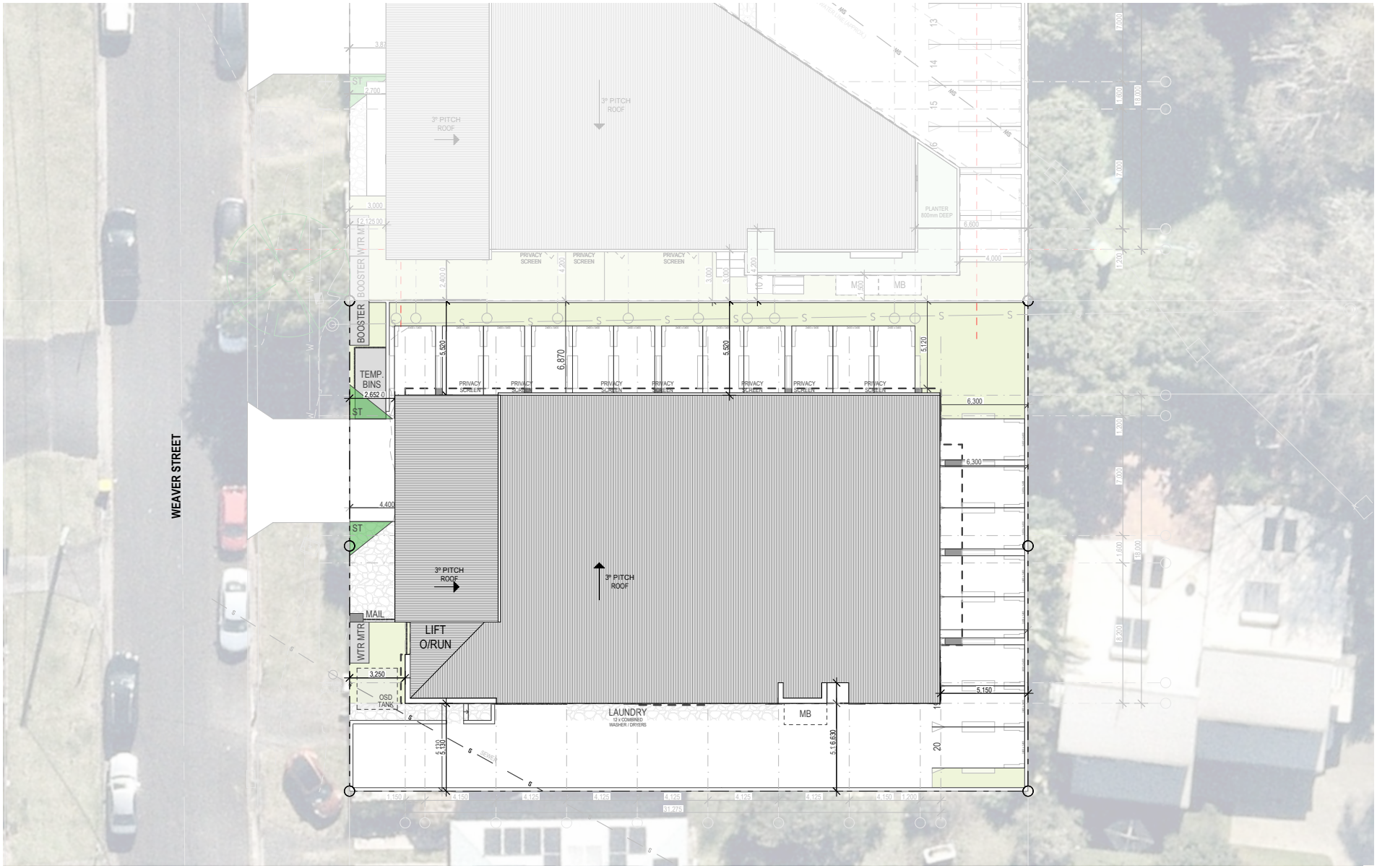


RAUNIK design group ARCHITECTS

1:200@A

ST-2 DEMOLITION PLAI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.0304 REV DA

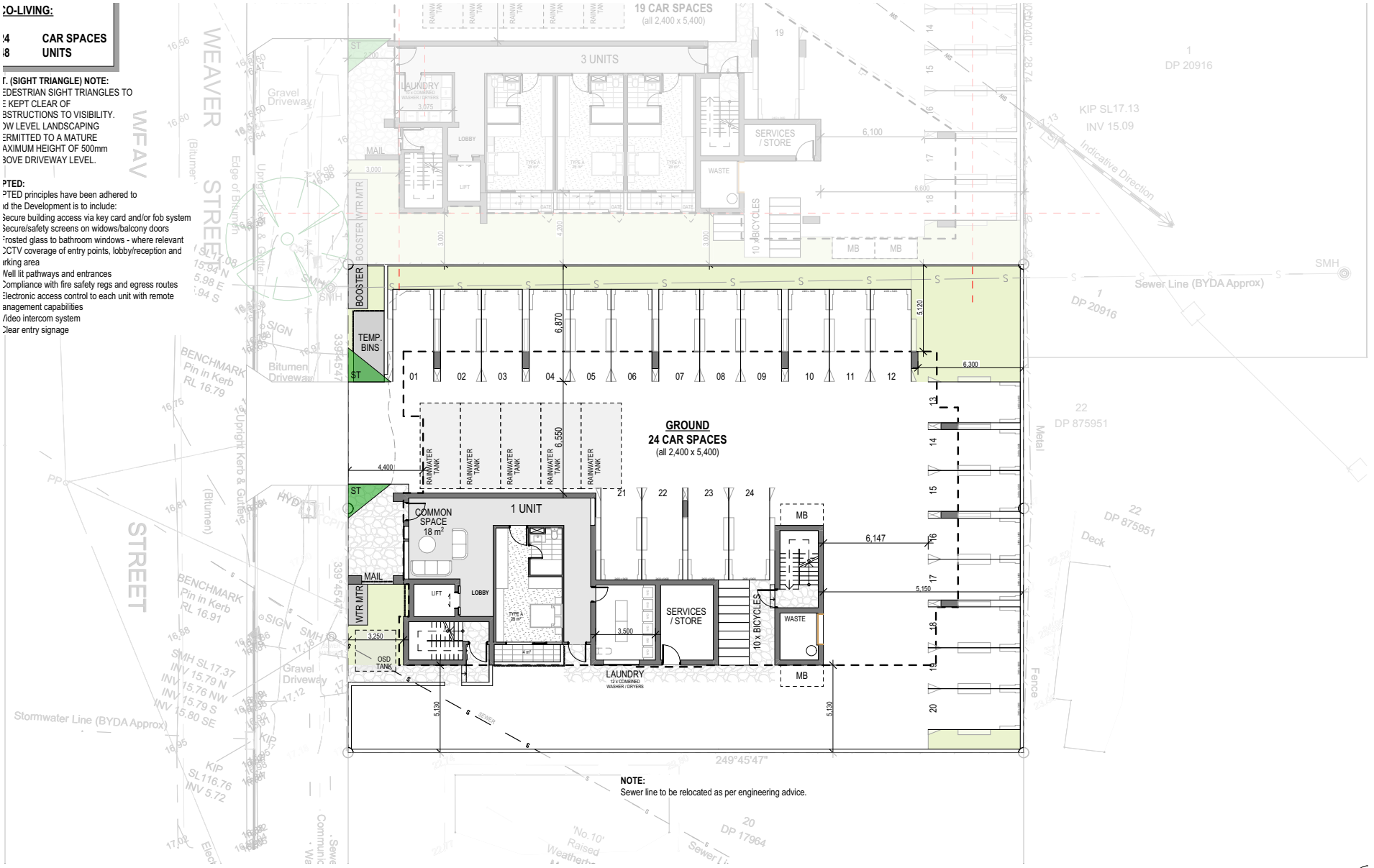


RAUNIK design group ARCHITECTS

1:200@A

ST-2 SITE PLAI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0305 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL 1 - GROUNI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0306 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0307 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVELS 3-

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0308 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 LEVEL

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0309 REV DA



RAUNIK design group ARCHITECTS

1:200@A

ST-2 ROO

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 2.0310 REV DA

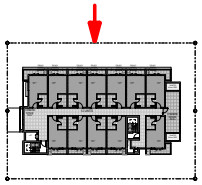


WEST ELEVATION 1:200





NORTH ELEVATION 1:200



LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT
10. PRIVACY LOUVRES

RAUNIK design group ARCHITECTS

1:100@A

ST-2 ELEVATION

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.2000 REV DA

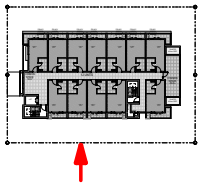


EAST ELEVATION 1:200



SOUTH ELEVATION 1:200





LEGEND

1. CLADDING A
2. CLADDING B
3. GLASS BALUSTRADES
4. WINDOW SHADING
5. ALUMINIUM BATTENS
6. FEATURE BLOCKWORK
7. SHALE GREY
8. WHITE
9. MONUMENT

RAUNIK design group ARCHITECTS

1:100@A

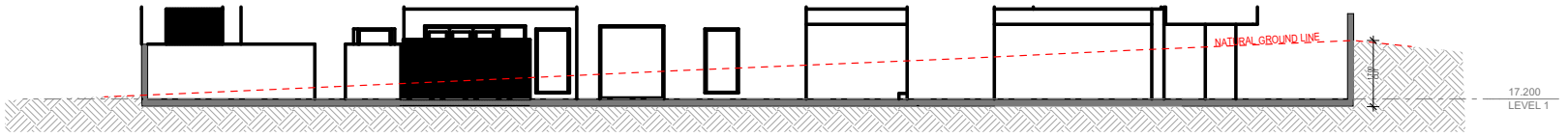
ST-2 ELEVATION

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.2005 REV DA





1. SECTION A



2. EXCAVATION POINT
-MEASURED AT HIGHEST NGL POINT ON SITE

RAUNIK design group ARCHITECTS

1:150@A

ST-2 SECTIONS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.3000 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

ST-2 PERSPECTIV

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-2.4000 REV DA


REFERENCE

State Environmental Planning Policy (Housing) 2021 (NSW)

Part 3 Co-living housing

67 Co-living housing may be carried out on certain land with consent

Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.
Example— Co-living housing may be used as off-campus student accommodation.

68 Non-discretionary development standards—the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—

(a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—
(i) the maximum permissible floor space ratio for residential accommodation on the land, and
(ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,
No Mapped FSR on these sites
(b) for co-living housing containing 6 private rooms—
(i) a total of at least 30m2 of communal living area, and
(ii) minimum dimensions of 3m for each communal living area,
More than 6 private rooms
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,
Total 86 private rooms = 30m2 + 160m2 = 190m2 Communal Living Area. Providing 216m2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,
Site area is 2,241m2. 20% is 448.2m2. Providing 463m2
(e) unless a relevant planning instrument specifies a lower number—
(i) for development on land in an accessible area—0.2 parking spaces for each private room, or
(ii) otherwise—0.5 parking spaces for each private room,
Parking rates are calculated at 0.5 per each private room = 43 car spaces
(f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument, There are no recommended Design Solutions for this element. Each application will be assessed on its merits against the Performance Criteria.
(g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.
Site is in R3 Medium Density Residential

69 Standards for co-living housing

(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—

(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m2 and not less than—
(i) for a private room intended to be used by a single occupant—12m2, or
(ii) otherwise—16m2, and
All private rooms are between 16m2 and 25m2
(b) the minimum lot size for the co-living housing is not less than—
(i) for development on land in Zone R2 Low Density Residential—600m2, or
(ii) for development on other land—800m2, and
(iii) (Repealed)
Site area is 2,241m2
(c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—
(i) will not contain more than 12 private rooms, and
(ii) will be in an accessible area, and
Site is in R3 Medium Density Residential
(d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and
Managers Workspace provided
(e) for co-living housing on land in a business zone—no part of the ground floor of the coliving housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and

(f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and
Each private room will have adequate kitchen facilities, plus a communal laundry facility at 1 per 4 rooms
(g) each private room will be used by no more than 2 occupants, and

(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.
We are providing 20 bicycle spaces and 4 motorbike spaces
(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—

(a) the front, side and rear setbacks for the co-living housing are not less than—
(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or
(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and

(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and
Currently not achieving building separation as per the ADG
(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and
Achieved
(d), (e) (Repealed)

(f) the design of the building will be compatible with—
(i) the desirable elements of the character of the local area, or
(ii) for precincts undergoing transition—the desired future character of the precinct.
Achieved
(3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.

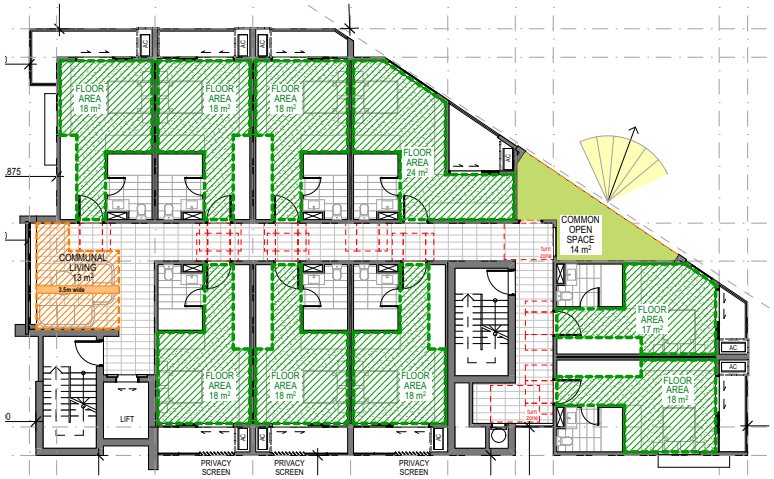
70 No subdivision
Development consent must not be granted for the subdivision of co-living housing into separate lots.

SEPP CONTROLS

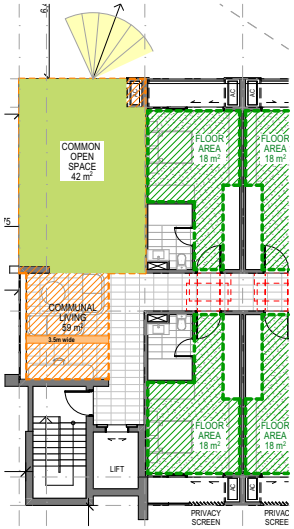
PART 3 CO-LIVING HOUSING

DIRECT SOLAR ACCESS	[COMPLIANT]
FLOOR AREA	[COMPLIANT]
COMMUNAL LIVING AREA	[COMPLIANT]

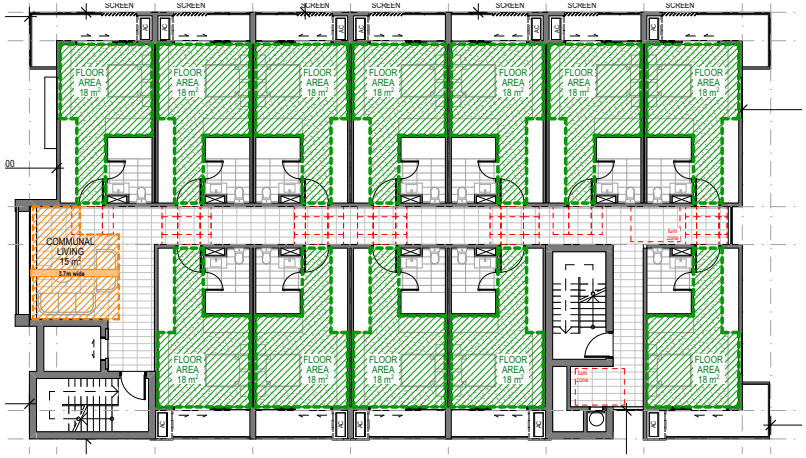
PLEASE REFER TO PAGES DA-6009 TO DA-6014 FOR MORE SEPP CONTROLS.



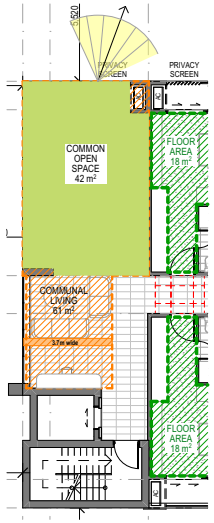
STAGE 1 TYPICAL LEVELS



LEVEL 5 COMMUNAL



STAGE 2 TYPICAL LEVELS



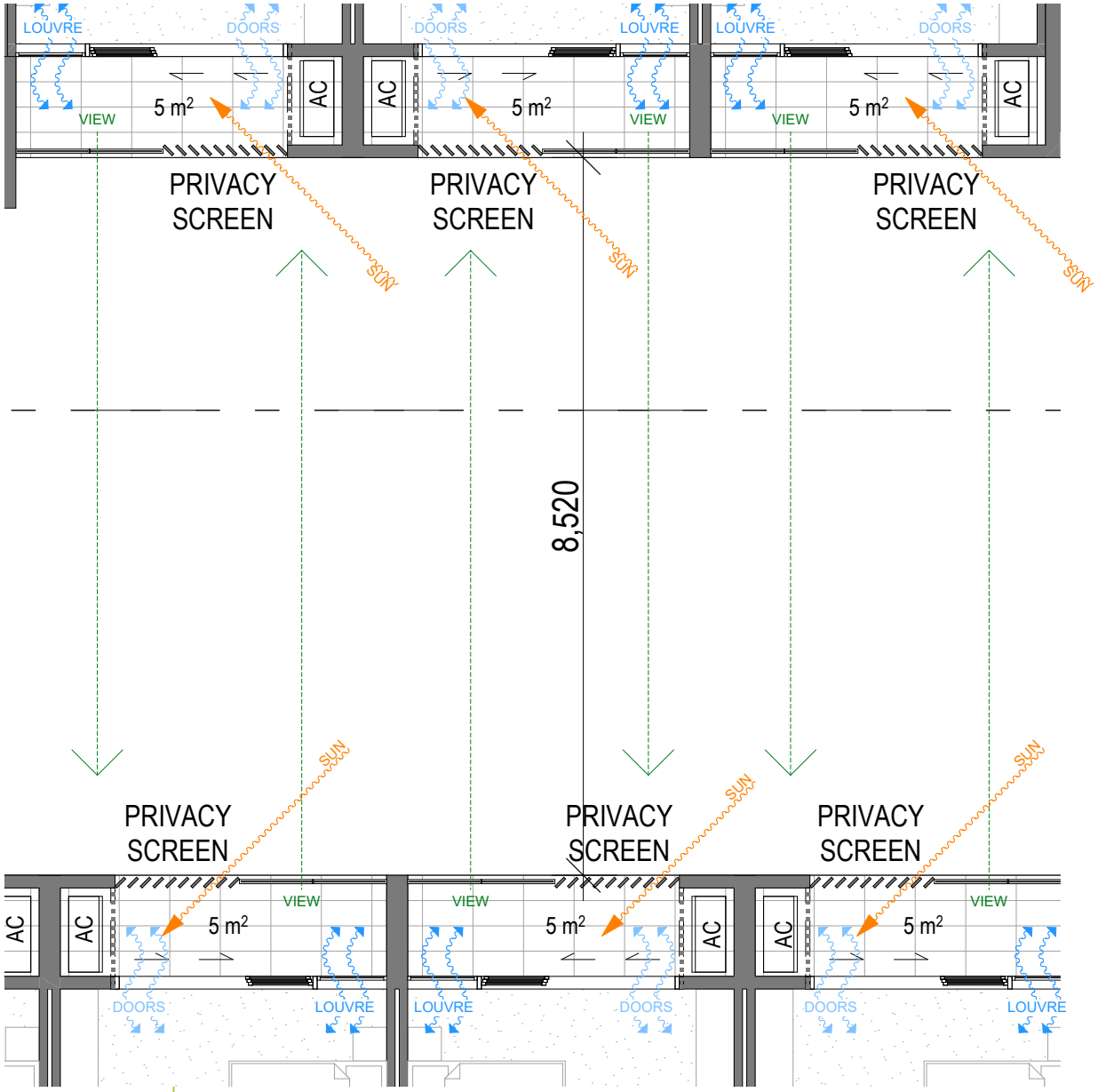
LEVEL 5 COMMUNAL

RAUNIK design group ARCHITECTS

1:200@A

SEPP CONTROLS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-3-6002 REV DA



STAGE 2 TYPICAL LEVELS



TYPICAL LEVEL
PRIVACY SCREENING

ANGLED PRIVACY LOUVRES ARE OFFSETT BETWEEN BALCONIES TO MINIMIZE OVERLOOKING AND TO MAXIMIZE PRIVACY.
PRIVACY LOUVRES ARE ALSO ANGLED TO THE NORTH-EAST TO MAXIMISE NATURAL DAYLIGHT.

TYPICAL LEVEL
AIR FLOW

ALONG WITH THE SLIDING GLASS DOORS, WE PROPOSE A BANK OF LOUVRED WINDOWS TO ENCOURAGE AIR FLOW THROUGH THE UNIT.



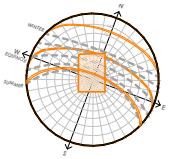
RAUNIK design group ARCHITECTS

1:50@A

BUILDING SEPARATIOI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6003 REV DA

SUMMER EQUINOX





DECEMBER 22, 9AM



DECEMBER 22, 12PM



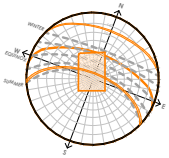
DECEMBER 22, 3PM

RAUNIK design group ARCHITECTS

SHADOW DIAGRAMS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-3.6004 REV DA

WINTER SOLSTICE





JUNE 21, 9AM



JUNE 21, 10AM



JUNE 21, 11:30AM



JUNE 21, 12:30PM



JUNE 21, 2PM



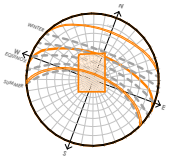
JUNE 21, 3PM

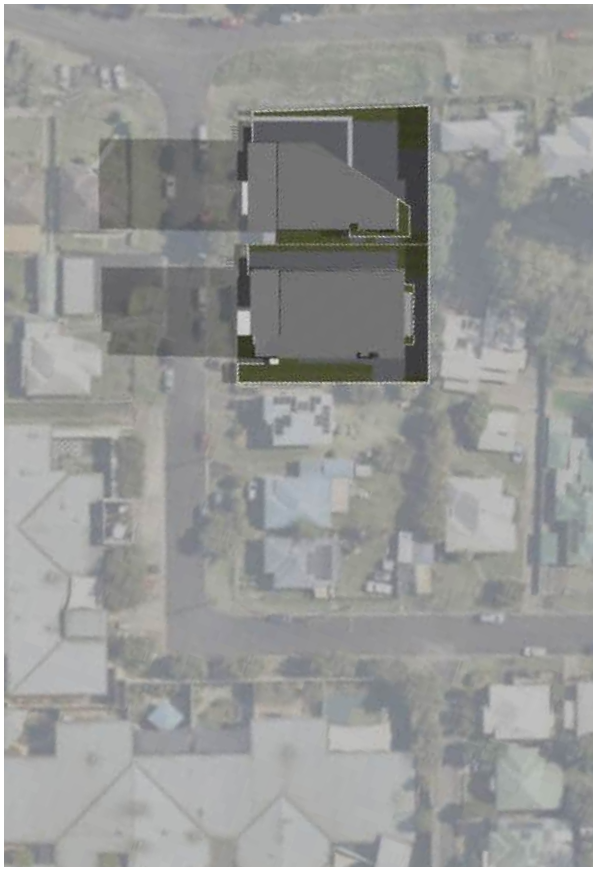
RAUNIK design group ARCHITECTS

SHADOW DIAGRAMS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4005 REV DA

VERNAL EQUINOX





MARCH 21/ SEPTEMBER 23, 9AM



MARCH 21/ SEPTEMBER 23, 12PM

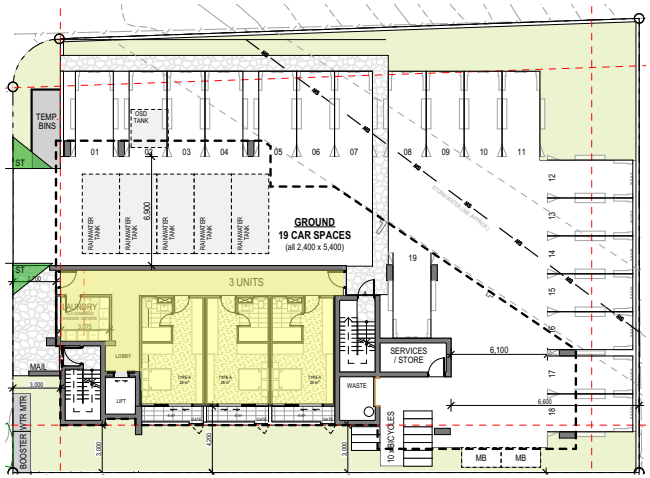


MARCH 21/ SEPTEMBER 23, 3PM

RAUNIK design group ARCHITECTS

SHADOW DIAGRAMS

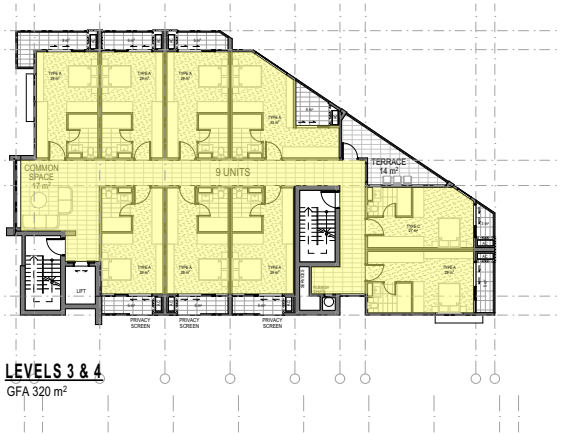
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA-3.4006 REV DA



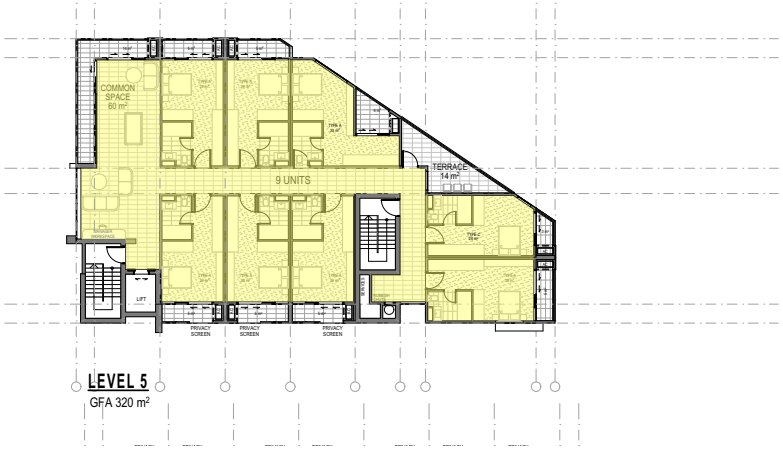
L1 GROUND
GFA 131m²



LEVEL 2
GFA 320 m²



LEVELS 3 & 4
GFA 320 m²



LEVEL 5
GFA 320 m²

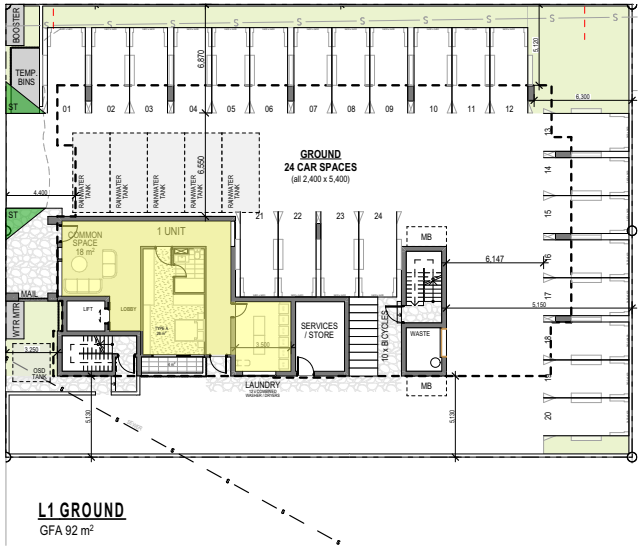
TOTAL GFA - STAGE 1 = 1,391m²

1:300@A

GFA ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4007 REV DA

RAUNIK design group ARCHITECTS



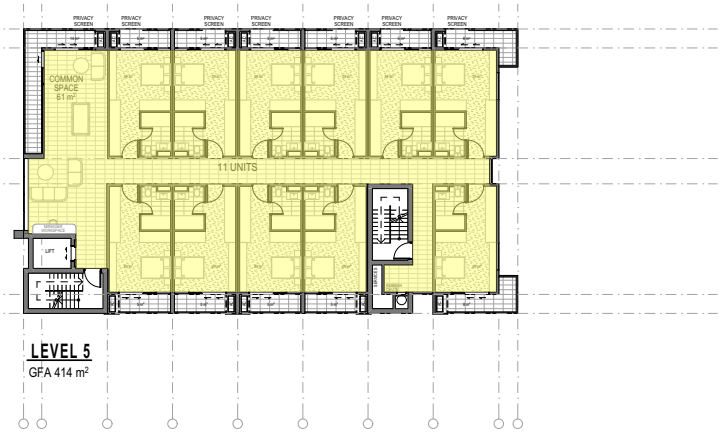
L1 GROUND
GFA 92 m²



LEVEL 2
GFA 414 m²



LEVELS 3 & 4
GFA 414 m²



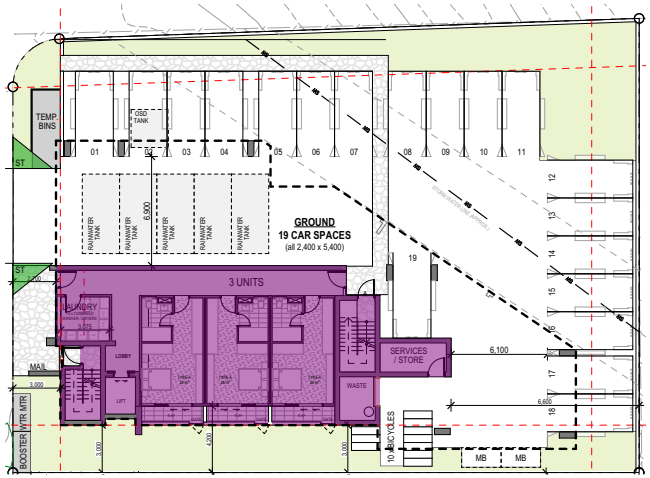
LEVEL 5
GFA 414 m²

TOTAL GFA - STAGE 2 = 1,748m²

RAUNIK design group ARCHITECTS

GFA ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4008 REV DA



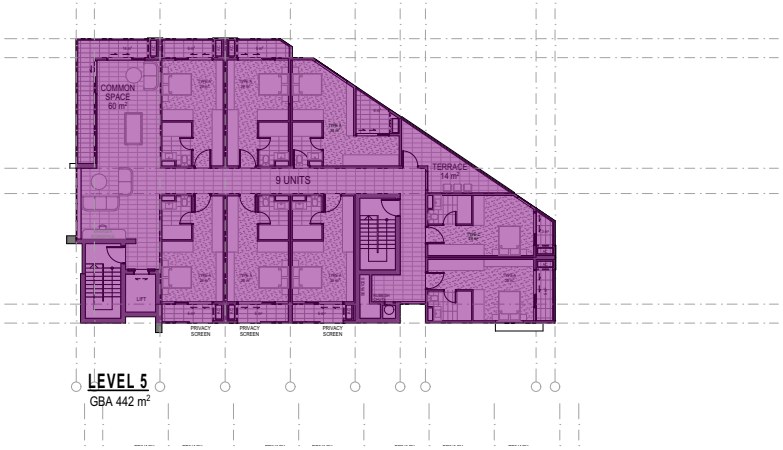
L1 GROUND
GBA 210m²



LEVEL 2
GBA 478 m²



LEVELS 3 & 4
GBA 436 m²



LEVEL 5
GBA 442 m²

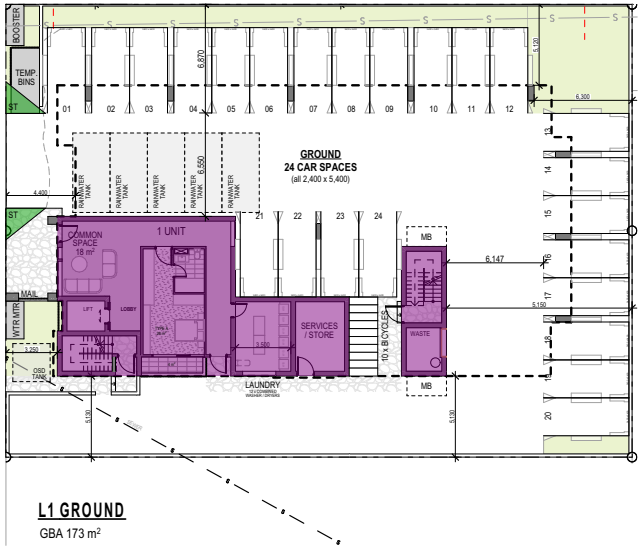
TOTAL GBA - STAGE 1 (BUILDING) = 1,983m²

1:300@A

GBA ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6008 REV DA

RAUNIK design group ARCHITECTS



L1 GROUND
GBA 173 m²



LEVEL 2
GBA 576 m²



LEVELS 3 & 4
GBA 538 m²



LEVEL 5
GBA 544 m²

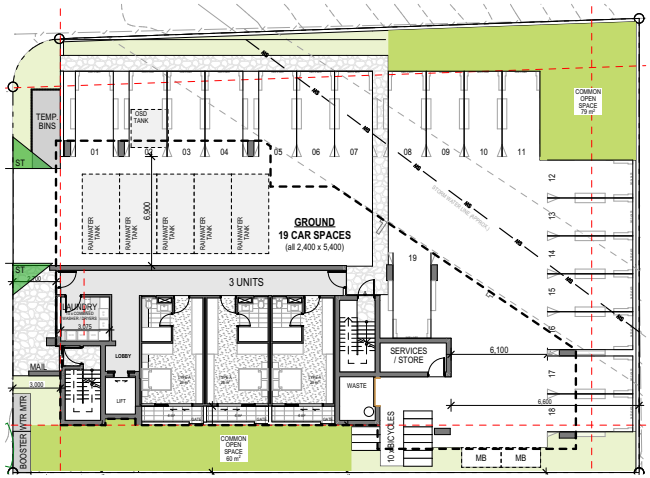
TOTAL GBA - STAGE 2 (BUILDING) = 2,369m²

RAUNIK design group ARCHITECTS

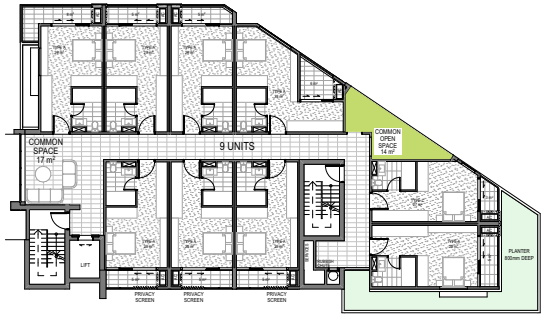
1:300@A

GBA ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6010 REV DA

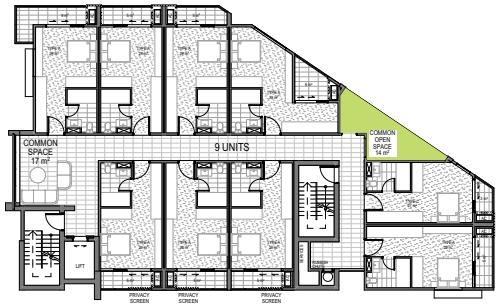


L1 GROUND
COS 139m²

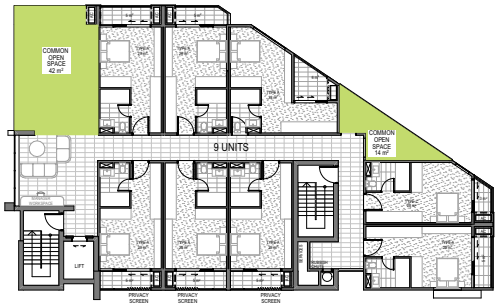


LEVEL 2
COS 14m²

LEVEL	C.O.S Per Level m^2
Roof	
Level 5	56
Level 4	14
Level 3	14
Level 2	14
Level 1 Ground	139
Totals	C.O.S
	237



LEVELS 3 & 4
COS 14m²



LEVEL 5
COS 56m²

Part 3 Co-living housing

COMMUNAL OPEN SPACES (COS)

68

2

(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,

TOTAL SITE AREA 1,125.6m²
20% of 1,125.6m² = 225m²

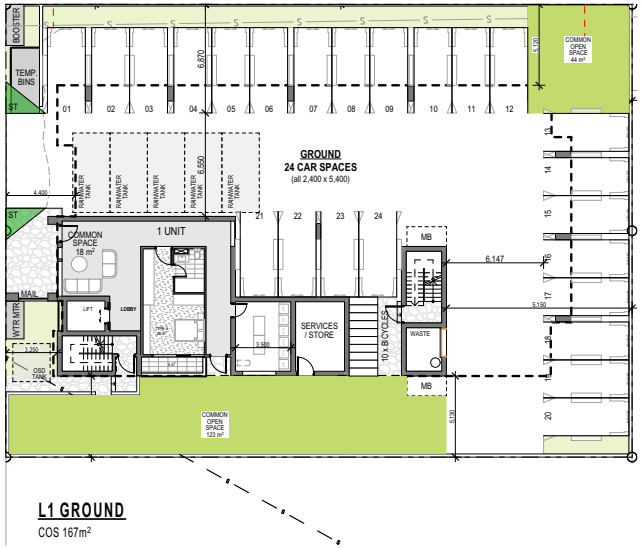
TOTAL COS AREA 237m²= COMPLIANT

1:300@A

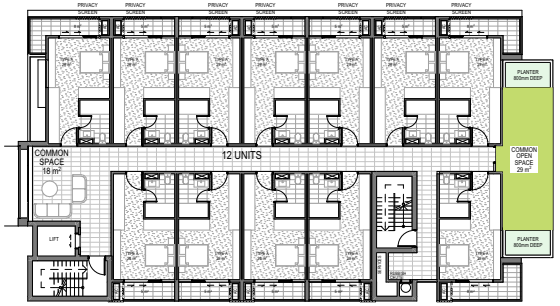
COS ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6011 REV DA

RAUNIK design group ARCHITECTS



L1 GROUND
COS 167m²

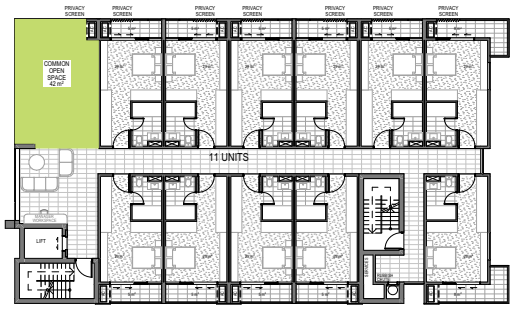


LEVEL 2
COS 29m²

LEVEL	C.O.S Per Level m^2
Roof	
Level 5	42
Level 4	0
Level 3	0
Level 2	29
Level 1 Ground	167
Totals	**C.O.S**
	238



LEVELS 3 & 4
COS 0m²



LEVEL 5
COS 42m²

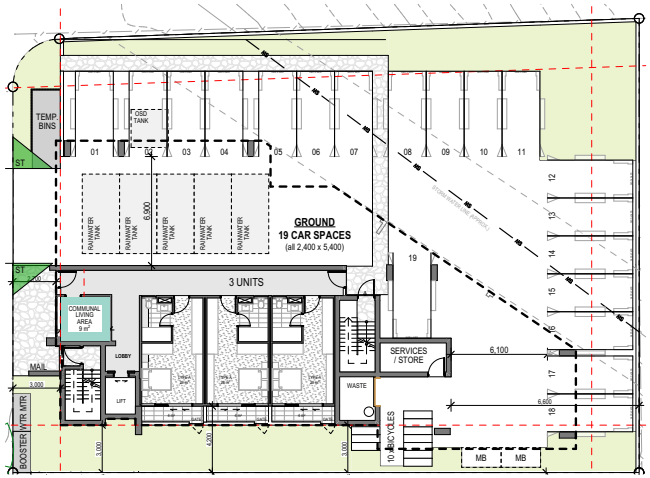
Part 3 Co-living housing
COMMUNAL OPEN SPACES (COS)
68
2
(d) communal open spaces—
(i) with a total area of at least 20% of the site area, and
(ii) each with minimum dimensions of 3m,

TOTAL SITE AREA 1,125.6m²
20% of 1,110m² = 226m²

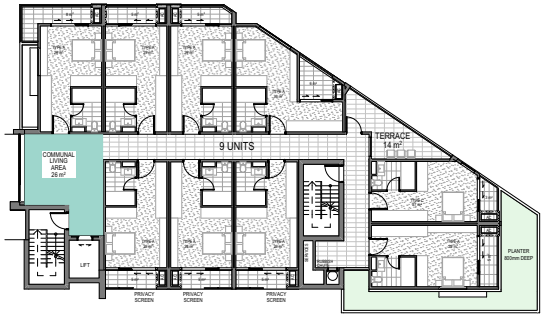
TOTAL COS AREA 238m²= COMPLIANT

RAUNIK design group ARCHITECTS

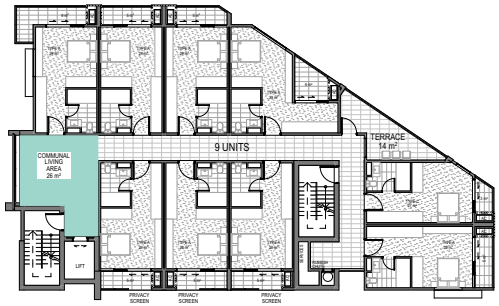
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6012 REV DA



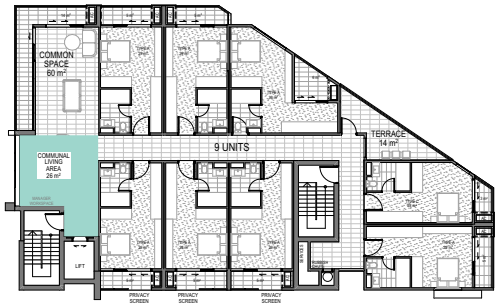
L1 GROUND
CLA - 9m²



LEVEL 2
CLA 26m²



LEVELS 3 & 4
CLA 26m²



LEVEL 5
CLA 26m²

LEVEL	C.L.A Per Level m²
Roof	
Level 5	26
Level 4	26
Level 3	26
Level 2	26
Level 1 Ground	9
Totals	**C.O.S**
	113

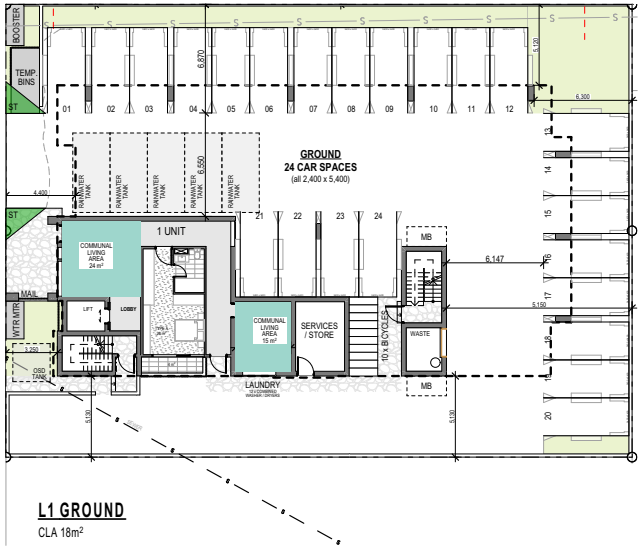
Part 3 Co-living housing
COMMUNAL LIVING AREA (CLA)
68
2
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,

TOTAL 38 UNITS = 32 UNITS (in excess of 6)
32 UNITS x 2m2 = 64m2 + 30m2 = 94m2 REQUIRED
TOTAL CLA - STAGE 1 = 113m² = COMPLIES.

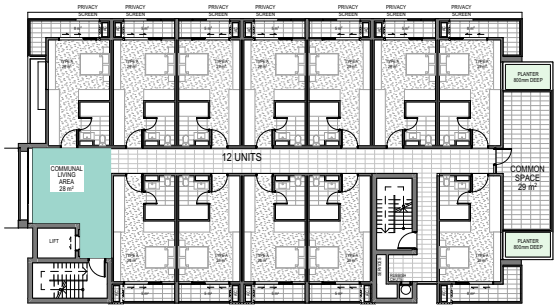
1:300@A
CLA ST

RAUNIK design group ARCHITECTS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6013 REV DA



L1 GROUND
CLA 18m²



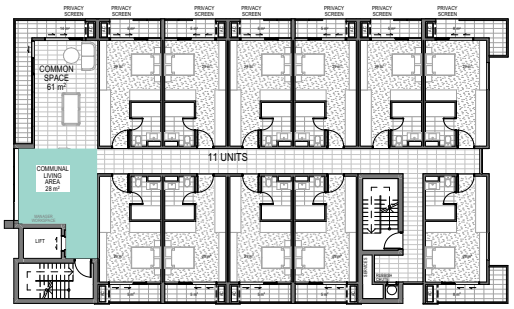
LEVEL 2
CLA 28m²

LEVEL	C.L.A Per Level m²
Roof	
Level 5	28
Level 4	28
Level 3	28
Level 2	28
Level 1 Ground	39
Totals	C.L.A
	151



LEVELS 3 & 4

CLA 28m²



LEVEL 5

CLA 28m²

Part 3 Co-living housing
COMMUNAL LIVING AREA (CLA)
68
2
(c) for co-living housing containing more than 6 private rooms—
(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each private room in excess of 6 private rooms, and
(ii) minimum dimensions of 3m for each communal living area,

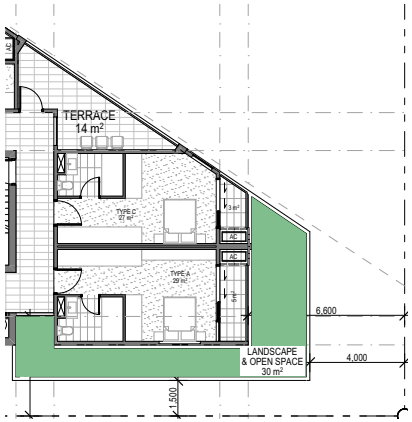
TOTAL 48 UNITS = 42 UNITS (in excess of 6)
42 UNITS x 2m2 = 84m2 + 30m2 = 114m2 REQUIRED
TOTAL CLA - STAGE 1 = 151m²= COMPLIES.

RAUNIK design group ARCHITECTS

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6014 REV DA



L1 GROUND



LEVEL 2

Lismore Development Control Plan – Part A

A7.1

Landscaping and open space shall comprise 40% of the site.
70% of the landscaping and open space area is to be permeable.

Note: Permeable areas are to be used for growing plants, grasses and trees.

A7.2

Any area of less than 1 m2 or 1 m in width is not counted in the required landscaped and open space area.

TOTAL SITE AREA 1,125.6m²
40% of 1,125.6m² = 450.24m²

TOTAL LANDSCAPE AREA 230m² = NOT COMPLIANT

TOTAL DEEP SOIL = 114m²

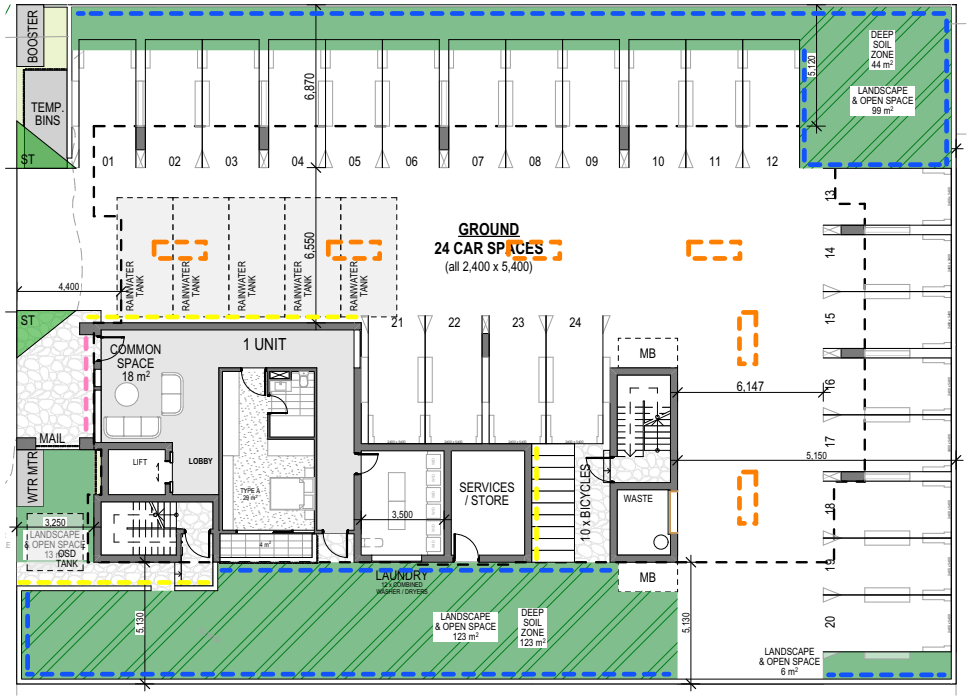
Landscape Lighting

- Pedestrian walkway lighting
- Carpark Soffit lighting
- Feature Landscape lighting
- Entry Lighting

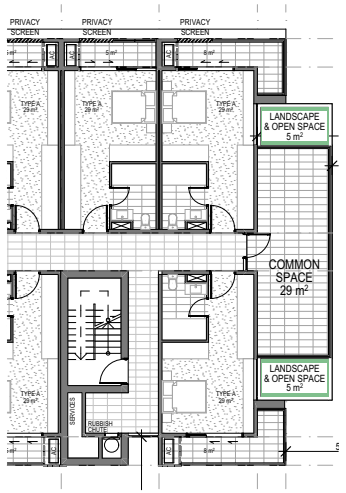
RAUNIK design group ARCHITECTS

LANDSCAPE ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6015 REV DA



L1 GROUND



LEVEL 2

Lismore Development Control Plan – Part A

A7.1

Landscaping and open space shall comprise 40% of the site.
70% of the landscaping and open space area is to be permeable.

Note: Permeable areas are to be used for growing plants, grasses and trees.

A7.2

Any area of less than 1 m2 or 1 m in width is not counted in the required landscaped and open space area.

TOTAL SITE AREA 1,131m²
40% of 1,131m² = 453m²

TOTAL LANDSCAPE AREA 251m² = NOT COMPLIANT

TOTAL DEEP SOIL = 167m²

Landscape Lighting

- Pedestrian walkway lighting
- Carpark Soffit lighting
- Feature Landscape lighting
- Entry Lighting

RAUNIK design group ARCHITECTS

@A

LANDSCAPE ST

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6014 REV DA

DESIGN STATEMENT - BUILDING HEIGHT VARIATION

Clause 4.6 variation supports a significant exceedance of the prescribed building height standard by demonstrating that the proposed development achieves an improved design outcome that is consistent with the objectives of the Lismore Local Environmental Plan.

The proposed building has been carefully designed to incorporate a range of design strategies that ensure high thermal performance and long-term environmental benefits. The increased height facilitates these design measures without generating additional bulk or visual intrusion.

Articulated façades that manage passive solar gain
The façades are modulated and recessed to control the amount of direct sun entering the dwellings during summer, reducing heat loading on internal spaces and improving occupant comfort.

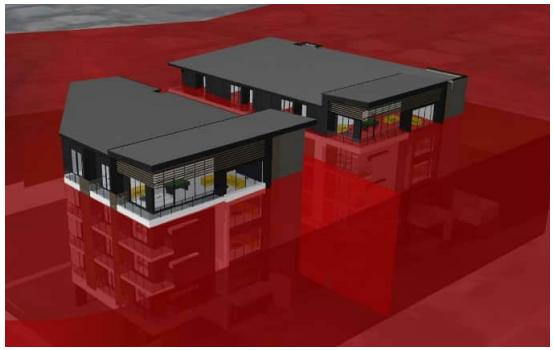
The building is well-glazed with functional, operable windows wherever possible. This maximises natural ventilation, reduces dependence on air-conditioning, and supports passive cooling throughout the year.

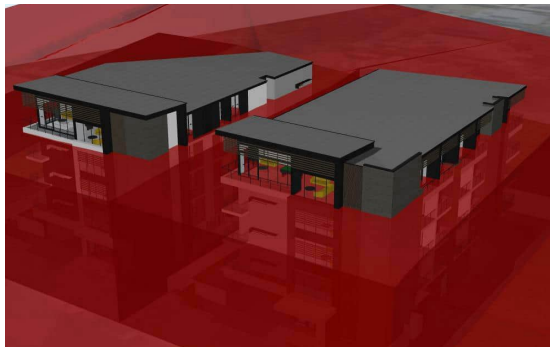
The massing incorporates step-backs, changes in materiality, and architectural detailing to avoid uniformity. This articulation ensures the building contributes positively to the streetscape despite the height variation.

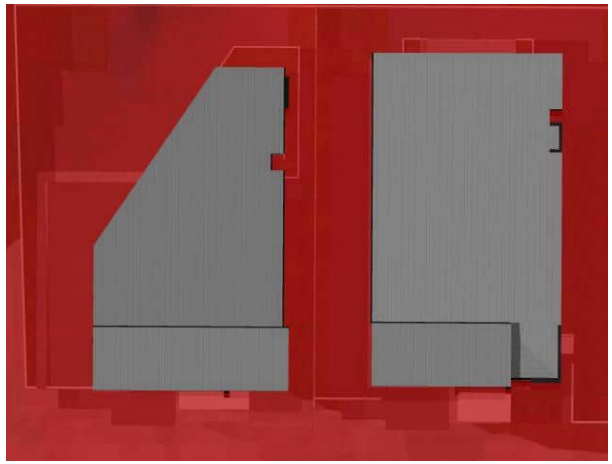
Balcony treatments have been deliberately designed to reduce visual impact and enhance building performance.
Balconies are integrated into the primary massing rather than projecting significantly. This reduces perceived bulk, supports a cohesive architectural expression, and ensures additional height does not create undue visual prominence. The addition of privacy louvres greatly improves amenity and privacy to the residents without compromising Northern light or cross ventillation.

The exceedance of the height standard is a direct result of delivering superior performance, architectural articulation, and amenity outcomes.

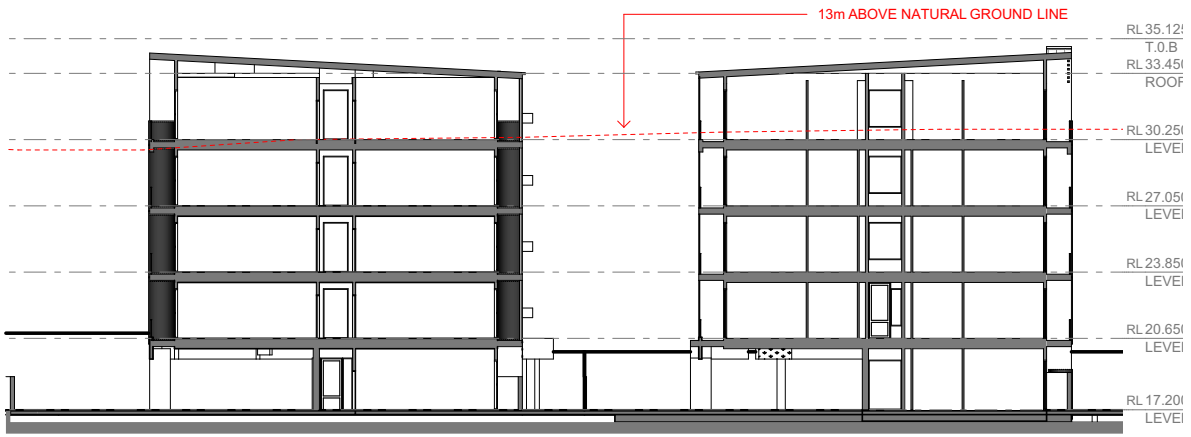
The proposed variation to the building height standard is well justified, as it results in a development that delivers enhanced architectural quality and a positive contribution to the urban character of the locality. Strict compliance would unnecessarily constrain the design and diminish these benefits without producing a meaningfully improved planning outcome.





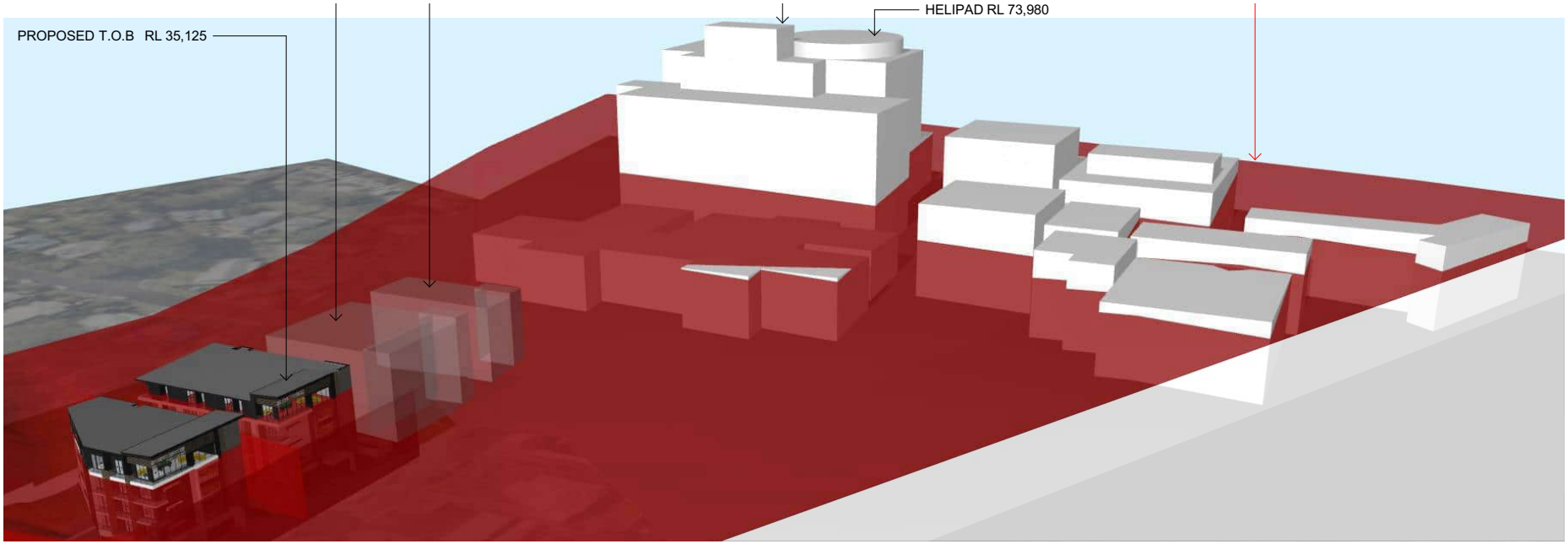


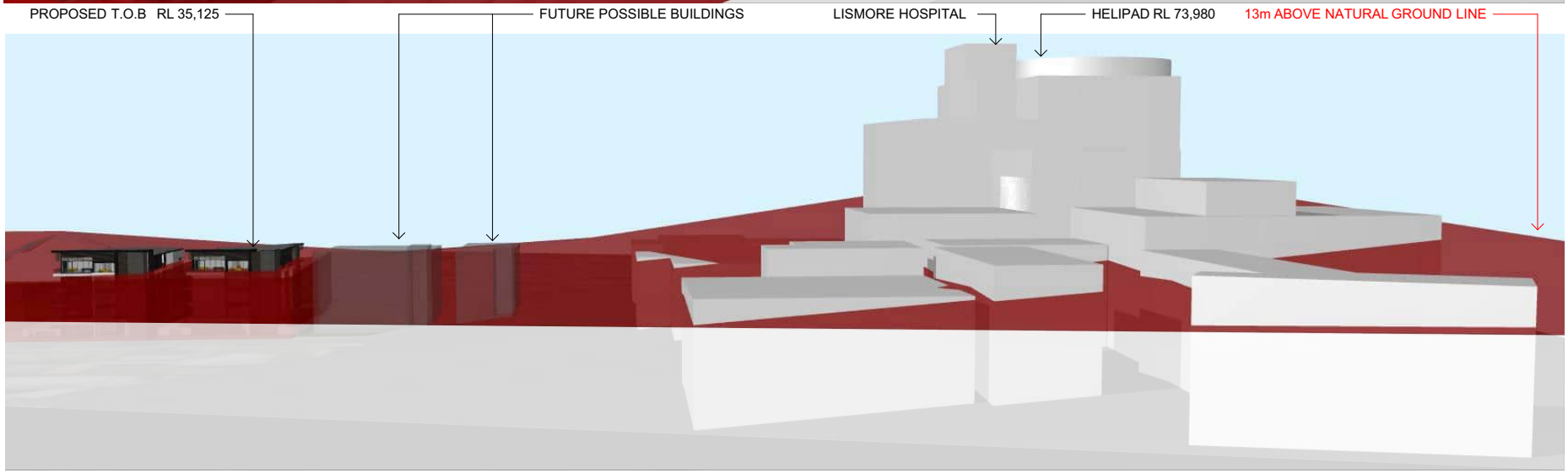
THIS PLAN AND 2 PERSPECTIVES SHOW THE AMOUNT OF BUILDING THAT IS ENCROACHING THE PRESCRIBED MAXIMUM 13m HEIGHT LIMIT ABOVE NATURAL GROUND LEVEL.



RAUNIK design group ARCHITECTS

@A
MAX BUILDING HEIGH
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6017 REV DA





RAUNIK design group ARCHITECTS

MAX BUILDING HEIGHT

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6018 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6018 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE 1 - FUTUR
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4020 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4021 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE 2 - FUTUR
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4022 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4023 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
PRECINCT MONTAGE 3 - FUTUR
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.6024 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D MONTAGE

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4025 REV DA



RAUNIK
design group
ARCHITECTS

ARTISTS IMPRESSION ONL
@A

3D MONTAGE 1 - FUTUR

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4024 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
3D MONTAGE
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4027 REV DA



RAUNIK design group ARCHITECTS

ARTISTS IMPRESSION ONL
@A
3D MONTAGE 2 - FUTUR
25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4028 REV DA



RAUNIK design group ARCHITECTS

1:150@A

ROAD WIDTH ANALYSI

25148 | 4-8 WEAVER ST | DEVELOPMENT APPLICATION | 17/12/2025 | DA 3.4028 REV DA


RAUNIK
design group
ARCHITECTS
architects | master planners | interior designers
61 7 5531 6430 P
61 7 5531 6424 F
architects@raunikdesign.com.au E
www.raunikdesign.com.au W
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680 144 370
Member
Australian
Institute of
Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535

Lismore Health Accommodation Precinct

4-8 Weaver Street Lismore NSW 2480

Landscape Concept Plan - Design Report

November 2025

Meaningful- Grounded- Playful

shepherd
Urban Landscape Architecture

Project Details & Contents

Project Details

Project Name:
Lismore Health Accommodation Precinct

Client Name:
4WS (No1) Pty Ltd

Architect Name:
Raunik Design Group

Planner Name:
Newton Denny Chapelle

Project Address:
4-8 Weaver Street Lismore NSW 2480

Project No.
2531

Revision:
A- 2025-08-28- Draft for Review
B- 2025-09-03- For Approval
C- 2025-11-21- For Approval

Contents

1 Design Summary
2 Location & Context Plan
3 Stage 1- Landscape Concept Plan- Ground Level
4 Stage 1- Landscape Concept Plan- Level 2
5 Stage 1- Landscape Concept Plan- Level 3-4
6 Stage 1- Landscape Concept Plan- Level 5
7 Stage 2- Landscape Concept Plan- Ground Level
8 Stage 2- Landscape Concept Plan- Level 2
9 Stage 2- Landscape Concept Plan- Level 3-4
10 Stage 2- Landscape Concept Plan- Level 5
11 Planting Palette

Design Summary

The subject site is located at 4-8 Weaver Street Lismore NSW 2480 and described as Lot 17 DP17964 & Lot 18 DP17964.

The Landscape concept for the proposed health accommodation development is based on the surrounding context, response to the proposed architectural layout and expression including the desired outcomes of the Lismore City Lndscape Guidelines.

The design intent is to contribute positively to the image and overall quality of the proposed health accommodation development by providing a contemporary, sensitive and appropriate landscape environment.

The key landscape design principles applied to the landscape concept comprise:

- Enhancing (Maximising planting opportunities and responding to local context)
- Connected (multiple access points and lines of movement)
- Diverse (a planting palette that provides variation of habit, form, colour, texture, mix of natives and exotics)
- Enduring (sustainable and resilient material selection)
- Comfortable (humanised scale. A space where you can be yourself)
- Vibrant (providing spaces for interaction and socialisation)
- Safe (open sight lines)



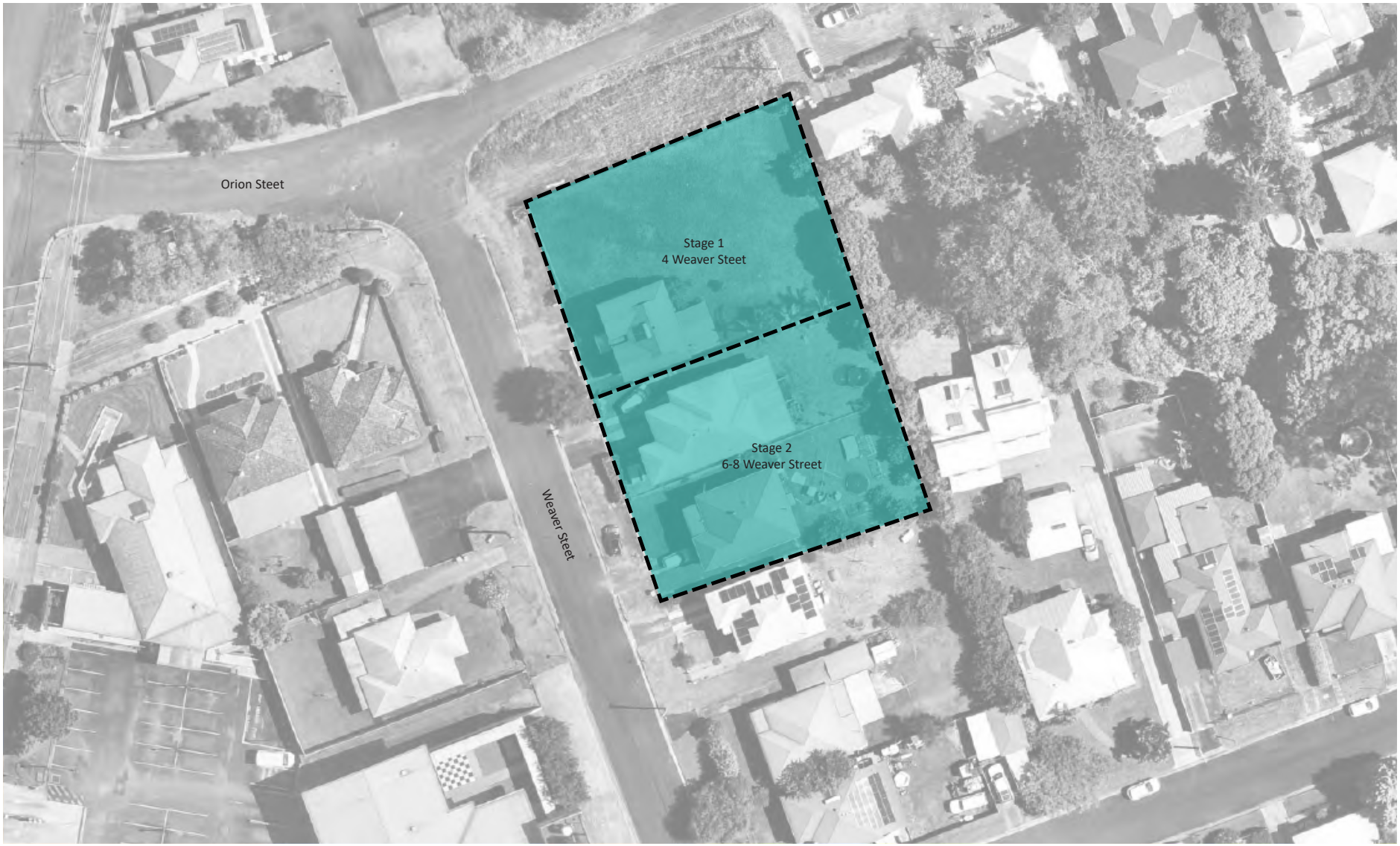




shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	L001

Location & Context Plan



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd			2531	C	2025-11-21	L002

Stage 1 - Landscape Concept Plan - Ground Floor

Legend

1. Pedestrian entry
2. Vehicle entry / exit
3. Deep soil planting zone with shade tree, screen shrub planting including accent shrub and groundcover planting
4. Fire egress pathway
   To Architects details
5. Sides and rear screen fencing
   To Architects/Acoustic Engineers details
6. Private terrace
   To Architects details
7. Existing street tree
   To be retained



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L003

Stage 1 - Landscape Concept Plan - Level 2

Legend

1. 800mm Communal planter with accent shrub, groundcover and cascade planting
2. Private open space terrace To Architect details
3. Landscape below Refer previous drawing



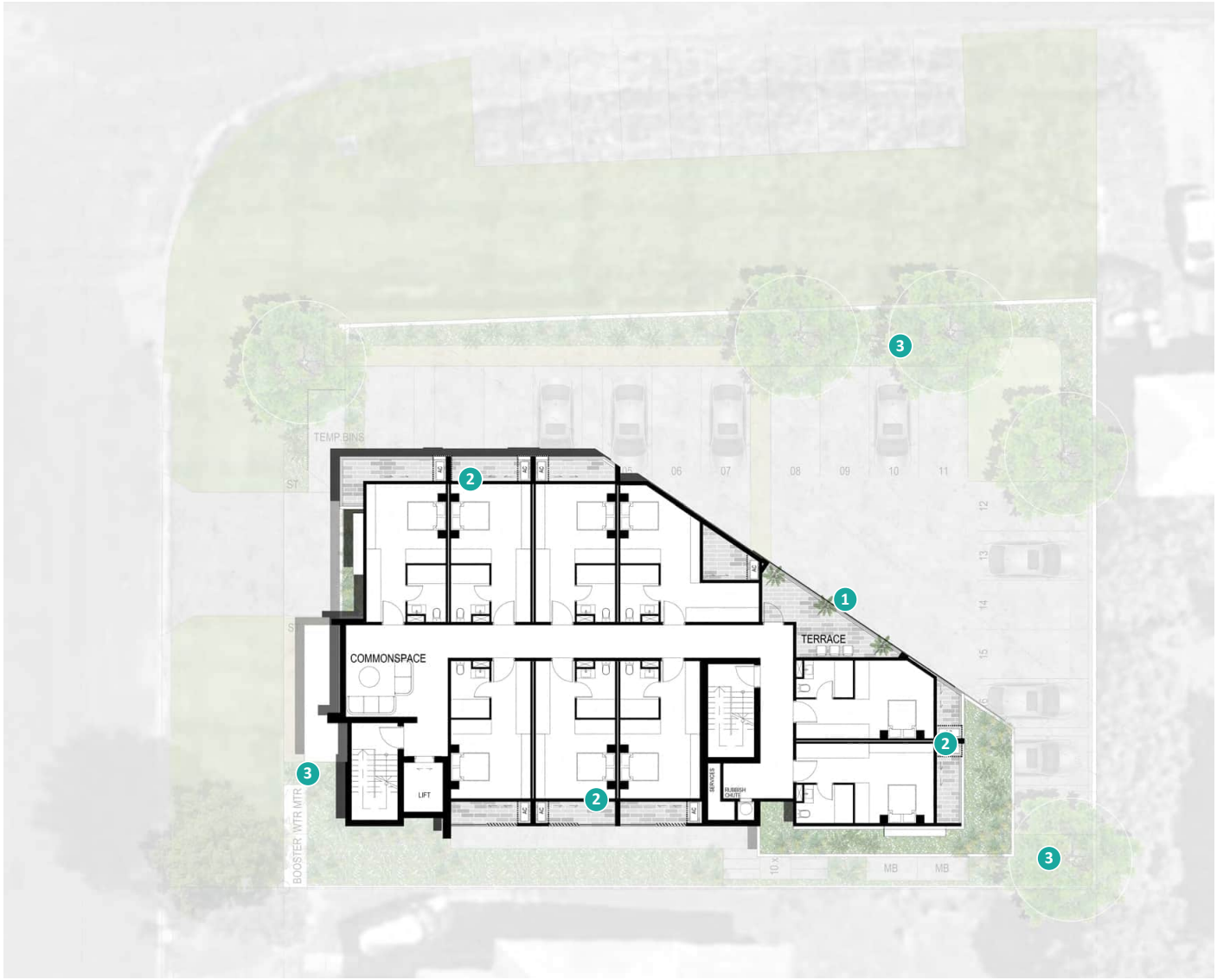
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L004

Stage 1 - Landscape Concept Plan - Level 3-4

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L005

Stage 1 - Landscape Concept Plan - Level 5

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L006

Stage 2 - Landscape Concept Plan - Ground Floor

Legend

1. Pedestrian entry
2. Vehicle entry / exit
3. Deep soil planting zone with shade tree, screen shrub planting including accent shrub and groundcover planting
4. Fire egress pathway
   To Architects details
5. Sides and rear screen fencing
   To Architects/Acoustic Engineers details
6. Communal open space terrace
   Subject to design by future Hospital occupier
7. Existing street tree
   To be retained
8. Turf verge
   To be retained
9. Proposed street tree
   To Lismore City Council standard detail and Landscape Guidelines



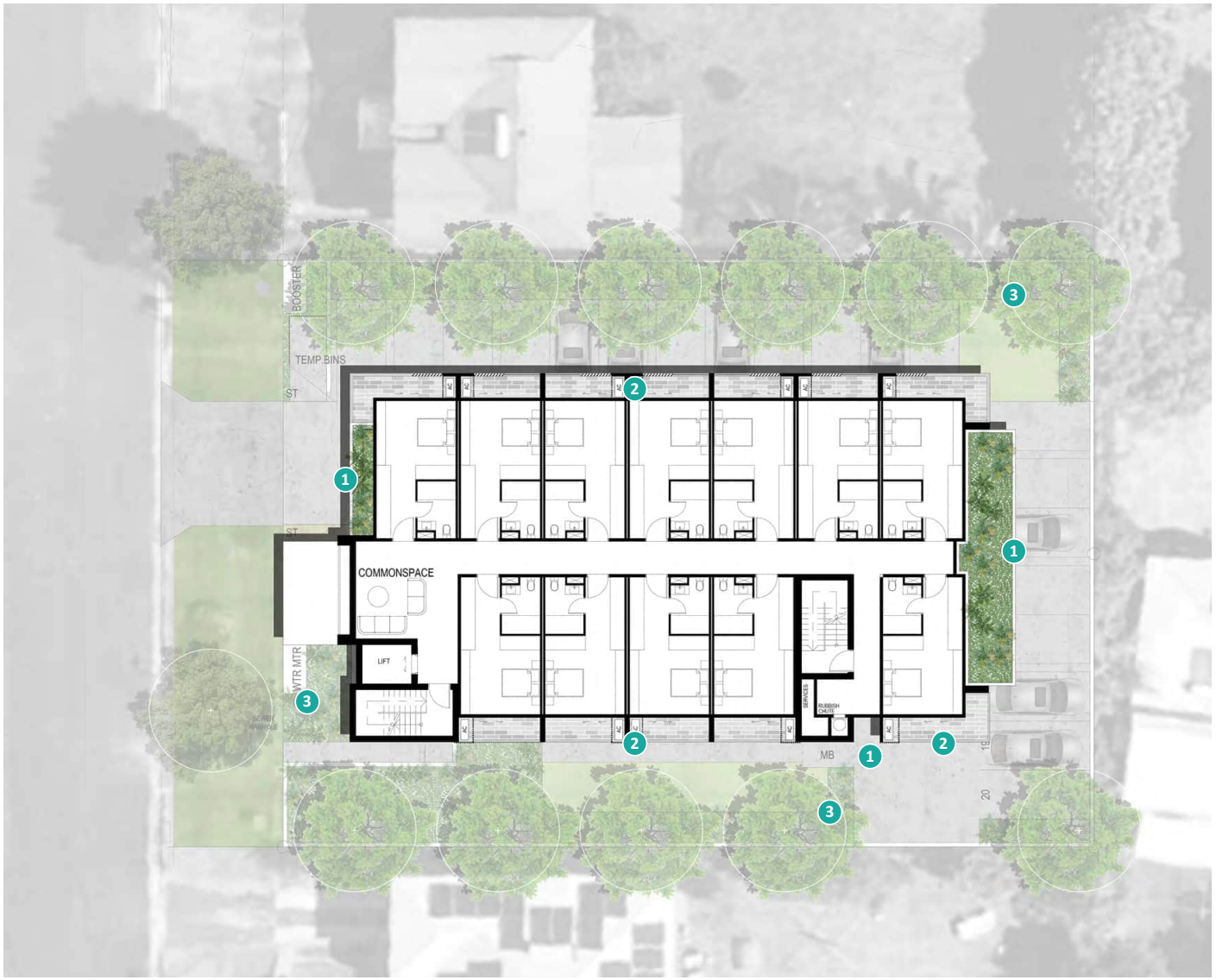
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L007

Stage 2 - Landscape Concept Plan - Level 2

Legend

1. 800mm high planter with accent shrub, groundcover and cascade planting
2. Private open space terrace To Architect details
3. Landscape below Refer previous drawing



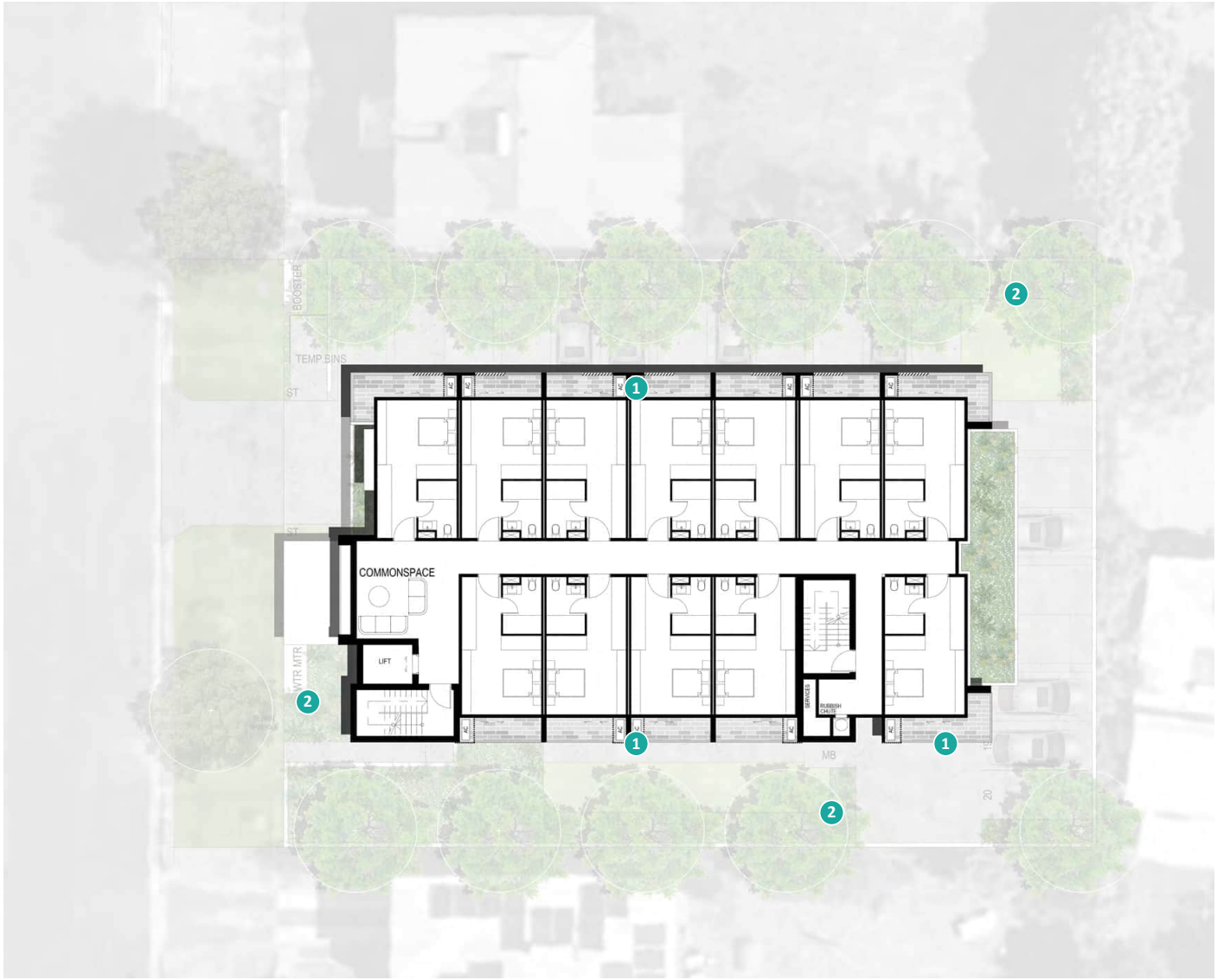
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L008

Stage 2 - Landscape Concept Plan - Level 3-4

Legend

1. Private open space terrace
   To Architect details
2. Landscape below
   Refer previous drawing



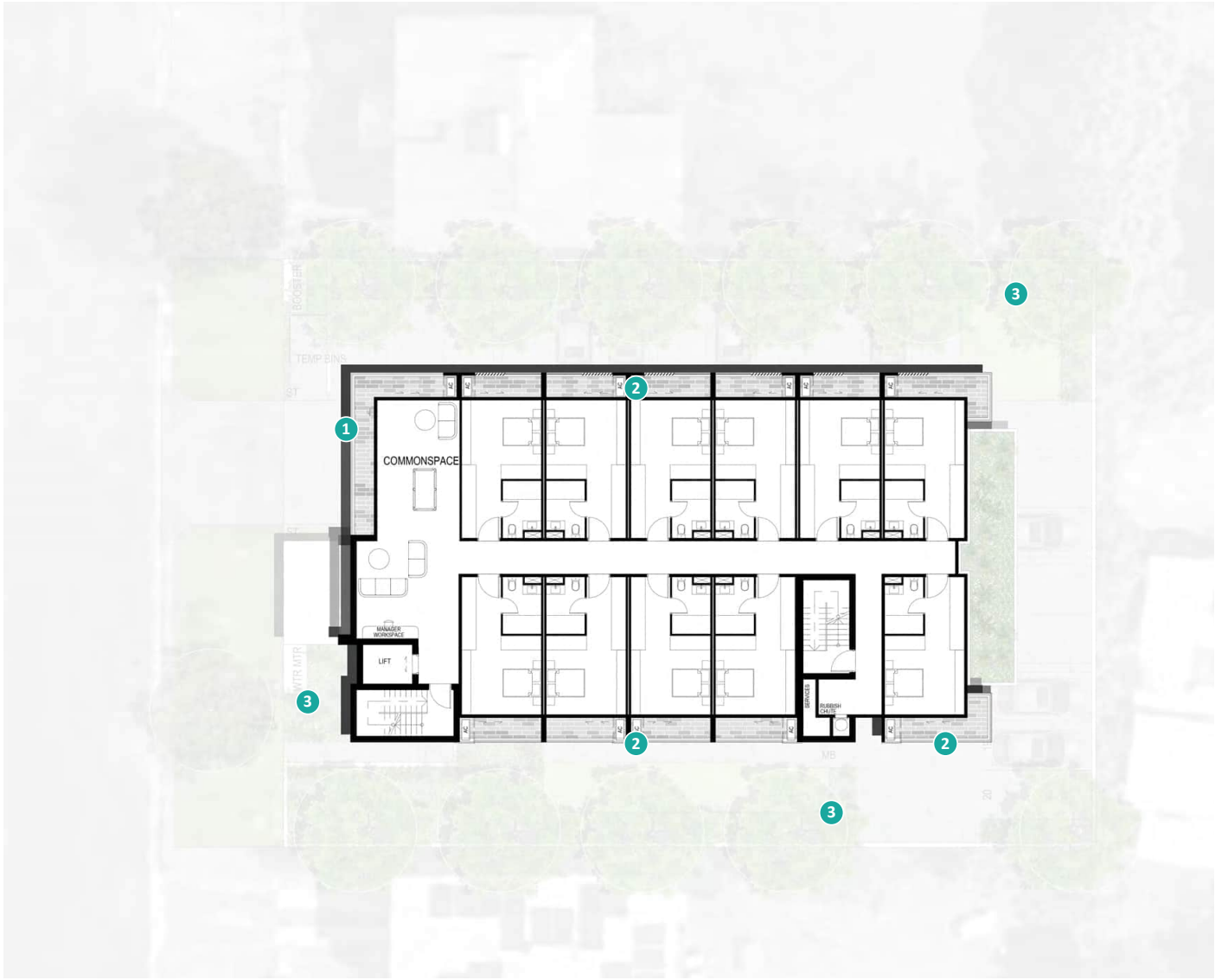
shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L009

Stage 2 - Landscape Concept Plan - Level 5

Legend

1. Communal open space terrace
   To Architects details
2. Private open space terrace
   To Architect details
3. Landscape below
   Refer previous drawing



shepherd

Project Name:	Client Name:	Scale:	North:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	0 2 4 6 8 10m Scale 1:200 @ A3		2531	C	2025-11-21	L010

Planting Palette - Trees & Palms



Tuckeroo **Tree**
Cupaniopsis anacardiodes 8 x 4m



Eumundi Quandong **Tree**
Elaeocarpus eumundi 8 x 3m



Water Gum **Native Tree**
Tristaniopsis 'Luscious' 8 x 5m



Weeping Lilly Pilly **Native Tree**
Waterhousea floribunda 8 x 5m



Kentia Palm **Palm**
Howea forsteriana 8 x 6m



Foxtail Palm **Palm**
Wodyetia bifurcata 10 x 5m



Cabbage Tree Palm **Palm**
Livistona australis 8 x 6m



Tree Fern **Tree Fern**
Cyathea cooperi 8 x 6m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	11

Planting Palette - Shrubs



Miss Muffet **Shrub**
Pittosporum tobira 1 x 1m



Giant Bird of Paradise **Shrub**
Strelitzia nicolai 5 x 3m



Agave attenuata **AGA att**
Century Plant



Big Red **Shrub**
Syzygium australe 3 x 3m



Resilience **Shrub**
Syzygium australe 3 x 2m



Dense Fence **Shrub**
Viburnum odoratissimum 3 x 3m



Pink Diamond **Shrub**
Cordyline fruticosa 2 x 1m



Cardboard Plant **Shrub**
Zamia furfuracea 2 x 1m



Desert Star **Shrub**
Carissa grandiflora 2 x 2m



Gymea Lily **Shrub**
Doryanthes excelsa 2 x 2m



Silver Lady **Shrub**
Blechnumsp 1 x 1m



Rojo Congo **Shrub**
Philodendron sp 1 x 1m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	12

Planting Palette - Groundcovers



Yareena Groundcover
Myoporoum parvifolium 0.3 x 3m



Silver Leaf Gazania Groundcover
Gazania tomentosa 0.3 x 2m



Blue Chalksticks Groundcover
Senecio serpens 0.3 x 2m



Xanadu Groundcover
Philodendron selloum 1 x 1m



Just Right Groundcover
Liriope muscari 0.3 x 0.3m



Evergreen Giant Groundcover
Liriope muscari 0.5 x 0.5m



Lime Tuff Groundcover
Lomandra 0.5 x 0.5m



Matt Rush Groundcover
Lomandra Hystrix 1.5 x 1.5m

shepherd

Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	13

Planting Palette - Cascading & Climbers



Cousin It **Cascading**
Casuarina glauca 0.3 x 2m



Silver Falls **Cascading**
Dichondra repens 0.3 x 2m



Golden Pothos **Cascading**
Epipermnum aureum 0.3 x 2m



Waterfall Plant **Cascading**
Phyllanthus multiflorus 0.3 x 2m



Climbing Fig **Climber**
Ficus pumila 8 x 3m



Pink Mandevilla **Climber**
Dipladenias 8 x 5m



Trachelospermum jasminoides
Star Jasmine



Funky Bells **Climber**
Pandorea jasminoides 8 x 5m

shepherd

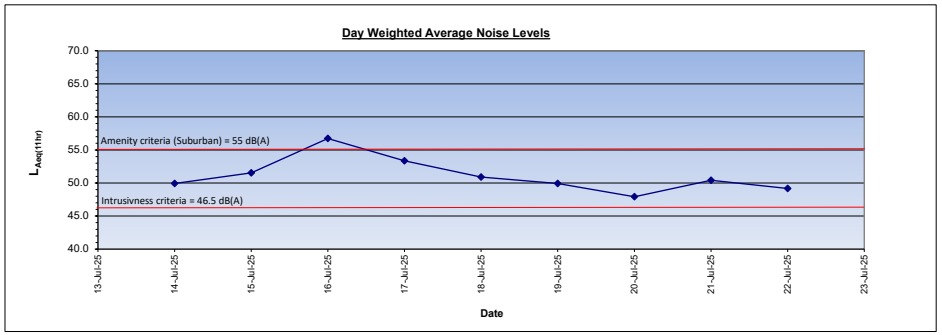
Project Name:	Client Name:	Project No:	Revision:	Date:	DWG No:
Lismore Health Accomodation Precinct	4WS (No1) Pty Ltd	2531	C	2025-11-21	14

B Noise Data

Noise Assessment

Day Period	7am to 6pm		
amenity criteria	55	dB(A)	Suburban
Intrusiveness criteria (RBL+ 5)	46.5	dB(A)	
Interim Construction Noise Guidelines (RBL + 10)	51.5	dB(A)	
Average LaeqDay 07:00-18:00	51.1	dB(A)	

Day	Date	$L_{Aeq(day)}$	ABL	RBL
Monday	14/07/2025	49.9	40.3	
Tuesday	15/07/2025	51.5	41.9	
Wednesday	16/07/2025	56.7	40.5	
Thursday	17/07/2025	53.3	39.9	
Friday	18/07/2025	50.9	41.7	41.5
Saturday	19/07/2025	49.9	41.8	
Sunday	20/07/2025	47.9	39.9	
Monday	21/07/2025	50.4	44.0	
Tuesday	22/07/2025	49.2	41.5	



no.	Date	time	$L_{Aeq(15\ minute)}$	$L_{A90(15minute)}$	$L_{A90(15min)}$ assending order	$10^{((L_{Aeq(15\ minute)}/10))}$	period sums	hrly sums	hrly Laeq
1	2025-07-14	10:30:00	49.5	42.6	40.0	90070			
2	2025-07-14	10:45:00	48.2	42.0	40.2	66688			
3	2025-07-14	11:00:00	50.0	42.6	40.3	100698		364463	49.6
4	2025-07-14	11:15:00	50.3	41.9	40.5	107006			
5	2025-07-14	11:30:00	52.1	41.6	40.6	163798			
6	2025-07-14	11:45:00	49.9	41.8	41.1	96972			
7	2025-07-14	12:00:00	46.0	41.3	41.1	40251		408028	50.1
	2025-07-14	13:00:00	49.4	42.7	41.5				
8	2025-07-14	13:15:00	49.7	42.3	41.6	94255			
9	2025-07-14	13:30:00	50.7	42.6	41.6	118271			
10	2025-07-14	13:45:00	49.1	42.0	41.8	80386		356914	49.5
11	2025-07-14	14:00:00	48.1	41.6	41.8	64002			
12	2025-07-14	14:15:00	48.4	41.1	41.9	69321			
13	2025-07-14	14:30:00	46.1	40.2	42.0	40883			
14	2025-07-14	14:45:00	47.8	40.0	42.0	59992		270047	48.3
15	2025-07-14	15:00:00	45.5	40.3	42.0	35848			
16	2025-07-14	15:15:00	49.1	41.4	42.2	81465			
17	2025-07-14	15:30:00	49.9	41.2	42.3	97973			
18	2025-07-14	15:45:00	49.0	40.5	42.4	78629		904734	53.5
19	2025-07-14	16:00:00	49.2	40.6	42.6	83708			
20	2025-07-14	16:15:00	50.7	42.2	42.6	116731			
21	2025-07-14	16:30:00	50.2	43.0	42.6	105226			
22	2025-07-14	16:45:00	50.6	43.5	42.7	114631		1163057	54.6
23	2025-07-14	17:00:00	53.8	46.1	43.0	242240			
24	2025-07-14	17:15:00	55.8	45.6	43.0	376794			
25	2025-07-14	17:30:00	48.0	42.0	43.5	63625			
26	2025-07-14	17:45:00	43.9	41.5	45.6	24816		707474	52.5
27	2025-07-14	18:00:00	45.5	41.8	46.1	35287			
27							**2649567**		
1	2025-07-15	07:15:00	50.2	46.0	41.1	105028			
2	2025-07-15	07:30:00	49.4	46.4	41.6	86505			
3	2025-07-15	07:45:00	49.7	45.7	41.8	94327			
4	2025-07-15	08:00:00	48.8	45.6	41.9	75260		169587	46.3
5	2025-07-15	08:15:00	49.3	45.9	42.0	84910			
6	2025-07-15	08:30:00	48.4	45.4	42.1	68610			
7	2025-07-15	08:45:00	49.2	44.4	42.2	82698			
8	2025-07-15	09:00:00	47.5	44.2	42.2	56310		139008	45.4
9	2025-07-15	09:15:00	47.4	43.5	42.3	54348			
10	2025-07-15	09:30:00	46.8	43.0	42.3	47500			
11	2025-07-15	09:45:00	51.9	43.7	42.4	153853			
12	2025-07-15	10:00:00	47.2	43.1	42.6	52950		206803	47.1
13	2025-07-15	10:15:00	47.3	42.2	42.7	54273			
14	2025-07-15	10:30:00	47.4	43.1	42.9	55439			
15	2025-07-15	10:45:00	52.9	42.6	43.0	195013			

16	2025-07-15	11:00:00	47.1	43.1	43.1	50787		245800	47.9
17	2025-07-15	11:15:00	44.9	41.6	43.1	30976			
18	2025-07-15	11:30:00	46.1	41.9	43.1	40450			
19	2025-07-15	11:45:00	45.2	41.1	43.5	33175			
20	2025-07-15	12:00:00	47.0	42.0	43.5	49834		83009	43.2
21	2025-07-15	13:00:00	52.5	45.3	44.2	177388			
22	2025-07-15	13:15:00	50.1	43.5	44.2	102762			
23	2025-07-15	13:30:00	51.7	43.9	44.3	149135			
24	2025-07-15	13:45:00	55.3	44.6	44.4	337585		486720	50.9
25	2025-07-15	14:00:00	51.5	44.3	44.6	141695			
26	2025-07-15	14:15:00	50.2	41.8	44.6	104644			
27	2025-07-15	14:30:00	46.4	42.1	44.8	44052			
28	2025-07-15	14:45:00	49.6	42.4	45.0	91092		135143	45.3
29	2025-07-15	15:00:00	48.4	42.7	45.1	68776			
30	2025-07-15	15:15:00	51.1	44.2	45.2	129297			
31	2025-07-15	15:30:00	48.9	44.8	45.3	77731			
32	2025-07-15	15:45:00	58.1	44.6	45.4	639940		717671	52.5
33	2025-07-15	16:00:00	49.3	45.0	45.5	84805			
34	2025-07-15	16:15:00	53.0	45.5	45.6	198017			
35	2025-07-15	16:30:00	59.8	45.9	45.7	950371			
36	2025-07-15	16:45:00	51.9	46.9	45.9	153613		1103983	54.4
37	2025-07-15	17:00:00	54.7	47.4	45.9	293693			
38	2025-07-15	17:15:00	54.1	45.1	46.0	257668			
39	2025-07-15	17:30:00	46.9	42.9	46.4	49327			
40	2025-07-15	17:45:00	54.1	42.3	46.9	258000		307327	48.9
41	2025-07-15	18:00:00	45.8	42.3	47.4	38010			
41							**5819846**		
1	2025-07-16	07:15:00	54.7	46.0	39.6	295381			
2	2025-07-16	07:30:00	50.2	44.7	40.3	105613			
3	2025-07-16	07:45:00	68.4	45.6	40.4	6906754			
4	2025-07-16	08:00:00	48.0	45.0	40.5	63371		6970126	62.4
5	2025-07-16	08:15:00	68.4	45.3	40.6	6908249			
6	2025-07-16	08:30:00	52.9	44.0	40.7	192891			
7	2025-07-16	08:45:00	48.8	43.1	40.8	76363			
8	2025-07-16	09:00:00	47.2	43.2	40.9	53072		129435	45.1
9	2025-07-16	09:15:00	48.0	42.1	41.0	62470			
10	2025-07-16	09:30:00	50.2	42.7	41.2	103889			
11	2025-07-16	09:45:00	47.2	41.9	41.2	52847			
12	2025-07-16	10:00:00	46.9	41.6	41.3	48848		101695	44.1
13	2025-07-16	10:15:00	48.1	42.1	41.3	64270			
14	2025-07-16	10:30:00	49.5	42.5	41.3	89638			
15	2025-07-16	10:45:00	57.9	45.8	41.5	613943			
16	2025-07-16	11:00:00	55.6	41.2	41.6	367051		980994	53.9
17	2025-07-16	11:15:00	46.4	41.0	41.6	43885			
18	2025-07-16	11:30:00	49.0	43.3	41.6	79838			
19	2025-07-16	11:45:00	45.4	40.6	41.9	35049			
20	2025-07-16	12:00:00	50.4	41.3	42.1	110649		145697	45.6
21	2025-07-16	13:00:00	54.4	41.6	42.3	278160			
22	2025-07-16	13:15:00	51.5	41.5	42.4	141698			
23	2025-07-16	13:30:00	47.2	40.4	42.5	51954			
24	2025-07-16	13:45:00	47.3	40.5	42.7	54151		106105	44.2
25	2025-07-16	14:00:00	44.7	39.6	42.7	29664			
26	2025-07-16	14:15:00	46.6	40.3	43.1	45672			
27	2025-07-16	14:30:00	48.3	40.7	43.2	67377			
28	2025-07-16	14:45:00	48.7	40.8	43.3	73603		140980	45.5
29	2025-07-16	15:00:00	47.3	41.3	43.4	53971			
30	2025-07-16	15:15:00	48.6	42.1	43.9	73056			
31	2025-07-16	15:30:00	49.2	42.4	44.0	82264			
32	2025-07-16	15:45:00	46.2	41.3	44.1	41860		124124	44.9
33	2025-07-16	16:00:00	53.0	42.2	44.7	198278			
34	2025-07-16	16:15:00	55.6	44.7	44.7	363015			
35	2025-07-16	16:30:00	50.7	42.7	45.0	117446			
36	2025-07-16	16:45:00	52.1	44.1	45.3	163889		281335	48.5
37	2025-07-16	17:00:00	54.4	45.9	45.6	278102			
38	2025-07-16	17:15:00	58.0	47.5	45.8	624909			
39	2025-07-16	17:30:00	53.9	43.4	45.9	242669			

40	2025-07-16	17:45:00	44.9	41.2	46.0	30907		273576	48.4
41	2025-07-16	18:00:00	45.0	40.9	47.5	31980			
41							**19318695**		
1	2025-07-17	07:15:00	52.0	44.1	39.6	157303			
2	2025-07-17	07:30:00	48.8	44.2	39.6	76630			
3	2025-07-17	07:45:00	48.7	44.6	39.8	73724			
4	2025-07-17	08:00:00	50.4	44.3	39.9	110819		184542	46.6
5	2025-07-17	08:15:00	50.8	44.9	40.1	119818			
6	2025-07-17	08:30:00	47.9	44.3	40.1	61461			
7	2025-07-17	08:45:00	48.0	44.2	40.1	62418			
8	2025-07-17	09:00:00	47.9	43.7	40.2	62150		124569	44.9
9	2025-07-17	09:15:00	53.4	42.8	40.3	217028			
10	2025-07-17	09:30:00	50.6	41.5	40.3	115677			
11	2025-07-17	09:45:00	48.0	41.7	40.3	62557			
12	2025-07-17	10:00:00	50.8	41.5	40.5	119185		181742	46.6
13	2025-07-17	10:15:00	50.0	42.6	40.6	99215			
14	2025-07-17	10:30:00	47.5	41.2	40.7	56520			
15	2025-07-17	10:45:00	47.5	42.1	40.7	56570			
16	2025-07-17	11:00:00	45.9	41.0	40.9	38548		95118	43.8
17	2025-07-17	11:15:00	45.3	40.3	40.9	33614			
18	2025-07-17	11:30:00	48.4	40.7	41.0	69446			
19	2025-07-17	11:45:00	47.7	40.6	41.1	58455			
20	2025-07-17	12:00:00	47.8	40.1	41.2	60872		119327	44.7
21	2025-07-17	13:00:00	45.3	40.1	41.7	33748			
22	2025-07-17	13:15:00	44.4	40.5	42.0	27402			
23	2025-07-17	13:30:00	48.9	41.1	42.1	78230			
24	2025-07-17	13:45:00	51.0	40.2	42.1	124457		202687	47.0
25	2025-07-17	14:00:00	46.1	40.1	42.3	41050			
26	2025-07-17	14:15:00	53.0	40.3	42.6	199695			
27	2025-07-17	14:30:00	47.2	40.9	42.6	52691			
28	2025-07-17	14:45:00	51.0	40.7	42.7	126242		178933	46.5
29	2025-07-17	15:00:00	61.6	42.6	42.8	1458257			
30	2025-07-17	15:15:00	52.5	41.7	43.6	176828			
31	2025-07-17	15:30:00	53.7	42.3	43.7	234046			
32	2025-07-17	15:45:00	64.3	42.0	43.8	2685419		2919465	58.6
33	2025-07-17	16:00:00	49.7	42.1	44.1	94123			
34	2025-07-17	16:15:00	53.5	43.8	44.2	221416			
35	2025-07-17	16:30:00	53.4	43.6	44.2	220156			
36	2025-07-17	16:45:00	50.7	42.7	44.3	118244		338399	49.3
37	2025-07-17	17:00:00	54.7	45.5	44.3	292672			
38	2025-07-17	17:15:00	59.3	47.7	44.6	843892			
39	2025-07-17	17:30:00	48.9	40.9	44.9	77775			
40	2025-07-17	17:45:00	44.0	40.3	45.5	25217		102991	44.1
41	2025-07-17	18:00:00	42.5	39.6	47.7	17901			
41							**8861470**		
	2025-07-18	07:15:00	52.1	46.9	41.2				
	2025-07-18	07:30:00	51.7	46.2	41.7				
	2025-07-18	07:45:00	52.7	46.8	41.7				
	2025-07-18	08:00:00	49.2	45.4	42.3			0	#NUM!
	2025-07-18	08:15:00	54.5	45.3	42.4				
	2025-07-18	08:30:00	50.3	44.9	42.8				
	2025-07-18	08:45:00	50.3	44.6	42.8				
	2025-07-18	09:00:00	53.2	44.7	43.1			0	#NUM!
1	2025-07-18	09:15:00	55.0	44.9	43.1	314088			
2	2025-07-18	09:30:00	48.5	43.9	43.1	70412			
3	2025-07-18	09:45:00	51.7	43.6	43.4	146268			
4	2025-07-18	10:00:00	53.3	46.7	43.5	215960		362228	49.6
5	2025-07-18	10:15:00	52.4	45.5	43.6	174953			
6	2025-07-18	10:30:00	49.5	44.9	43.8	88803			
7	2025-07-18	10:45:00	50.1	45.0	43.9	101780			
8	2025-07-18	11:00:00	49.3	44.1	43.9	84335		186115	46.7
9	2025-07-18	11:15:00	49.4	44.1	44.0	86463			
10	2025-07-18	11:30:00	51.3	44.0	44.1	134785			
11	2025-07-18	11:45:00	49.0	43.5	44.1	79086			
12	2025-07-18	12:00:00	49.9	43.8	44.1	97328		176414	46.4
13	2025-07-18	13:00:00	48.3	43.1	44.6	67894			

14	2025-07-18	13:15:00	48.6	42.8	44.7	72489			
15	2025-07-18	13:30:00	49.7	44.3	44.8	94097			
16	2025-07-18	13:45:00	53.4	45.0	44.9	217517		311614	48.9
17	2025-07-18	14:00:00	51.0	44.1	44.9	125643			
18	2025-07-18	14:15:00	48.1	42.4	44.9	63934			
19	2025-07-18	14:30:00	46.6	41.7	45.0	46060			
20	2025-07-18	14:45:00	47.3	41.2	45.0	53787		99847	44.0
21	2025-07-18	15:00:00	48.0	42.3	45.1	62857			
22	2025-07-18	15:15:00	47.4	42.8	45.3	54489			
23	2025-07-18	15:30:00	53.9	46.1	45.3	244757			
24	2025-07-18	15:45:00	50.7	45.1	45.3	117537		362294	49.6
25	2025-07-18	16:00:00	50.3	44.1	45.4	106160			
26	2025-07-18	16:15:00	52.5	44.8	45.5	177005			
27	2025-07-18	16:30:00	53.2	45.3	45.7	211296			
28	2025-07-18	16:45:00	50.6	45.3	46.1	114792		326088	49.1
29	2025-07-18	17:00:00	53.7	46.2	46.2	233010			
30	2025-07-18	17:15:00	50.0	44.1	46.2	100437			
31	2025-07-18	17:30:00	50.6	45.7	46.7	114593			
32	2025-07-18	17:45:00	47.6	43.1	46.8	57944		172537	46.3
	2025-07-18	18:00:00	45.2	41.7	46.9				
32							**3930561**		
1	2025-07-19	07:15:00	46.3	43.1	41.1	42783			
2	2025-07-19	07:30:00	47.4	43.2	41.7	55530			
3	2025-07-19	07:45:00	49.7	43.6	41.8	93929			
4	2025-07-19	08:00:00	48.6	43.8	42.4	72534		166463	46.2
5	2025-07-19	08:15:00	49.3	44.2	42.6	85349			
6	2025-07-19	08:30:00	47.5	43.5	42.7	56244			
7	2025-07-19	08:45:00	47.8	43.9	42.7	60809			
8	2025-07-19	09:00:00	48.1	44.4	42.8	64732		125540	45.0
9	2025-07-19	09:15:00	50.1	44.1	43.0	102380			
10	2025-07-19	09:30:00	49.5	43.0	43.0	89540			
11	2025-07-19	09:45:00	51.4	44.1	43.1	136805			
12	2025-07-19	10:00:00	49.2	43.2	43.1	82691		219497	47.4
13	2025-07-19	10:15:00	51.3	43.6	43.1	133894			
14	2025-07-19	10:30:00	53.1	43.9	43.1	204724			
15	2025-07-19	10:45:00	55.2	44.9	43.1	334567			
	2025-07-19	11:00:00	54.2	45.9	43.2			334567	49.2
	2025-07-19	11:15:00	52.9	45.8	43.2				
	2025-07-19	11:30:00	53.6	45.8	43.5				
	2025-07-19	11:45:00	53.1	45.4	43.6				
	2025-07-19	12:00:00	55.9	45.4	43.6			0	#NUM!
16	2025-07-19	13:00:00	49.6	44.2	43.8	91456			
17	2025-07-19	13:15:00	50.3	42.7	43.9	106517			
18	2025-07-19	13:30:00	47.2	42.7	43.9	52637			
19	2025-07-19	13:45:00	47.5	43.0	44.0	55701		108338	44.3
20	2025-07-19	14:00:00	49.5	44.1	44.1	88840			
21	2025-07-19	14:15:00	46.6	42.6	44.1	45804			
22	2025-07-19	14:30:00	50.1	43.1	44.1	102264			
23	2025-07-19	14:45:00	48.7	42.8	44.2	73982		176245	46.4
	2025-07-19	15:00:00	52.5	43.7	44.2				
	2025-07-19	15:15:00	51.2	44.7	44.4				
24	2025-07-19	15:30:00	54.5	43.1	44.5	280837			
25	2025-07-19	15:45:00	48.7	44.0	44.7	73475		354312	49.5
26	2025-07-19	16:00:00	50.2	44.8	44.8	103597			
27	2025-07-19	16:15:00	50.9	43.1	44.9	122438			
28	2025-07-19	16:30:00	48.3	42.4	45.0	66957			
29	2025-07-19	16:45:00	52.7	43.1	45.4	188139		255095	48.0
	2025-07-19	17:00:00	52.7	43.6	45.4				
	2025-07-19	17:15:00	57.4	43.8	45.8				
30	2025-07-19	17:30:00	43.9	41.7	45.8	24654			
31	2025-07-19	17:45:00	44.5	41.8	45.9	28431		53084	41.2
32	2025-07-19	18:00:00	43.8	41.1	46.9	24182			
32							**3146422**		
1	2025-07-20	07:15:00	47.6	43.0	39.9	57908			
2	2025-07-20	07:30:00	46.4	43.1	40.1	43284			
3	2025-07-20	07:45:00	48.7	43.6	41.6	73756			

4	2025-07-20	08:00:00	48.6	43.0	42.0	72761		146517	45.6
5	2025-07-20	08:15:00	48.3	42.4	42.1	67193			
6	2025-07-20	08:30:00	46.8	43.1	42.3	47612			
7	2025-07-20	08:45:00	47.2	42.0	42.3	52374			
8	2025-07-20	09:00:00	50.0	42.9	42.3	99323		151698	45.8
9	2025-07-20	09:15:00	50.2	44.2	42.4	105237			
	2025-07-20	09:30:00	50.7	44.4	42.4				
	2025-07-20	09:45:00	53.9	45.7	42.7				
	2025-07-20	10:00:00	54.6	46.3	42.7			0	#NUM!
	2025-07-20	10:15:00	55.7	49.8	42.9				
	2025-07-20	10:30:00	54.1	48.2	42.9				
	2025-07-20	10:45:00	49.1	43.0	42.9				
	2025-07-20	11:00:00	53.9	42.1	43.0			0	#NUM!
	2025-07-20	11:15:00	53.9	44.0	43.0				
	2025-07-20	11:30:00	53.5	44.2	43.0				
	2025-07-20	11:45:00	51.8	42.9	43.0				
	2025-07-20	12:00:00	48.9	43.6	43.1			0	#NUM!
	2025-07-20	13:00:00	50.4	43.8	43.3				
	2025-07-20	13:15:00	51.4	43.2	43.4				
	2025-07-20	13:30:00	50.6	43.4	43.4				
	2025-07-20	13:45:00	50.8	43.7	43.4			0	#NUM!
	2025-07-20	14:00:00	52.3	43.8	43.5				
	2025-07-20	14:15:00	56.3	45.7	43.6				
	2025-07-20	14:30:00	52.6	42.3	43.6				
	2025-07-20	14:45:00	51.5	43.0	43.7			0	#NUM!
	2025-07-20	15:00:00	50.5	43.5	43.8				
	2025-07-20	15:15:00	53.0	44.3	43.8				
	2025-07-20	15:30:00	52.7	42.3	44.0				
	2025-07-20	15:45:00	48.0	42.4	44.2			0	#NUM!
	2025-07-20	16:00:00	48.9	42.3	44.2				
	2025-07-20	16:15:00	48.1	43.3	44.3				
	2025-07-20	16:30:00	49.8	42.7	44.4				
	2025-07-20	16:45:00	50.5	43.4	44.4			0	#NUM!
	2025-07-20	17:00:00	53.4	44.4	45.7				
	2025-07-20	17:15:00	53.1	43.4	45.7				
	2025-07-20	17:30:00	47.1	41.6	46.3				
	2025-07-20	17:45:00	43.3	40.1	48.2			0	#NUM!
10	2025-07-20	18:00:00	44.2	39.9	49.8				
10							**619448**		
	2025-07-21	07:15:00	59.8	47.6	42.5				
	2025-07-21	07:30:00	59.3	51.3	42.8				
	2025-07-21	07:45:00	52.7	49.1	42.9				
	2025-07-21	08:00:00	51.7	48.0	42.9			0	#NUM!
	2025-07-21	08:15:00	50.7	47.3	43.0				
	2025-07-21	08:30:00	54.2	46.7	43.1				
	2025-07-21	08:45:00	51.8	47.8	43.6				
	2025-07-21	09:00:00	57.3	49.0	43.6			0	#NUM!
	2025-07-21	09:15:00	57.5	48.5	44.0				
1	2025-07-21	09:30:00	56.3	52.7	44.0	427236			
2	2025-07-21	09:45:00	53.4	48.9	44.2	218311			
3	2025-07-21	10:00:00	52.1	47.7	44.2	163059		381369	49.8
4	2025-07-21	10:15:00	50.1	47.0	44.5	102831			
5	2025-07-21	10:30:00	51.0	46.9	44.7	126864			
6	2025-07-21	10:45:00	51.0	47.0	45.1	124784			
7	2025-07-21	11:00:00	50.5	46.6	45.5	112565		237349	47.7
8	2025-07-21	11:15:00	50.4	46.3	45.8	109908			
9	2025-07-21	11:30:00	49.1	45.5	46.1	81592			
10	2025-07-21	11:45:00	48.8	45.8	46.3	76373			
11	2025-07-21	12:00:00	48.6	44.5	46.6	73019		149392	45.7
12	2025-07-21	13:00:00	48.6	43.6	47.0	71654			
13	2025-07-21	13:15:00	49.4	44.7	47.0	87801			
14	2025-07-21	13:30:00	47.3	43.1	47.1	53832			
15	2025-07-21	13:45:00	46.2	42.9	47.3	41632		95464	43.8
16	2025-07-21	14:00:00	46.0	42.8	47.6	39759			
17	2025-07-21	14:15:00	48.0	42.9	47.6	62437			
18	2025-07-21	14:30:00	47.4	42.5	47.7	55570			

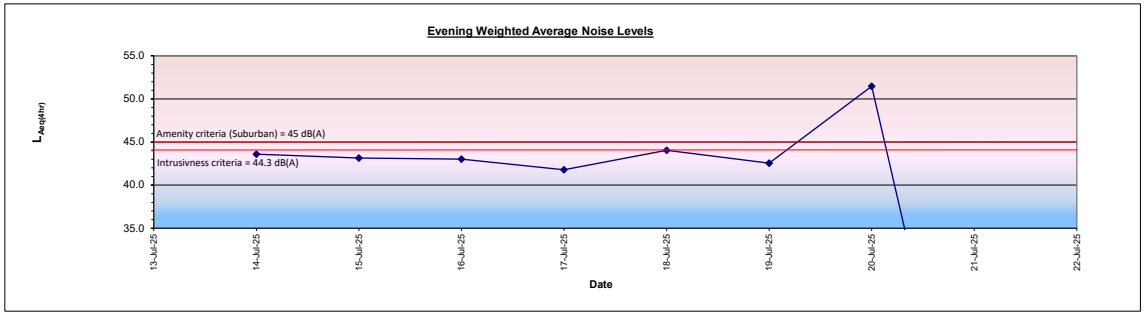
19	2025-07-21	14:45:00	47.5	43.0	47.7	56169		111739	44.5
	2025-07-21	15:00:00	52.7	44.0	47.7				
	2025-07-21	15:15:00	50.7	43.6	47.8				
	2025-07-21	15:30:00	62.2	45.1	48.0				
	2025-07-21	15:45:00	53.8	49.2	48.0				
	2025-07-21	16:00:00	51.6	47.6	48.5				
	2025-07-21	16:15:00	49.7	46.9	48.5				
	2025-07-21	16:30:00	53.7	47.1	48.9				
	2025-07-21	16:45:00	53.5	48.0	49.0				
	2025-07-21	17:00:00	54.9	48.5	49.1				
	2025-07-21	17:15:00	56.8	49.3	49.2				
	2025-07-21	17:30:00	53.2	47.7	49.3				
	2025-07-21	17:45:00	49.8	47.7	51.3				
	2025-07-21	18:00:00	47.8	46.1	52.7				
19							**2085395**		
	2025-07-22	07:15:00	51.1	44.9	41.0				
	2025-07-22	07:30:00	50.5	44.4	41.5				
	2025-07-22	07:45:00	48.9	44.8	41.6			0	#NUM!
	2025-07-22	08:00:00	48.4	44.6	41.9				
	2025-07-22	08:15:00	51.8	44.9	42.1				
	2025-07-22	08:30:00	50.6	44.5	42.2				
	2025-07-22	08:45:00	49.1	44.3	42.2			0	#NUM!
	2025-07-22	09:00:00	50.0	43.4	42.3				
	2025-07-22	09:15:00	49.0	43.1	42.3				
1	2025-07-22	09:30:00	54.4	43.5	42.4	274667			
2	2025-07-22	09:45:00	46.5	42.5	42.5	44614		319281	49.0
3	2025-07-22	10:00:00	48.9	42.3	42.5	76833			
4	2025-07-22	10:15:00	47.5	42.7	42.5	56817			
5	2025-07-22	10:30:00	46.7	42.5	42.6	46510			
6	2025-07-22	10:45:00	45.8	42.5	42.6	38306		84816	43.3
7	2025-07-22	11:00:00	51.4	43.1	42.7	137008			
8	2025-07-22	11:15:00	45.5	41.9	42.7	35509			
9	2025-07-22	11:30:00	45.5	41.5	42.7	35891			
10	2025-07-22	11:45:00	47.7	41.0	42.8	58937		94828	43.7
11	2025-07-22	12:00:00	48.7	41.6	42.8	73599			
12	2025-07-22	13:00:00	50.0	45.3	43.4	99913			
13	2025-07-22	13:15:00	46.9	42.7	43.4	49083			
14	2025-07-22	13:30:00	46.9	42.7	43.5	49099		98182	43.9
15	2025-07-22	13:45:00	50.1	42.1	44.0	101844			
16	2025-07-22	14:00:00	47.5	43.4	44.3	56211			
17	2025-07-22	14:15:00	48.3	44.0	44.4	68017			
18	2025-07-22	14:30:00	46.1	42.9	44.5	40598		108615	44.3
19	2025-07-22	14:45:00	46.0	42.6	44.6	39384			
20	2025-07-22	15:00:00	45.1	42.2	44.8	32225			
21	2025-07-22	15:15:00	45.1	42.3	44.9	32440			
22	2025-07-22	15:30:00	47.6	42.4	44.9	57241		89681	43.5
23	2025-07-22	15:45:00	56.0	42.8	45.3	394141			
23							**1898888**		

Noise Assessment

Evening Period	6pm to 10pm		
amenity criteria	45	dB(A)	Suburban
Intrusiveness criteria (RBL+ 5)	44.3	dB(A)	
Median LAeqEvening 18:00-22:00	43.2	dB(A)	

**WI: Refers to Weather Impacted*

Day	Date	$L_{Aeq(evening)}$	ABL	RBL
Monday	14/07/2025	43.6	39.9	
Tuesday	15/07/2025	43.2	39.2	
Wednesday	16/07/2025	43.0	39.3	
Thursday	17/07/2025	41.8	38.0	39.3
Friday	18/07/2025	44.0	40.8	
Saturday	19/07/2025	42.5	39.9	
Sunday	20/07/2025	51.5	39.1	
Monday	21/07/2025	WI*	WI*	



item	Date	time	$L_{Aeq(15\ minute)}$	$L_{A90(15minute)}$	$L_{A90(15min)}$ assending order	$10^{((L_{Aeq(15\ minute)}/10))}$	period sums	hrly sums	hrly Laeq
1	2025-07-14	18:15:00	43.2	41.0	39.7	21129			
2	2025-07-14	18:30:00	46.3	40.7	39.9	42403			
3	2025-07-14	18:45:00	42.6	40.9	40.0	18324			
4	2025-07-14	19:00:00	42.9	40.7	40.0	19345		101202	44.0
5	2025-07-14	19:15:00	42.5	40.7	40.0	17693			
6	2025-07-14	19:30:00	42.2	40.6	40.2	16754			
7	2025-07-14	19:45:00	41.8	40.0	40.3	15031			
8	2025-07-14	20:00:00	45.5	40.3	40.3	35378		84856	43.3
9	2025-07-14	20:15:00	48.5	40.5	40.3	71057			
10	2025-07-14	20:30:00	42.8	40.0	40.5	18996			
11	2025-07-14	20:45:00	42.1	40.3	40.6	16316			
12	2025-07-14	21:00:00	41.8	40.3	40.7	15162		121531	44.8
13	2025-07-14	21:15:00	42.0	40.2	40.7	15862			
14	2025-07-14	21:30:00	41.3	40.0	40.7	13500			
15	2025-07-14	21:45:00	42.3	39.9	40.9	16916			
16	2025-07-14	22:00:00	40.9	39.7	41.0	12187		58465	41.6
16							**366054**		
1	2025-07-15	18:15:00	47.9	41.4	39.0	61626			
2	2025-07-15	18:30:00	43.9	41.4	39.2	24324			
3	2025-07-15	18:45:00	43.4	41.1	39.7	22092			
4	2025-07-15	19:00:00	42.4	40.7	39.8	17496		125538	45.0
5	2025-07-15	19:15:00	42.9	40.6	40.0	19444			
6	2025-07-15	19:30:00	42.7	40.1	40.0	18521			
7	2025-07-15	19:45:00	43.6	40.8	40.1	22969			
8	2025-07-15	20:00:00	42.1	40.2	40.1	16072		77007	42.8
9	2025-07-15	20:15:00	41.9	39.8	40.2	15565			
10	2025-07-15	20:30:00	42.3	40.0	40.5	17161			
11	2025-07-15	20:45:00	42.6	40.5	40.6	18311			
12	2025-07-15	21:00:00	42.8	40.1	40.7	19229		70266	42.4
13	2025-07-15	21:15:00	41.6	40.0	40.8	14552			
14	2025-07-15	21:30:00	42.4	39.7	41.1	17306			
15	2025-07-15	21:45:00	40.3	39.2	41.4	10815			
16	2025-07-15	22:00:00	41.8	39.0	41.4	15277		57950	41.6
16							**330761**		
1	2025-07-16	18:15:00	43.3	40.2	39.1	21225			
2	2025-07-16	18:30:00	43.6	40.9	39.3	22876			
3	2025-07-16	18:45:00	44.8	41.4	39.4	29985			
4	2025-07-16	19:00:00	45.8	40.7	39.5	38279		112364	44.5
5	2025-07-16	19:15:00	43.4	40.5	39.7	21816			
6	2025-07-16	19:30:00	47.0	40.3	39.7	50689			
7	2025-07-16	19:45:00	42.3	40.1	39.8	16827			
8	2025-07-16	20:00:00	40.9	39.7	40.0	12405		101737	44.1
9	2025-07-16	20:15:00	41.9	40.3	40.1	15431			
10	2025-07-16	20:30:00	42.2	40.0	40.2	16417			
11	2025-07-16	20:45:00	41.5	39.8	40.3	14162			

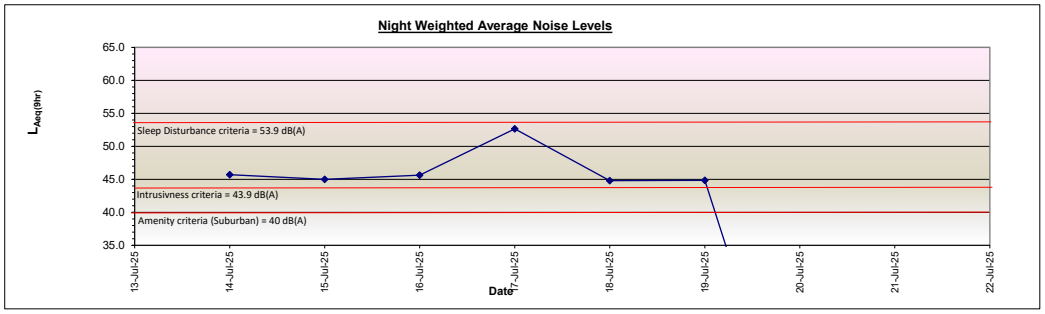
12	2025-07-16	21:00:00	41.4	39.7	40.3	13773		59784	41.7
13	2025-07-16	21:15:00	40.9	39.5	40.5	12181			
14	2025-07-16	21:30:00	40.5	39.3	40.7	11146			
15	2025-07-16	21:45:00	40.8	39.4	40.9	11933			
16	2025-07-16	22:00:00	40.5	39.1	41.4	11244		46503	40.7
16							**320388**		
1	2025-07-17	18:15:00	42.1	39.6	37.8	16084			
2	2025-07-17	18:30:00	41.0	39.2	38.0	12534			
3	2025-07-17	18:45:00	42.8	39.1	38.3	19200			
4	2025-07-17	19:00:00	42.2	39.6	38.3	16482		64301	42.1
5	2025-07-17	19:15:00	41.9	39.1	38.4	15636			
6	2025-07-17	19:30:00	43.6	39.2	38.4	22815			
7	2025-07-17	19:45:00	41.8	39.1	38.5	15183			
8	2025-07-17	20:00:00	42.1	38.5	38.6	16058		69693	42.4
9	2025-07-17	20:15:00	41.8	38.6	38.8	15121			
10	2025-07-17	20:30:00	39.7	38.3	39.1	9404			
11	2025-07-17	20:45:00	41.8	38.4	39.1	15227			
12	2025-07-17	21:00:00	39.7	38.4	39.1	9390		49142	40.9
13	2025-07-17	21:15:00	40.9	38.8	39.2	12181			
14	2025-07-17	21:30:00	39.4	38.3	39.2	8675			
15	2025-07-17	21:45:00	40.0	38.0	39.6	9890			
16	2025-07-17	22:00:00	44.4	37.8	39.6	27377		58124	41.6
16							**241259**		
	2025-07-18	18:15:00	50.4	44.1	40.1				
	2025-07-18	18:30:00	50.9	45.6	40.1				
	2025-07-18	18:45:00	49.7	44.7	40.6				
1	2025-07-18	19:00:00	47.2	41.9	40.8	52544		52544	41.2
2	2025-07-18	19:15:00	46.4	41.9	40.9	43159			
3	2025-07-18	19:30:00	43.4	42.0	41.1	21708			
4	2025-07-18	19:45:00	43.5	42.0	41.1	22481			
5	2025-07-18	20:00:00	44.7	42.3	41.5	29472		116821	44.7
6	2025-07-18	20:15:00	43.7	41.5	41.9	23445			
7	2025-07-18	20:30:00	42.4	40.8	41.9	17539			
8	2025-07-18	20:45:00	42.2	40.9	42.0	16666			
9	2025-07-18	21:00:00	43.4	41.1	42.0	21734		79384	43.0
10	2025-07-18	21:15:00	43.5	41.1	42.3	22522			
11	2025-07-18	21:30:00	43.4	40.6	44.1	21644			
12	2025-07-18	21:45:00	41.6	40.1	44.7	14421			
13	2025-07-18	22:00:00	43.4	40.1	45.6	21662		80248	43.0
13							**328997**		
1	2025-07-19	18:15:00	42.7	40.6	39.8	18816			
2	2025-07-19	18:30:00	43.4	40.4	39.9	21661			
3	2025-07-19	18:45:00	42.0	40.5	39.9	15973			
4	2025-07-19	19:00:00	45.8	40.9	40.0	38087		94537	43.7
5	2025-07-19	19:15:00	42.6	40.6	40.1	18225			
6	2025-07-19	19:30:00	42.4	40.9	40.3	17211			
7	2025-07-19	19:45:00	43.1	40.5	40.4	20522			
8	2025-07-19	20:00:00	41.2	39.9	40.4	13100		69059	42.4
9	2025-07-19	20:15:00	41.1	39.9	40.4	12736			
10	2025-07-19	20:30:00	41.9	40.1	40.4	15552			
11	2025-07-19	20:45:00	41.3	39.8	40.5	13447			
12	2025-07-19	21:00:00	41.3	40.0	40.5	13465		55199	41.4
13	2025-07-19	21:15:00	43.0	40.4	40.6	19995			
14	2025-07-19	21:30:00	41.6	40.4	40.6	14486			
15	2025-07-19	21:45:00	42.9	40.4	40.9	19705			
16	2025-07-19	22:00:00	41.6	40.3	40.9	14452		68638	42.3
16							**287433**		
1	2025-07-20	18:15:00	41.5	39.4	38.9	14093			
2	2025-07-20	18:30:00	43.2	39.2	39.1	20989			
3	2025-07-20	18:45:00	45.7	39.2	39.1	37170			
4	2025-07-20	19:00:00	41.5	39.4	39.2	14203		86455	43.3
5	2025-07-20	19:15:00	40.8	39.1	39.2	12143			
6	2025-07-20	19:30:00	41.5	39.3	39.3	14132			
7	2025-07-20	19:45:00	41.9	40.1	39.3	15478			
8	2025-07-20	20:00:00	41.9	39.1	39.3	15317		57069	41.5
9	2025-07-20	20:15:00	41.5	39.3	39.4	14136			

10	2025-07-20	20:30:00	41.6	38.9	39.4	14517			
11	2025-07-20	20:45:00	45.3	39.3	40.1	34023			
12	2025-07-20	21:00:00	54.2	47.1	47.1	260561		323237	49.1
13	2025-07-20	21:15:00	54.0	50.9	50.3	249259			
14	2025-07-20	21:30:00	57.0	50.3	50.9	504380			
15	2025-07-20	21:45:00	55.7	52.3	52.3	374171			
16	2025-07-20	22:00:00	58.1	53.3	53.3	648971		1776781	56.5
16							**2243543**		
	2025-07-21	18:15:00	47.3	45.3	41.5				
	2025-07-21	18:30:00	46.6	44.6	41.6				
	2025-07-21	18:45:00	45.5	44.3	41.9				
	2025-07-21	19:00:00	49.8	44.0	42.1			0	#NUM!
	2025-07-21	19:15:00	44.9	43.2	42.1				
	2025-07-21	19:30:00	43.9	42.7	42.2				
	2025-07-21	19:45:00	44.9	42.5	42.2				
	2025-07-21	20:00:00	43.2	42.2	42.3			0	#NUM!
	2025-07-21	20:15:00	43.8	42.3	42.5				
	2025-07-21	20:30:00	44.4	42.1	42.5				
	2025-07-21	20:45:00	44.0	42.1	42.7				
	2025-07-21	21:00:00	44.0	42.2	43.2			0	#NUM!
	2025-07-21	21:15:00	44.9	42.5	44.0				
	2025-07-21	21:30:00	43.1	41.9	44.3				
	2025-07-21	21:45:00	43.1	41.5	44.6				
	2025-07-21	22:00:00	43.8	41.6	45.3			0	#NUM!
0							**0**		

Noise Assessment

Night Period	10pm to 7am		
amenity criteria	40	dB(A)	Suburban
Intrusiveness criteria (RBL+ 5)	43.9	dB(A)	
Sleep Disturbance criteria (RBL+ 15)	53.9	dB(A)	
Median LAeqNight 22:00-07:00	45.3	dB(A)	

Night	Date	$L_{aeq(night)}$	ABL	RBL
Monday	14/07/2025	45.7	39.4	
Tuesday	15/07/2025	45.0	38.9	
Wednesday	16/07/2025	45.6	38.7	
Thursday	17/07/2025	52.7	38.3	38.9
Friday	18/07/2025	44.8	39.5	
Saturday	19/07/2025	44.9	38.9	
Sunday	20/07/2025	WI*	WI*	
Monday	21/07/2025	WI*	WI*	



no.	date	time	$L_{Aeq(15\ minute)}$	$L_{A90(15minute)}$	$L_{A90(15min)}$ assending order	$10^{((L_{Aeq(15\ minute)}/10))}$	period sums	hrly sums	hrly Laeq	Sleep Disturbance events
1	2025-07-14	22:15:00	41.6	39.8	39.3	14473				0
2	2025-07-14	22:30:00	41.3	40.1	39.4	13497				0
3	2025-07-14	22:45:00	41.0	40.0	39.4	12646				0
4	2025-07-14	23:00:00	41.0	40.0	39.5	12668		53284	41.2	0
5	2025-07-14	23:15:00	41.3	40.0	39.5	13527				0
6	2025-07-14	23:30:00	40.1	39.4	39.5	10305				0
7	2025-07-14	23:45:00	41.2	39.5	39.5	13079				0
8	2025-07-15	00:00:00	40.5	39.7	39.6	11168		48079	40.8	0
9	2025-07-15	00:15:00	40.5	39.6	39.6	11147				0
10	2025-07-15	00:30:00	40.6	39.6	39.6	11555				0
11	2025-07-15	00:45:00	41.5	39.5	39.6	14049				0
	2025-07-15	01:00:00	41.2	39.9	39.6			36751	39.6	0
12	2025-07-15	01:15:00	40.4	39.8	39.7	11005				0
13	2025-07-15	01:30:00	40.3	39.6	39.7	10677				0
14	2025-07-15	01:45:00	40.1	39.3	39.7	10127				0
15	2025-07-15	02:00:00	40.6	39.6	39.8	11513		43322	40.3	0
16	2025-07-15	02:15:00	40.5	39.6	39.8	11092				0
17	2025-07-15	02:30:00	40.2	39.5	39.9	10444				0
18	2025-07-15	02:45:00	40.2	39.4	40.0	10370				0
19	2025-07-15	03:00:00	41.5	39.7	40.0	14160		46067	40.6	0
20	2025-07-15	03:15:00	40.2	39.5	40.0	10403				0
21	2025-07-15	03:30:00	40.4	39.7	40.0	10888				0
22	2025-07-15	03:45:00	42.2	40.2	40.1	16576				0
23	2025-07-15	04:00:00	41.9	40.3	40.2	15545		53413	41.3	0
24	2025-07-15	04:15:00	41.9	40.6	40.3	15579				0
25	2025-07-15	04:30:00	42.2	40.6	40.6	16519				0
26	2025-07-15	04:45:00	41.0	40.0	40.6	12585				0
27	2025-07-15	05:00:00	41.8	40.8	40.8	15168		59852	41.8	0
28	2025-07-15	05:15:00	43.4	41.6	41.6	21959				0
29	2025-07-15	05:30:00	44.1	42.4	42.4	25616				0
30	2025-07-15	05:45:00	44.6	42.8	42.8	28646				0
31	2025-07-15	06:00:00	55.1	44.2	44.2	320479		396700	50.0	0
32	2025-07-15	06:15:00	53.1	45.3	45.3	205248				0
33	2025-07-15	06:30:00	52.2	45.6	45.6	164412				0
34	2025-07-15	06:45:00	50.5	46.3	45.8	112501				0
35	2025-07-15	07:00:00	49.0	45.8	46.3	80195		562356	51.5	0
35							**1299823**			0
1	2025-07-15	22:15:00	41.4	39.4	38.7	13739				0
2	2025-07-15	22:30:00	39.9	39.3	38.8	9799				0
3	2025-07-15	22:45:00	40.2	39.3	38.9	10567				0
4	2025-07-15	23:00:00	39.7	39.2	39.0	9305		43409	40.4	0
5	2025-07-15	23:15:00	39.8	39.1	39.1	9555				0
6	2025-07-15	23:30:00	39.9	38.9	39.1	9727				0

7	2025-07-15	23:45:00	39.4	38.8	39.1	8757				0
8	2025-07-16	00:00:00	40.6	39.3	39.1	11388		39428	39.9	0
9	2025-07-16	00:15:00	39.6	39.0	39.1	9143				0
10	2025-07-16	00:30:00	40.3	39.3	39.2	10609				0
11	2025-07-16	00:45:00	40.1	39.4	39.2	10247				0
12	2025-07-16	01:00:00	40.2	39.6	39.2	10532		40531	40.1	0
13	2025-07-16	01:15:00	40.2	39.6	39.3	10507				0
14	2025-07-16	01:30:00	40.3	39.4	39.3	10709				0
15	2025-07-16	01:45:00	39.7	39.1	39.3	9398				0
16	2025-07-16	02:00:00	39.9	39.1	39.3	9688		40302	40.0	0
17	2025-07-16	02:15:00	39.8	39.1	39.3	9571				0
18	2025-07-16	02:30:00	40.7	39.2	39.3	11809				0
19	2025-07-16	02:45:00	39.4	38.7	39.4	8674				0
20	2025-07-16	03:00:00	40.7	39.3	39.4	11867		41921	40.2	0
21	2025-07-16	03:15:00	39.9	39.3	39.4	9881				0
22	2025-07-16	03:30:00	40.3	39.7	39.4	10810				0
23	2025-07-16	03:45:00	39.7	39.1	39.6	9253				0
24	2025-07-16	04:00:00	40.1	39.2	39.6	10170		40114	40.0	0
25	2025-07-16	04:15:00	42.0	39.7	39.7	15849				0
26	2025-07-16	04:30:00	40.1	39.4	39.7	10223				0
27	2025-07-16	04:45:00	41.7	39.9	39.9	14836				0
28	2025-07-16	05:00:00	43.6	40.3	40.3	23134		64042	42.0	0
29	2025-07-16	05:15:00	43.6	41.2	41.2	22660				0
30	2025-07-16	05:30:00	43.5	41.5	41.5	22398				0
31	2025-07-16	05:45:00	43.9	42.3	42.3	24591				0
32	2025-07-16	06:00:00	52.6	43.1	43.1	183201		252850	48.0	0
33	2025-07-16	06:15:00	52.8	45.1	45.1	189385				0
34	2025-07-16	06:30:00	51.4	45.4	45.4	137728				0
35	2025-07-16	06:45:00	50.4	45.8	45.8	110032				0
36	2025-07-16	07:00:00	51.5	46.2	46.2	140599		577744	51.6	0
36							**1140340**			0
1	2025-07-16	22:15:00	40.6	39.6	38.6	11517				0
2	2025-07-16	22:30:00	40.6	39.3	38.6	11444				0
3	2025-07-16	22:45:00	40.5	39.3	38.6	11151				0
4	2025-07-16	23:00:00	40.2	39.2	38.7	10485		44598	40.5	0
5	2025-07-16	23:15:00	39.3	38.7	38.7	8504				0
6	2025-07-16	23:30:00	39.7	38.9	38.8	9433				0
7	2025-07-16	23:45:00	39.8	38.9	38.9	9471				0
8	2025-07-17	00:00:00	41.1	39.1	38.9	12872		40281	40.0	0
9	2025-07-17	00:15:00	39.7	39.0	38.9	9284				0
10	2025-07-17	00:30:00	39.4	38.8	38.9	8645				0
11	2025-07-17	00:45:00	39.8	39.2	38.9	9647				0
12	2025-07-17	01:00:00	39.6	39.0	38.9	9058		36634	39.6	0
13	2025-07-17	01:15:00	39.6	38.9	38.9	9048				0
14	2025-07-17	01:30:00	39.5	38.9	39.0	8936				0
15	2025-07-17	01:45:00	39.3	38.7	39.0	8526				0
16	2025-07-17	02:00:00	39.1	38.6	39.0	8180		34690	39.4	0
17	2025-07-17	02:15:00	39.4	38.9	39.0	8639				0
18	2025-07-17	02:30:00	39.1	38.6	39.1	8103				0
19	2025-07-17	02:45:00	39.2	38.6	39.1	8238				0
20	2025-07-17	03:00:00	39.8	38.9	39.2	9521		34501	39.4	0
21	2025-07-17	03:15:00	39.7	39.1	39.2	9373				0
22	2025-07-17	03:30:00	39.6	39.0	39.2	9064				0
23	2025-07-17	03:45:00	39.6	38.9	39.2	9074				0
24	2025-07-17	04:00:00	45.5	39.3	39.2	35869		63381	42.0	0
25	2025-07-17	04:15:00	43.2	39.2	39.3	20964				0
26	2025-07-17	04:30:00	40.0	39.0	39.3	10009				0
27	2025-07-17	04:45:00	39.9	39.2	39.3	9713				0
28	2025-07-17	05:00:00	40.0	39.2	39.6	9925		50611	41.0	0
29	2025-07-17	05:15:00	42.1	39.8	39.8	16221				0
30	2025-07-17	05:30:00	41.9	40.5	40.5	15616				0
31	2025-07-17	05:45:00	45.1	41.2	41.2	32515				0
32	2025-07-17	06:00:00	56.0	41.8	41.8	395666		460018	50.6	0
33	2025-07-17	06:15:00	49.6	43.4	43.4	92116				0
34	2025-07-17	06:30:00	51.8	43.7	43.7	149917				0
35	2025-07-17	06:45:00	51.3	44.3	44.3	134197				0

36	2025-07-17	07:00:00	52.5	44.4	44.4	179855		556086	51.4	0
36							**1320798**			0
1	2025-07-17	22:15:00	40.2	38.4	38.2	10458				0
2	2025-07-17	22:30:00	40.8	38.7	38.2	11904				0
3	2025-07-17	22:45:00	39.2	38.7	38.3	8326				0
4	2025-07-17	23:00:00	39.5	38.7	38.4	8971		39659	40.0	0
5	2025-07-17	23:15:00	39.2	38.4	38.4	8313				0
6	2025-07-17	23:30:00	39.3	38.3	38.4	8481				0
7	2025-07-17	23:45:00	39.7	38.7	38.4	9325				0
8	2025-07-18	00:00:00	39.4	38.6	38.5	8683		34802	39.4	0
9	2025-07-18	00:15:00	39.4	38.7	38.6	8805				0
10	2025-07-18	00:30:00	40.5	39.4	38.6	11300				0
11	2025-07-18	00:45:00	39.4	38.9	38.6	8746				0
12	2025-07-18	01:00:00	39.5	38.8	38.7	8923		37774	39.8	0
13	2025-07-18	01:15:00	39.7	38.9	38.7	9228				0
14	2025-07-18	01:30:00	39.3	38.5	38.7	8455				0
15	2025-07-18	01:45:00	40.2	38.2	38.7	10403				0
16	2025-07-18	02:00:00	39.2	38.4	38.7	8281		36367	39.6	0
17	2025-07-18	02:15:00	39.0	38.2	38.7	7855				0
18	2025-07-18	02:30:00	39.3	38.4	38.8	8427				0
19	2025-07-18	02:45:00	39.4	38.6	38.8	8685				0
20	2025-07-18	03:00:00	39.4	38.6	38.8	8643		33610	39.2	0
21	2025-07-18	03:15:00	39.6	38.8	38.8	9054				0
22	2025-07-18	03:30:00	40.2	38.8	38.9	10459				0
23	2025-07-18	03:45:00	39.7	38.8	38.9	9376				0
24	2025-07-18	04:00:00	39.6	38.7	39.1	9204		38093	39.8	0
25	2025-07-18	04:15:00	40.0	39.1	39.4	9989				0
26	2025-07-18	04:30:00	41.3	39.4	39.4	13546				0
27	2025-07-18	04:45:00	66.7	45.0	45.0	4730663				0
	2025-07-18	05:00:00	55.1	45.8	45.8			4754198	60.8	0
	2025-07-18	05:15:00	60.0	52.9	47.3					0
	2025-07-18	05:30:00	59.7	54.0	48.9					0
	2025-07-18	05:45:00	59.7	55.9	51.0					0
	2025-07-18	06:00:00	61.1	58.3	52.9			0	#NUM!	0
	2025-07-18	06:15:00	59.4	54.7	54.0					0
	2025-07-18	06:30:00	60.2	51.0	54.7					0
	2025-07-18	06:45:00	55.3	48.9	55.9					0
	2025-07-18	07:00:00	53.1	47.3	58.3			0	#NUM!	0
27							**4974504**			0
1	2025-07-18	22:15:00	45.9	40.5	39.2	38579				0
2	2025-07-18	22:30:00	42.2	40.2	39.3	16478				0
3	2025-07-18	22:45:00	41.2	40.0	39.3	13293				0
4	2025-07-18	23:00:00	40.8	39.8	39.4	12067		80417	43.0	0
5	2025-07-18	23:15:00	40.9	39.5	39.5	12203				0
6	2025-07-18	23:30:00	40.4	39.5	39.5	11075				0
7	2025-07-18	23:45:00	40.1	39.2	39.5	10198				0
8	2025-07-19	00:00:00	45.5	39.5	39.5	35592		69068	42.4	0
9	2025-07-19	00:15:00	40.7	39.7	39.6	11656				0
10	2025-07-19	00:30:00	41.2	39.8	39.6	13114				0
11	2025-07-19	00:45:00	40.5	39.9	39.7	11144				0
12	2025-07-19	01:00:00	40.3	39.6	39.7	10737		46652	40.7	0
13	2025-07-19	01:15:00	40.5	39.7	39.7	11200				0
14	2025-07-19	01:30:00	40.5	39.7	39.7	11275				0
15	2025-07-19	01:45:00	40.7	39.7	39.7	11799				0
16	2025-07-19	02:00:00	41.0	40.2	39.8	12452		46726	40.7	0
17	2025-07-19	02:15:00	41.0	40.3	39.8	12669				0
18	2025-07-19	02:30:00	41.6	40.3	39.9	14575				0
19	2025-07-19	02:45:00	40.6	39.7	39.9	11428				0
20	2025-07-19	03:00:00	40.1	39.5	40.0	10169		48841	40.9	0
21	2025-07-19	03:15:00	40.0	39.3	40.0	10032				0
22	2025-07-19	03:30:00	40.1	39.3	40.1	10221				0
23	2025-07-19	03:45:00	40.3	39.4	40.1	10658				0
24	2025-07-19	04:00:00	41.7	39.6	40.1	14701		45612	40.6	0
25	2025-07-19	04:15:00	40.7	40.1	40.2	11823				0
26	2025-07-19	04:30:00	40.8	40.0	40.2	12024				0
27	2025-07-19	04:45:00	41.1	40.1	40.2	12898				0

28	2025-07-19	05:00:00	41.3	40.1	40.3	13520		50266	41.0	0
29	2025-07-19	05:15:00	41.2	39.9	40.3	13229				0
30	2025-07-19	05:30:00	41.8	40.2	40.5	15117				0
31	2025-07-19	05:45:00	42.6	40.7	40.7	18189				0
32	2025-07-19	06:00:00	53.6	42.4	42.4	230957		277493	48.4	0
33	2025-07-19	06:15:00	48.6	42.7	42.6	72754				0
34	2025-07-19	06:30:00	48.1	42.6	42.7	64449				0
35	2025-07-19	06:45:00	48.5	43.5	43.5	70696				0
36	2025-07-19	07:00:00	53.4	43.5	43.5	218063		425961	50.3	0
36							**1091034**			
1	2025-07-19	22:15:00	41.8	40.3	38.7	15104				0
2	2025-07-19	22:30:00	42.5	40.4	38.7	17848				0
3	2025-07-19	22:45:00	41.9	40.1	38.9	15321				0
4	2025-07-19	23:00:00	41.5	40.0	38.9	13970		62243	41.9	0
5	2025-07-19	23:15:00	40.7	39.5	38.9	11742				0
6	2025-07-19	23:30:00	40.9	39.6	38.9	12408				0
7	2025-07-19	23:45:00	40.9	40.0	39.0	12268				0
8	2025-07-20	00:00:00	41.9	39.9	39.1	15562		51981	41.1	0
9	2025-07-20	00:15:00	40.5	39.7	39.1	11147				0
10	2025-07-20	00:30:00	40.9	39.8	39.2	12373				0
11	2025-07-20	00:45:00	49.0	39.5	39.4	79697				0
12	2025-07-20	01:00:00	40.8	39.5	39.5	12047		115265	44.6	0
13	2025-07-20	01:15:00	39.6	38.9	39.5	9222				0
14	2025-07-20	01:30:00	40.0	39.1	39.5	9939				0
15	2025-07-20	01:45:00	40.3	39.4	39.5	10606				0
16	2025-07-20	02:00:00	40.6	39.5	39.5	11508		41275	40.1	0
17	2025-07-20	02:15:00	40.3	39.1	39.6	10748				0
18	2025-07-20	02:30:00	40.1	39.2	39.6	10301				0
19	2025-07-20	02:45:00	39.5	38.9	39.7	8941				0
20	2025-07-20	03:00:00	39.4	38.9	39.7	8734		38724	39.9	0
21	2025-07-20	03:15:00	39.5	38.7	39.8	8847				0
22	2025-07-20	03:30:00	41.7	38.7	39.9	14730				0
23	2025-07-20	03:45:00	40.1	38.9	40.0	10242				0
24	2025-07-20	04:00:00	40.0	39.0	40.0	10052		43871	40.4	0
25	2025-07-20	04:15:00	40.4	39.5	40.0	10846				0
26	2025-07-20	04:30:00	40.5	39.6	40.1	11166				0
27	2025-07-20	04:45:00	40.9	40.0	40.1	12302				0
28	2025-07-20	05:00:00	40.8	39.7	40.2	11953		46267	40.6	0
29	2025-07-20	05:15:00	42.9	40.1	40.3	19708				0
30	2025-07-20	05:30:00	43.8	40.2	40.4	23892				0
31	2025-07-20	05:45:00	45.0	41.0	41.0	31701				0
32	2025-07-20	06:00:00	50.2	42.3	42.3	105782		181083	46.6	0
33	2025-07-20	06:15:00	53.3	42.8	42.4	213379				0
34	2025-07-20	06:30:00	52.1	43.4	42.8	161727				0
35	2025-07-20	06:45:00	49.6	43.0	43.0	90553				0
36	2025-07-20	07:00:00	47.6	42.4	43.4	57543		523202	51.2	0
36							**1103910**			
1	2025-07-20	22:15:00	59.1	52.9	41.4	813885				0
	2025-07-20	22:30:00	59.7	53.1	41.6					0
	2025-07-20	22:45:00	54.4	47.7	41.6					0
	2025-07-20	23:00:00	56.7	51.5	41.6			813885	53.1	0
	2025-07-20	23:15:00	52.5	47.6	41.7					0
	2025-07-20	23:30:00	47.7	46.0	41.7					0
	2025-07-20	23:45:00	46.4	44.4	41.8					0
	2025-07-21	00:00:00	44.1	43.2	41.9			0	#NUM!	0
	2025-07-21	00:15:00	43.4	42.7	42.0					0
	2025-07-21	00:30:00	42.9	42.3	42.0					0
	2025-07-21	00:45:00	42.3	41.8	42.0					0
	2025-07-21	01:00:00	42.1	41.6	42.1			0	#NUM!	0
	2025-07-21	01:15:00	54.8	41.6	42.3					0
	2025-07-21	01:30:00	50.9	44.0	42.3					0
	2025-07-21	01:45:00	45.0	42.9	42.5					0
	2025-07-21	02:00:00	43.6	41.9	42.7			0	#NUM!	0
	2025-07-21	02:15:00	45.8	42.5	42.9					0
	2025-07-21	02:30:00	43.3	42.3	43.2					0
	2025-07-21	02:45:00	47.3	42.0	43.2					0

2025-07-21	03:00:00	48.6	43.2	44.0		0	#NUM!	0
2025-07-21	03:15:00	42.6	42.0	44.4				0
2025-07-21	03:30:00	42.3	41.6	45.9				0
2025-07-21	03:45:00	42.1	41.4	46.0				0
2025-07-21	04:00:00	43.2	42.0	46.2		0	#NUM!	0
2025-07-21	04:15:00	43.1	42.1	46.2				0
2025-07-21	04:30:00	42.3	41.7	46.6				0
2025-07-21	04:45:00	61.9	41.7	46.8				0
2025-07-21	05:00:00	60.0	54.2	46.9		0	#NUM!	0
2025-07-21	05:15:00	57.3	49.3	47.6				0
2025-07-21	05:30:00	50.1	47.7	47.7				0
2025-07-21	05:45:00	48.1	46.8	47.7				0
2025-07-21	06:00:00	49.2	46.2	49.3		0	#NUM!	0
2025-07-21	06:15:00	58.5	46.9	51.5				0
2025-07-21	06:30:00	52.9	45.9	52.9				0
2025-07-21	06:45:00	52.4	46.6	53.1				0
2025-07-21	07:00:00	52.5	46.2	54.2		0	#NUM!	0
1					813885			
2025-07-21	22:15:00	42.3	41.5	40.6				0
2025-07-21	22:30:00	42.5	41.5	40.6				0
2025-07-21	22:45:00	41.5	41.0	40.7				0
2025-07-21	23:00:00	41.9	40.9	40.7		0	#NUM!	0
2025-07-21	23:15:00	41.4	40.9	40.8				0
2025-07-21	23:30:00	41.5	40.9	40.8				0
2025-07-21	23:45:00	41.4	40.8	40.8				0
2025-07-22	00:00:00	41.5	40.8	40.8		0	#NUM!	0
2025-07-22	00:15:00	41.5	40.8	40.8				0
2025-07-22	00:30:00	41.4	40.8	40.8				0
2025-07-22	00:45:00	41.9	41.1	40.9				0
2025-07-22	01:00:00	41.6	40.6	40.9		0	#NUM!	0
2025-07-22	01:15:00	41.2	40.7	40.9				0
2025-07-22	01:30:00	41.0	40.6	40.9				0
2025-07-22	01:45:00	41.3	40.7	40.9				0
2025-07-22	02:00:00	42.2	41.1	41.0		0	#NUM!	0
2025-07-22	02:15:00	42.2	41.5	41.0				0
2025-07-22	02:30:00	42.4	41.2	41.0				0
2025-07-22	02:45:00	41.5	41.0	41.0				0
2025-07-22	03:00:00	41.3	40.8	41.0		0	#NUM!	0
2025-07-22	03:15:00	41.5	40.8	41.1				0
2025-07-22	03:30:00	41.7	41.0	41.1				0
2025-07-22	03:45:00	41.5	40.9	41.1				0
2025-07-22	04:00:00	42.0	41.1	41.1		0	#NUM!	0
2025-07-22	04:15:00	42.0	41.0	41.1				0
2025-07-22	04:30:00	41.7	41.0	41.2				0
2025-07-22	04:45:00	41.3	40.9	41.5				0
2025-07-22	05:00:00	41.7	41.1	41.5		0	#NUM!	0
2025-07-22	05:15:00	42.1	41.1	41.5				0
2025-07-22	05:30:00	44.2	41.9	41.9				0
2025-07-22	05:45:00	43.8	42.0	42.0				0
2025-07-22	06:00:00	51.1	42.5	42.5		0	#NUM!	0
2025-07-22	06:15:00	52.1	44.6	43.8				0
2025-07-22	06:30:00	49.1	43.8	44.3				0
2025-07-22	06:45:00	47.7	44.3	44.6				0
2025-07-22	07:00:00	49.9	44.9	44.9		0	#NUM!	0
0					0			

ENVIRONMENTAL CONSULTING Pty Ltd

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

September 2025

Prepared for: 4WS (No1) The Weaver St Unit Trust

Lot 17 DP 17964
4 Weaver Street
Lismore NSW

HMC2025.1537.02

RE: Lot 17 DP 17964, 4 Weaver Street, Lismore NSW.

HMC Environmental Consulting Pty Ltd is pleased to present our Site Waste Minimisation and Management Plan at the abovementioned site. We trust this report meets with your requirements. If you require further information, please contact HMC Environmental Consulting directly on the numbers provided.

HMC Environmental Consulting		PH:	0755 368 863
Suite 29, Level 2, 75-77 Wharf Street		Email:	admin@hmcenvironment.com.au
PO Box 311		Web:	www.hmcenvironment.com.au
Tweed Heads NSW 2485		ABN:	60 108 085 614
Title:	Site Waste Minimisation and Management Plan		
Job No:	2025.1537.02		
Client:	4WS (No1) The Weaver St Unit Trust		

Document Record:				
Version	Date	Prepared by	Checked by	Issued by
Draft Issue A	09.09.2025	MF		MJ

Distribution List	Date	Version	Comments
4WS (No 1) Pty Ltd	09.09.2025	Draft Issue A	For Review

This report should be cited as '*HMC Environmental Consulting (2025), Site Waste Minimisation and Management Plan, Lot 17 DP 17964: 4 Weaver Street, Lismore NSW, NSW. Report No. HMC2025.1537.02.'*

DRAFT

COPYRIGHT
© HMC Environmental Consulting Pty Ltd, 2025
All intellectual property and copyright reserved.
Apart from any fair dealing for the purpose of private study, research, criticism, or review, as permitted under the Copyright Act, 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission.
Enquiries should be addressed to HMC Environmental Consulting Pty Ltd.

TABLE OF CONTENTS

1 INTRODUCTION 5
1.1 Site Information 5
1.2 Aim 5
1.3 Objectives 6
2 STATUTES AND POLICY 6
2.1 Relevant Legislation & Guidelines 6
3 HAZARDOUS MATERIALS 8
4 WASTE GENERATION 9
4.1 Demolition Stage 9
4.2 Construction Stage 10
4.3 Occupation Stage 11
5 WASTE STORAGE REQUIREMENTS 11
5.1 Demolition Stage 12
5.2 Construction Stage 12
5.3 Occupation Stage 12
6 BIN IDENTIFICATION AND SIGNAGE 13
6.1 Signage 13
7 EDUCATION & EVALUATION 13
7.1 Information & Awareness 13
8 REVIEW & MONITORING 14
8.1 Monitoring of Waste Management 14
8.1.1 Occupation 14
8.2 Review of WMP 14
9 RECOMMENDATIONS 14
10 CONCLUSION 15
11 LIMITATIONS 15
12 SIGNATURE 15
13 APPENDICES 16
APPENDIX 1 - LOCATION MAPS 17
APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT 20
APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION 21
APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION 22
APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION 23
APPENDIX 6 – TYPICAL BIN SIZES 24
APPENDIX 7 - PHOTOGRAPHIC LOG 27
APPENDIX 8 – CRANE POINT EXAMPLE 30
APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY 32
APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST 33

LIST OF TABLES

Table 1 Project Summary 5
Table 2 Environmental Legislation and Policy Specific to Waste Management 6
Table 3 Management of Hazardous Materials 8
Table 4 Demolition Stage – Waste Generation/Recycling Potential 10
Table 5 Estimated Waste Generation – Construction 11
Table 6 Estimated Waste Generation – Occupation 11
Table 7 Recommended Waste Storage Receptacles –Demolition Stage 12
Table 8 Recommended Waste Storage Bins - Construction 12
Table 9 Recommended Waste Storage Bins - Occupation 13
Table 10 Summary of Waste Management Recommendations 14

DRAFT

KEY CONTACTS

Company/Name	Contact Details	Phone Number/contacts	Available:
HMC Environmental Consulting	Mark Tunks	0408 279212	Business Hours
Lismore City Council	Council Offices	(02) 6625 0500 council@lismore.nsw.gov.au	Mon - Fri 8.30am to 4.30pm
Lismore Recycling and Recovery Centre	313 Wyrallah Road East Lismore NSW 2480	(02) 6625 0500	Monday to Friday: 7.30am to 3.30pm Weekends: 9.00 am to 4.00pm
Richmond Waste	Tony Martin	(02) 6621 7431	Mon - Fri 7am - 4pm
Project Manager	TBA	TBA	TBA
Maintenance Manager	TBA	TBA	TBA

ENVIRONMENTAL EMERGENCY RESPONSE CONTACTS

Organisation	Incident	Contact
Ambulance	Injury/Illness	000 land line 112 mobile
Fire Brigade – Emergencies	Fire Chemical/hazardous waste spill	000
NSW Environment Protection Authority	Pollution	1300 130 372
Lismore City Council	Pollution (Environmental Health)	(02) 6625 0500 council@lismore.nsw.gov.au

ABBREVIATIONS

LCC	Lismore City Council
ACM	Asbestos containing material
EPA	Environmental Protection Authority
HMC	HMC Environmental Consulting Pty Ltd
LRV	Large Rigid Vehicle. Also known has a Heavy Rigid Vehicle (HRV). Typical length of 12.5m and a height of 4.5m
MGB	Mobile Garbage Bin
MRV	Medium Rigid Vehicle. Typical length of 8.8m and a height of 4.5m
OWMP	Operational Waste Management Plan
Proponent	4WS (No1) The Weaver St Unit Trust
Site	Lot 17 DP 17964, 4 Weaver Street, Lismore NSW, NSW
SMF	*Synthetic Mineral Fibres*
SWMMP	Site Waste Minimisation and Management Plan
Guidelines	
LDCP 2012	A15 Lismore City DCP 2012
NSW EPA (2012)	*Better Practice Guidelines for Waste Management in Commercial and Industrial Facilities*
WARR	*NSW Waste Avoidance and Resource Recovery Strategy 2021*

DRAFT

1 INTRODUCTION

HMC Environmental Consulting (HMC) has been engaged by 4WS (No1) The Weaver St Unit Trust on behalf of the proponent, 4WS (No1) The Weaver St Unit Trust, to provide a Site Waste Minimisation and Management Plan (SWMMP) for a proposed Lismore Health Accommodation Precinct for the site located at Lot 17 DP 17964, 4 Weaver Street, Lismore NSW.

The proposed development would involve the construction of a five-storey short term medical accommodation building, ancillary to the surrounding medical practices and Lismore Base Hospital. The structure would include ground floor carparking and 3 accommodation units, and an additional four stories of accommodation units (total 38 units including 1 managers unit), along with communal living and laundry spaces. Each unit is single bedroom, single bathroom spaces. There is an existing dwelling on the subject site which would be demolished to facilitate the new development.

The SWMMP is to be used to assist in the management of waste storage and collection for the purpose of maximising reuse/recycling, improving the services and safety of the contractors, improving the amenity of the area, and to reduce costs of waste management.

1.1 SITE INFORMATION

Table 1 Project Summary

Site Address	4 Weaver Street, Lismore NSW
Property description	Lot 17 DP 17964
Report commissioned by	4WS (No1) The Weaver St Unit Trust
Existing buildings/structures on site	Existing Dwelling
Zoning	R3 - Medium Density Residential
Local Government Authority	Lismore City
Proposed development	Proposed Lismore Health Accommodation Precinct Waste would be generated during the Demolition, Construction and Occupation stages of the development. The location of the site, its topographic features and relationship with adjoining development is shown on the map and aerial photograph in Appendix 1.
This development achieves the waste objectives set out in A15 Lismore City DCP 2012. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as LCC, NSW EPA or Safework NSW.	

1.2 AIM

The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition, construction and operation activities associated with the proposed Lismore Health Accommodation Precinct and facilitate effective ongoing waste management practices consistent with the principles of Ecologically Sustainable Development (ESD).

1.3 OBJECTIVES

This Site Waste Minimisation and Management Plan (SWMMP) has been prepared in alignment with the aims, objectives, and guidelines of the NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2021, as well as relevant environmental legislation and policies specific to waste management. The overarching objectives and targets of these guidelines are as follows:

1. To maximise resource recovery and minimise residual waste
2. To maximise reuse and recycling of materials
3. To minimise waste generation
4. To ensure appropriate storage and collection of waste
5. To minimise the environmental impacts associated with waste management
6. To avoid illegal dumping
7. To promote improved project management.

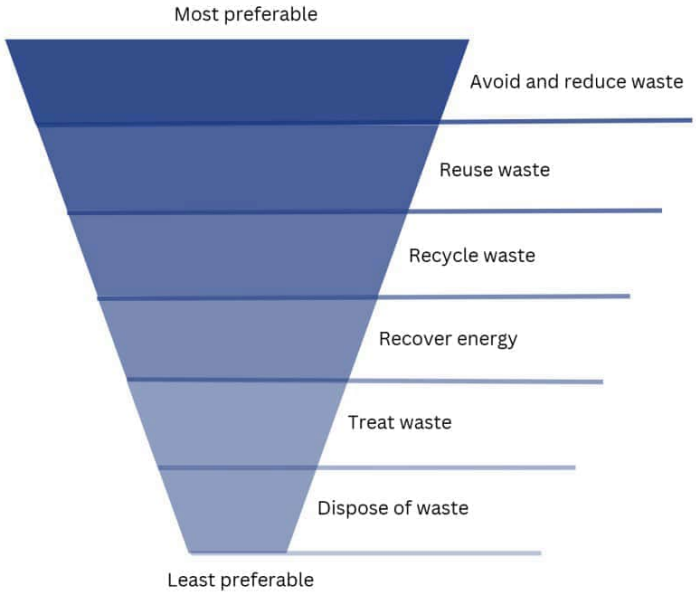


Figure 1 – The waste hierarchy: NSW Waste Avoidance and Resource Recovery Act 2001

2 STATUTES AND POLICY

2.1 RELEVANT LEGISLATION & GUIDELINES

Table 2 Environmental Legislation and Policy Specific to Waste Management

Legislation	Details	Approvals/Permits Required
Waste Avoidance and Resource Recovery Act 2001	Repeals the Waste Minimisation and Management Act and replaces a target of 60% reduction in waste to landfill with a process for the preparation of waste strategies which identify more specific targets and objectives for waste reduction.	Compliance must be achieved in relation to waste management during construction. Permits may be required for offsite disposal of

		hazardous or contaminated material.
Contaminated Land Management Act 1997	Provides for the investigation and remediation of contaminated land.	Specific approvals are not required; however, construction works must comply.
Environmentally Hazardous Chemicals Act 1985	Provides for the control of the effect on the environment of chemicals and chemical waste. Scheduled chemicals would not be used in the proposed development.	
Protection of the Environment Operations Act 1997	This Act is the primary NSW environment protection legislation that covers air, noise, water, land, and waste management. It provides a framework to regulate and enforce pollution control in NSW. The Act identifies mechanisms for preventing environmental degradation including, pollution prevention, cleaner production, reduction in discharge levels likely to cause harm to the environment, recycling, and progressive environmental improvement. The proposed development would adhere to the requirements of this legislation.	
Protection of the Environment Operations (Waste) Regulation 2014	The Waste Regulation 2014 provides for contributions to be paid by occupiers of scheduled waste facilities for each tonne of waste received at the facility or generated in a particular area; exempts certain occupiers or types of waste from these contributions; and allows deductions to be claimed in relation to certain types of waste. It sets out provisions covering: ● record-keeping requirements, measurement of waste and monitoring for waste facilities ● tracking of certain waste ● reporting ● transportation of waste ● transportation and management of asbestos waste ● recycling of consumer packaging ● classification of waste containing immobilised contaminants ● miscellaneous topics.	
A15 Lismore City DCP 2012	Identifies requirement for Site Waste Minimisation and Management Plan and the information to be provided within the SWMMP regarding waste storage and collection facilities and controls. Appendix C within Chapter 15 describes waste generation rates. Appendix G within Chapter 15 provides requirements for location, design, and construction of waste storage rooms. This SWMMP has been prepared to meet the objectives of this DCP.	
NSW Environment Protection Authority *Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities 2012*	Identifies installation and maintenance practices for services and infrastructure for waste handling and collection systems. The systems are aiming to achieve the best possible waste minimisation and resource recovery outcome. The waste management systems identified include effective, efficient, and safe systems for both their ease of use by residents and their ability to be serviced by collection crews.	
Construction and Demolition Waste Guide – Recycling and Reuse Across the Supply Chain Department of Sustainability, Environment, Water Population and Communities 2011	The aim of this guide is to help develop effective markets for materials diverted or derived from the construction and demolition waste stream.	

3 HAZARDOUS MATERIALS

The proposed demolition would include a raised weatherboard dwelling, along with ancillary paving and fencing. No hazardous waste investigations have been completed on the development site, however given the age of the structures, asbestos containing material (ACM) may be present in the internal linings which would require removal by a Safework NSW Class B licensed contractor.

Management of hazardous material is to occur prior to general demolition, and is to be in accordance with Safework NSW requirements, as detailed in Table 3. Demolition contractors generally have Safework NSW licensed personnel trained for the identification and removal of hazardous waste in demolition projects.

No opportunities for recycling and reuse are available for hazardous materials. Co-mingling of hazardous material is to be prevented. Separate receptacles to be provided and managed in accordance with Safework NSW and Safe Work Australia requirements.

Table 3 Management of Hazardous Materials

Type of Waste	Disposal at approved landfill facility Measures to include, but not limited to:
Hazardous Material: **Asbestos** containing material (ACM) including fibro sheeting & vinyl tiles.	• Identified or suspected (ACM) is to be removed, prepared & disposed of by licensed asbestos handing contractor approved by Safework NSW. • Asbestos material may be disposed at the: Stotts Creek Resource Recovery Centre at Leddays Creek Road, Stotts Creek, 02 66707400 or Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore 1300 87 83 87 A minimum of 24 hours' notice must be given on, prior to the disposal of asbestos to allow Council's Landfill staff to manage the disposal of the asbestos at the facility.
Hazardous Material: **Lead** including lead flashing.	• Use personal respirators according to AS/NZS 1715 and as per Synthetic Mineral Fibre removal in this table. • Structures covered with lead-based paint should be removed intact, as far as possible. • The safe work methods used in removal or demolition will determine how elaborate the containment system should be. • Avoid power tools and any actions which create dust. However, if power tools need to be used, a higher level of containment must be used as opposed to when manual methods, such as scraping is used. • All waste and debris collection and disposal procedures must be clearly stated in the Safe Work Methods Statement. • Disposable suits and any vacuum bags/wet cloths to be appropriately bagged and disposed of as Hazardous Waste.
Hazardous Material: **Mercury** i.e. fluorescent lights	• Remove fluorescent lights intact prior to mechanical demolition. • Any removed lights to be appropriately bagged and disposed of as general waste in domestic quantities only. • Personal Protective Equipment to be worn to minimise dust inhalation and eye/skin irritation. • More information, including how and where fluorescent lights can be recycled, can be found at http://www.fluorocycle.org.au/ or http://www.environment.gov.au/settlements/ waste/lamp-mercury.html. FluoroCycle is a voluntary program established

	by the Commonwealth Government and the Australian Lighting Council to help reduce the number of fluorescent lights going to landfill. ● SUEZ Environment provide a national fluorescent light collection and recycling service to dispose of used fluorescent tubes, HID and CFL light globes.
Hazardous Material: Synthetic Mineral Fibre (SMF) e.g. fibrewool insulation	● Filter mask, goggles, gloves, and disposable coveralls. ● Dust control measure such as use of plastic screen &/or exhaust fan to be used if significant contamination present. ● Disposable suits and any removed insulation to be appropriately bagged and disposed of as general waste.
Hazardous Material: Refrigerants e.g. CFCs HFCs	● All refrigerants should be recovered and either recycled, reclaimed, or returned to supplier, prior to disposal of unit.

4 WASTE GENERATION

4.1 DEMOLITION STAGE

The existing dwelling (approximately 130m^2) is the primary structure to be demolished. Other elements to be removed include fencing, paving, and underground services.

Services (if any) would be disconnected including power, gas and town water supply, and the connection point to the Council sewer would be cut and sealed to prevent groundwater, debris or other material entering Council sewer system.

Initially the Safework NSW licensed demolition contractor would inspect the structure for the presence of asbestos containing materials and other hazardous wastes. These would be removed prior to further demolition occurring.

Demolition would occur over a short period of time (2-3 weeks) to allow subsequent installation of erosion and sediment control prior to site stripping and earthworks for the proposed development.

Waste generation and management activities during the demolition stage would comprise:

- An initial inspection of the structures subject to demolition by a suitably qualified Occupational Hygienist, Safework NSW licenced contractor, or similar to assess hazardous materials including asbestos containing material, lead flashing and paint, synthetic mineral fibres, and refrigerants.
- Any identified hazardous materials to be removed by a Safework NSW licensed contractor prior to demolition to avoid co-mingling with general waste.
- Removal dwelling and other structures following removal of any hazardous material.

Note: Discussions with resource recovery facilities indicate that a minimum 80% resource recovery is provided and may be up to 95% with significant heavy concrete and bricks. Lismore Recycling and Recovery Centre also accepts co-mingled demolition waste with significant resource recovery and recycling rates achieved.

DRAFT

Separation of masonry, brick, concrete from other recyclables is encouraged, with significant savings on resource recovery costs.

Metal, including copper pipe, is also a profitable waste stream with recyclers providing significant returns. The following waste generation volumes have been estimated based on approximate calculations using floor areas and similar demolition sites.

Table 4 Demolition Stage – Waste Generation/Recycling Potential

Material Description	Estimated Volume/Area [1]	Potential Method of Recycling / Reuse
Asbestos Containing Material (bonded fibro)	To be determined on site by Safework NSW licensed contractor	Nil Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore, 1300 87 83 87
Electrical Lighting	<5m^3	Preliminary discussions have confirmed that various resource recovery and recycling facilities are available from contractors operating in the Lismore City Council area including: ● Lismore Recycling and Recovery Centre ● JR Richards & Sons ● Proskips ● Red Neds ● Cliffords Metal Recycling ● Veolia Other demolition contractors would also have preferred resource recovery and recycling options.
Electrical Cable		
Distribution Boards		
Switchboards		
Pipework PVC HPDE Pipe	<100 lineal m	
Tap ware	<2m^3	
Gutters	Approx. 50 lineal m	
Roof metal sheeting	<150m^2	
Timber Trusses & Roof Timber	<50m^3	
Weatherboard Walls	<200m^3	
Plasterboard/ Other	<40m^3	
Windows/ Doors	Doors <20 Windows <20	
Copper	<100 lineal m	
Fittings/fixtures/PC items	TBC	
Carpet/flooring	<150m^2	

[1] Note: Volumes/areas are indicative only and are subject to change.

4.2 CONSTRUCTION STAGE

Waste generating activities during the construction stage would generally comprise:

- Site stripping & removal of vegetative material
- Erosion and sediment control
- Earthworks including footings and services
- Construction of the multi-storey accommodation building, including building shells, fitouts, carparking and landscaping.

The following typical waste generation figures have been provided based on similar construction sites. As discussed in the previous section, resource recovery centres in the Lismore City Council area indicate that 80-90% by volume (95% by weight) of construction waste is able to be recycled (see Table 5).

Table 5 Estimated Waste Generation – Construction

Type of Waste	Reuse	Recycling	Disposal	Method of Reuse/Recycling or Waste Depot
	Estimated Volume or Weight	*Estimated Volume or Weight*	*Estimated Volume or Weight*	
Excavation Material	<100m^3	-	<200m^3	Waste classification of excavated material would be required prior to removal off-site.
Timber Concrete Bricks/pavers Tiles Metal Glass Furniture Fixtures/fittings Floor coverings	Limited on construction sites.	80-90% construction and demolition waste recycled by resource recovery centres	10-20% Including site office general waste and packaging & debris/offcuts that cannot be recycled	• Lismore Recycling and Recovery Centre • JR Richards & Sons • Proskips • Red Neds • Cliffords Metal Recycling • Veolia
Packaging Green waste organics Containers (cans/glass/plastic) Paper/cardboard Residual waste		<100m^3	<40m^3	80-90% recycled/reused: Lismore Recycling and Recovery Centre

4.3 OCCUPATION STAGE

Waste generating activities during operation/occupation of the proposed development would comprise:

- Operation of the proposed Lismore Health Accommodation Precinct

There are no estimated generation rates outline within Part A Chapter 15 LCC DCP 2012 for the proposed use, therefore a combination of both the rates for Boarding/Guest House and Hotel/Motel/Club (Beds) was used to provide a more realistic generation rate for the proposed development.

The generation rate is based on a conservative ultimate capacity including full occupation of all units seven days a week, which in reality may not be the case.

For the purposes of the proposed development, the waste will be sorted into general waste and co-mingled recyclables.

Table 6 Estimated Waste Generation – Occupation

Location	Waste Generation Rates		Waste Generation Volume	
	Part A Chapter 15 LCC DCP 2012			
Health Accommodation Units (38 Units)	General (L/Unit/Week)	Recycling (L/Unit/Week)	General (L/Week)	Recycling (L/Week)
	40	10	1520	380

5 WASTE STORAGE REQUIREMENTS

The following design storage volume recommendations have been based on the waste generation rates as detailed in the previous section and are provided to establish site suitability.

5.1 DEMOLITION STAGE

During demolition, the site would be secured with safety fencing and demolition waste would be initially placed in waste streams in designated skip bins for transport to the resource recovery centre. Skip bins would be provided for:

- Hazardous waste (if identified)
- Co-mingled waste
- General waste

Any identified Hazardous waste to be separated and managed in accordance with Safework NSW requirements (e.g., no co-mingling, wetting, wrapping ACM).

Discussions with demolition contractors indicates that direct loading into transport vehicles does occur for both co-mingled demolition waste and waste is also sorted on site. With the volumes of bricks, roof tiles, and concrete waste on this site, loads of this heavy material may be transported directly to resource recovery facilities for recycling.

Table 7 Recommended Waste Storage Receptacles –Demolition Stage

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point (1)
Recycling & General Waste Service	• 1 x 6m^3 skip bin for general waste (includes site office) • 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	• 1 x 6m^3 skip bin serviced on demand for general waste • 1 x 6m3 skip bin serviced on demand for co-mingled building waste • 1 x 6m^3 skip bin serviced on demand for hazardous waste (if required).

(1) Direct loading into transport vehicles for transport to landfill/resource recovery facility/recyclers would reduce required waste storage receptacles and servicing arrangements.

5.2 CONSTRUCTION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 4.

The construction would be staged. As the construction proceeds above ground, a tower crane, mobile crane, waste points (Preston Hire Super Deck or similar) or other suitable method would be provided. Smaller 4-6m^3 or similar skip bins would be used as appropriate with the ongoing waste point configuration.

Table 8 Recommended Waste Storage Bins - Construction

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point
Recycling & General Waste Service	• 1x 6m^3 skip bin for general waste (includes site office) • 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	• 1 x 6m^3 skip bin serviced on demand for general waste • 1 x 6m^3 skip bin serviced on demand for co-mingled building waste

5.3 OCCUPATION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 5.

Waste will be sorted within each unit and transported to the waste room on each floor by guests/residents or staff/manager. Each waste/storage room will contain a general waste MGB and a dedicated receptacle for recyclable waste which will be transported to the waste room on the ground floor into the recycling MGBs.

Additional MGBs will also be located on the ground floor to swap out for any full bins on the upper levels. The general waste MGBs will be easily manoeuvrable and transported between the levels via the proposed lift access. A temporary bins storage area has been allocated adjacent to the driveway access for the storage of the bins prior to servicing.

Green waste generated from general property maintenance would be collected and transported to an appropriate waste disposal facility by contracted gardens or the property manager.

It is recommended that the waste management system be monitored in the initial stages to ensure that sufficient bins and servicing have been provided to handle the waste generated. The estimated waste storage is based on ultimate capacity. Depending on occupancy, ultimate capacity may not be achieved for a period of time. Should waste generation in any waste stream exceed estimates, additional receptacles or increased servicing above proposed weekly frequency is able to be provided.

Table 9 Recommended Waste Storage Bins - Occupation

Waste Type	Estimated waste generation (L/Week)	Proposed Receptacle Size at Collection Point
General Waste	1520	7 x 240L MGB serviced weekly
Co-Mingled Recycled Waste	380	2 x 240L MGB serviced weekly

Bins would be wheeled to the adjacent roadside kerb along Weaver Street for collection. Existing waste servicing is conducted along this roadway.

Construction of the waste storage areas would be in accordance with Appendix G within Chapter 15 of A15 Lismore City DCP 2012.

6 BIN IDENTIFICATION AND SIGNAGE

6.1 SIGNAGE

All bins, collection facilities will be clearly marked with labels, colour coding, symbols, and words. Signs will be highly visible.

Signage should be consistent with those used at garbage storage areas.

7 EDUCATION & EVALUATION

7.1 INFORMATION & AWARENESS

It is good practice for all sub-contractors, staff and guests to be made aware of the aims and benefits of the waste minimisation program to encourage maximum participation.

Several strategies can be used to avoid mistakes when separating waste and recyclables and make sure bins and equipment are used correctly. These include:

- using clear signage with consistent design and colours in waste storage areas and on bins (standard signage).
- The staff and guests would be responsible for the proper separation of waste, waste storage area and collection. The staff are to be also responsible for having the receptacles out for collection at the nominated collection point.

8 REVIEW & MONITORING

8.1 MONITORING OF WASTE MANAGEMENT

Waste monitoring is necessary to assess whether the strategies implemented have been effective in achieving the WMP's aims.

8.1.1 Occupation

Ongoing regular monitoring would be undertaken by the waste supervisor with input from staff and waste contractors. Community feedback would also be assessed via complaints and other consultation.

8.2 REVIEW OF WMP

This WMP will be reviewed and updated, if necessary, using the results of monitoring of the waste volume and type being generated.

The review will also address and reflect:

- changes or requests directed by local or state authorities i.e., Lismore City Council, State Government Departments;
- changes in the environment.
- changes in generally accepted environmental management practices.
- changes in legislation
- new risks to the environment or public health.
- any pollution or contamination events.

9 RECOMMENDATIONS

The waste storage and servicing recommendations, as detailed in this report, are summarised below:

Table 10 Summary of Waste Management Recommendations

Project Stage	Activity	Waste Storage/Servicing
Demolition	Skip bins for: ● General waste ● Co-mingled demolition waste Recycling of building materials where possible	Site fenced & skip bins located for collection. ● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste. ● 1 x 6m^3 skip bin for hazardous waste (if required)
Construction	Building Servicing/trenching Waste offcuts, packaging, excess materials, Site office	● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste.
Occupation	Proposed Lismore Health Accommodation Precinct	General Waste: ● 7 x 240L MGBs serviced weekly. Recyclable Waste: ● 2 x 240L MGBs serviced weekly.

(1) Indicative receptacle size and servicing only final volumes would depend on business, event frequency and other factors including adherence to signage and waste recycling practices. Other waste receptable configuration and servicing may be applicable to meet ongoing waste generation.

DRAFT

10 CONCLUSION

A review of the plans shows there is adequate area available on the site to provide suitable storage facilities for waste generated during the operation of the proposed Lismore Health Accommodation Precinct. Significant emphasis has been placed on eco-friendly waste generation and management strategies including composting and waste minimisation.

Sections 4 & 5 of this report demonstrate that the expected waste storage and collection services are generally compliant with the waste storage volumes estimates within *A15 Lismore City DCP 2012 (LDCP 2012)*, while based on site specific waste information. Close monitoring of the waste levels is required to ensure that the servicing is adequate, with ample opportunities to increase the bin sizes and servicing frequency available via private waste contractors.

The proposed waste management arrangements within this report are considered adequate for the purposes of the proposed development to be located at Lot 17 DP 17964, 4 Weaver Street, Lismore NSW.

11 LIMITATIONS

The information within this document is and shall remain the property of HMC Environmental Consulting Pty Ltd.

This document was prepared for the sole use of client and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of HMC Environmental Pty Ltd and client.

Your report is based on the assumption that the site conditions as revealed through a site inspection and review of plans are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary.

Because a report is based on conditions which existed at the time of the inspection, decisions should not be based on a report whose adequacy may have been affected by time, natural processes and the activities of man.

12 SIGNATURE

This report has been prepared by Mark Tunks, Principal of HMC Environmental Consulting Pty. Ltd. Note that HMC Environmental Consulting holds current Professional Indemnity Insurance to 4th August 2026.



Mark Tunks
Principal

9 September 2025
Completion Date

DRAFT

13 APPENDICES

See following pages

DRAFT

APPENDIX 1 - LOCATION MAPS



Figure 2 - Surrounding Area (Source: Nearmap, 2025)



Figure 3 – Subject Site (Source: Nearmap 2025)

DRAFT

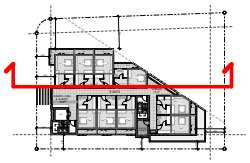
APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT

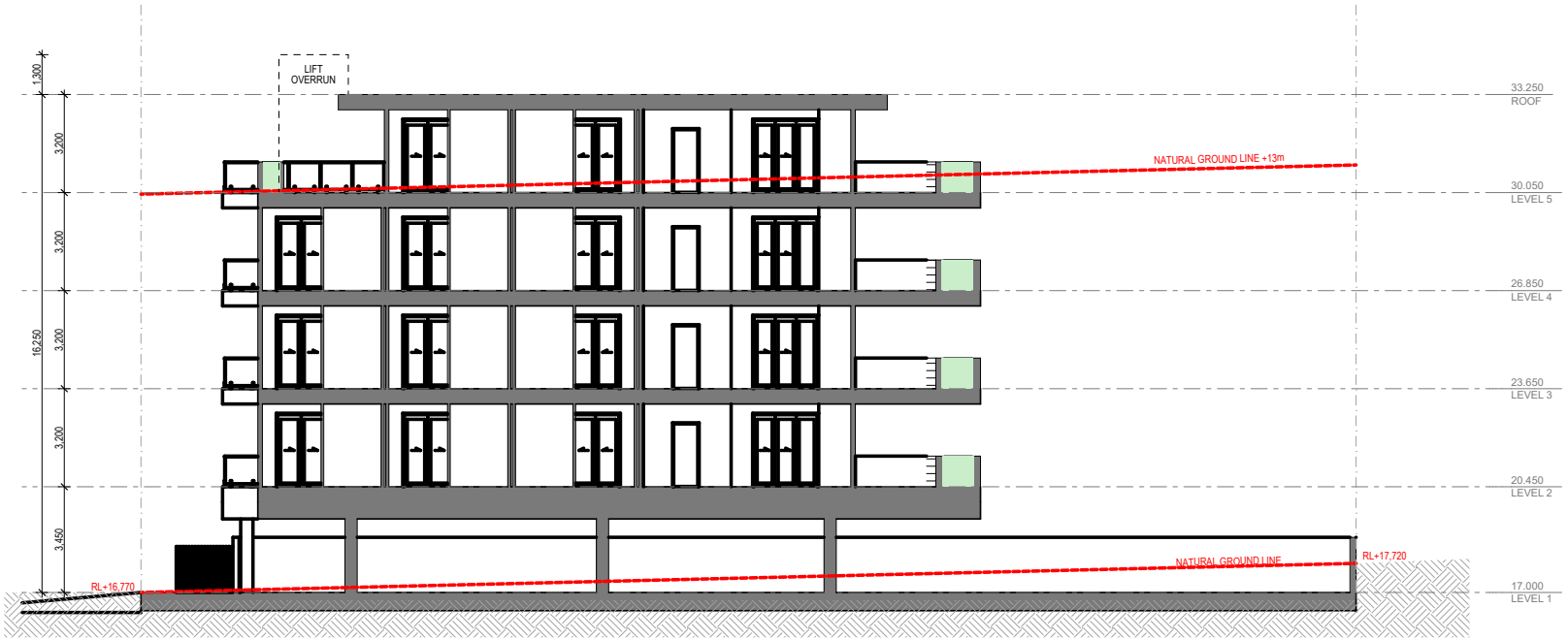


Work in Progress.
Saved on 21/05/2025 at 8:51 AM
By MichaelSchmelzer

LEVEL 1 - GROUNI

25127 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 PE





RAUNIK design group ARCHITECTS

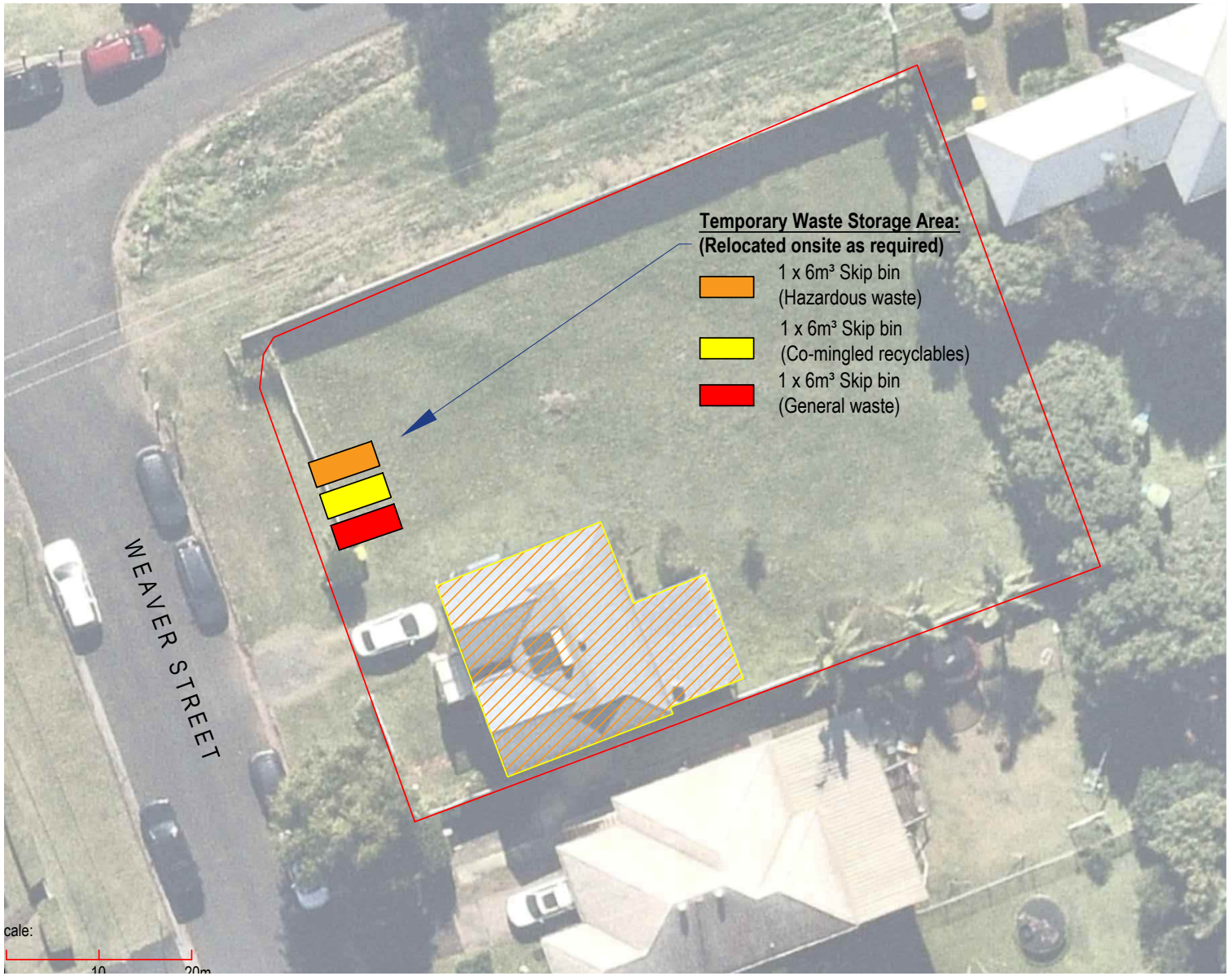
Work in Progress.
Saved on 21/05/2025 at 8:51 AM
By MichaelSchmelzer

1:150@A

SECTIONS

25127 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION



MINIMISATION AI MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING DEMOLITIC

Proposed Demolition Area

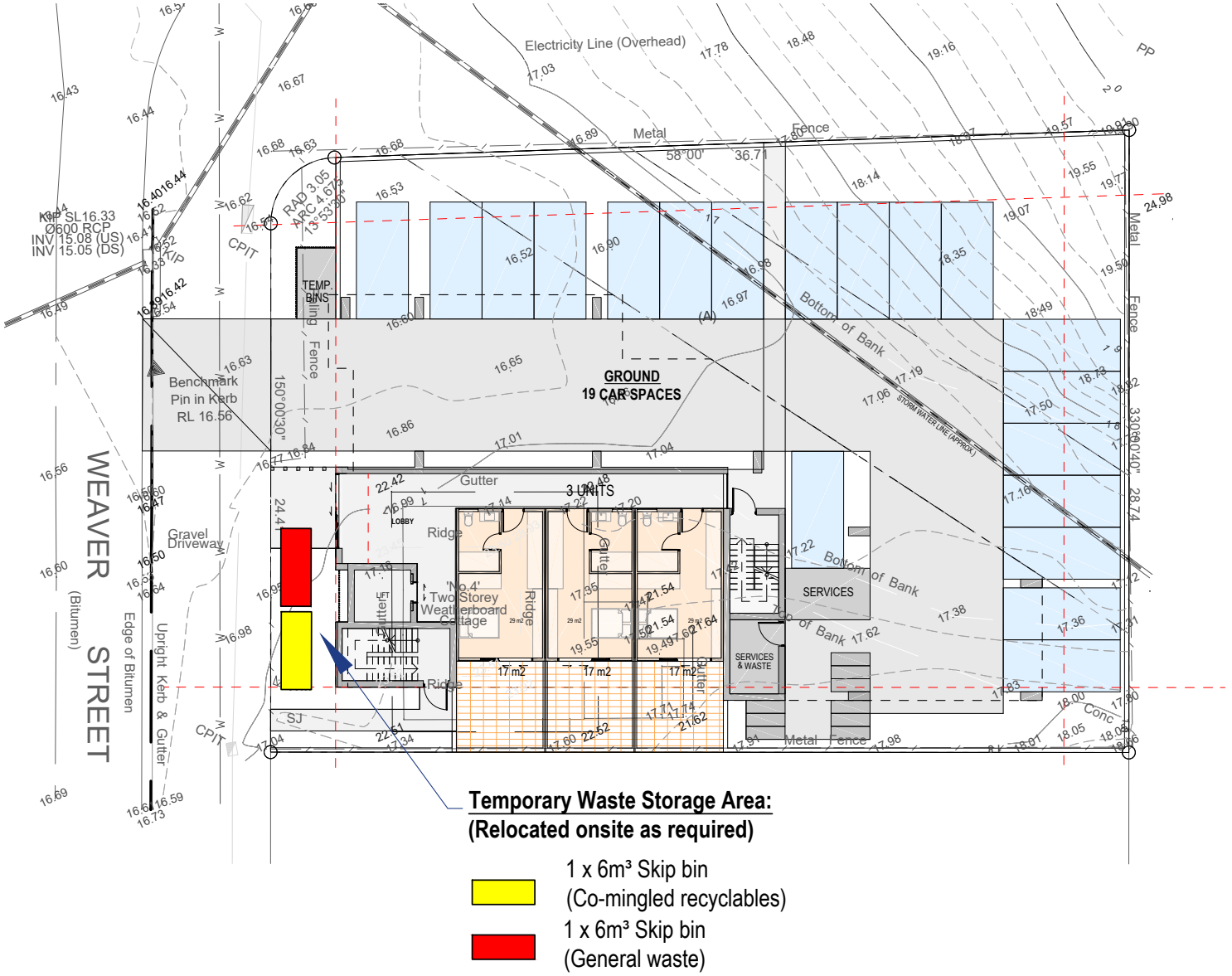
Lot 17 DP 17964
4 Weaver Street
Lismore NSW

HMC2025.1537
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: Nearmap 2025

PROPOSED LAYOUT O WASTE STORAGE ARE IS GENERAL ONLY ANI IS TO BE CONFIRMED (SITE BY SITE MANAGE

HMC ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION



MINIMISATION AI MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING CONSTRUCTION

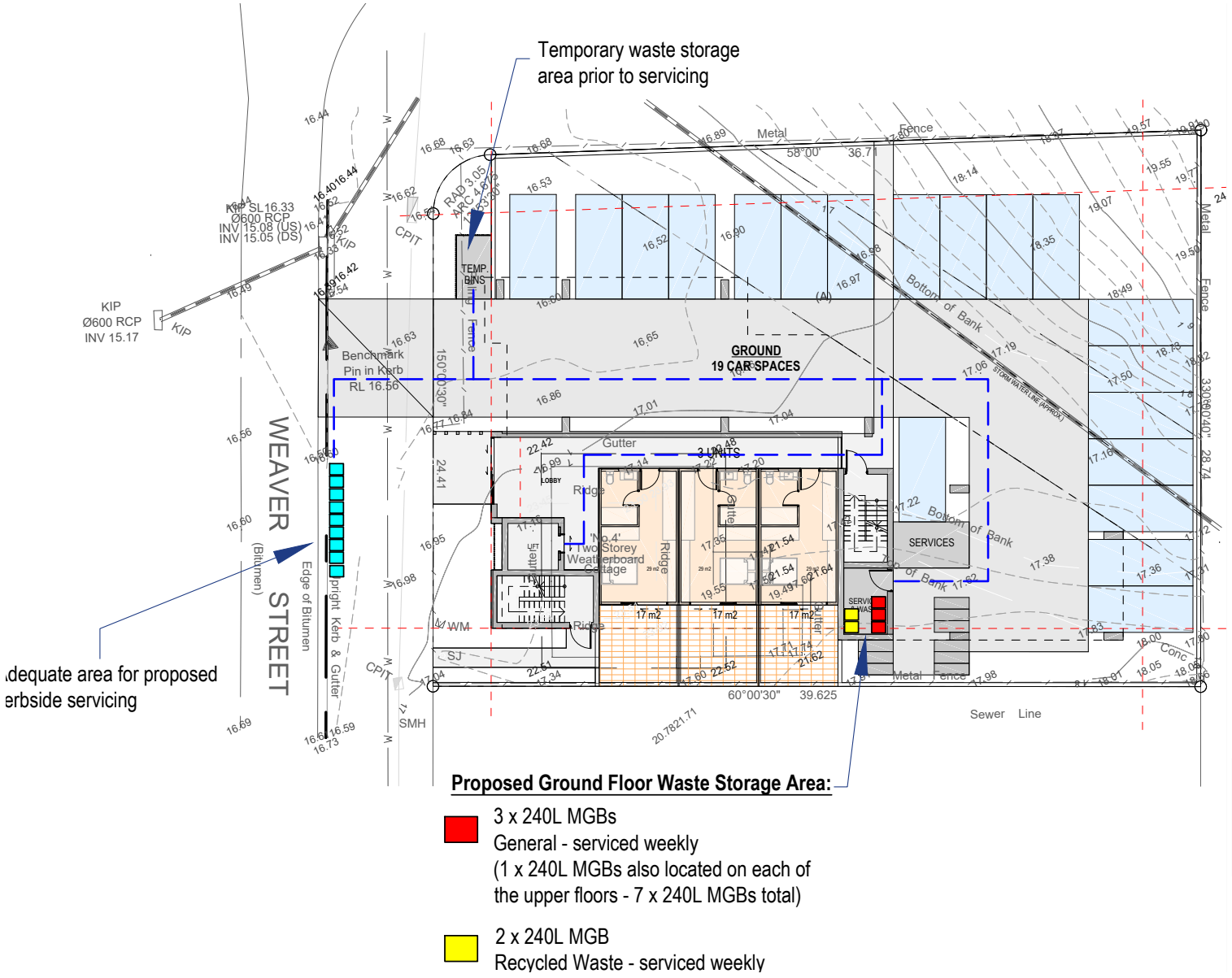
Lot 17 DP 17964
4 Weaver Street
Lismore NSW

HMC2025.1537
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK -
Ground Floor Pl

PROPOSED LAYOUT O WASTE STORAGE ARE IS GENERAL ONLY ANI IS TO BE CONFIRMED SITE BY SITE MANAGE

HMC ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION



MINIMISATION AN MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING OCCUPATIC

Receptacle Path of Travel to Temporar Collection Point

Construction of the waste storage area would be generally in accordance with the Lismore City DC The waste storage area i to be of weatherproof construction and easy to clean, with provision of cold water supply and wastewater discharged t sewer.

Lot 17 DP 17964
4 Weaver Street
Lismore NSW

HMC2025.1537
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK - Ground Floor Pla

PROPOSED LAYOUT OI WASTE STORAGE ARE IS GENERAL ONLY AND IS TO BE CONFIRMED C SITE BY SITE MANAGE

HMC
ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 6 – TYPICAL BIN SIZES

CONTAINER SPECIFICATIONS

Plastic (polyethelene)

Capacity	120L	240L	660L	1100L
Height	0.92m	1.075m	1.235m	1.485m
Width	0.54m	0.58m	1.36m	1.36m
Length	0.62m	0.715m	0.765m	1.07m
Weight	9.5kg	13.5kg	45kg	65kg

**Availability of the complete suite of bin sizes varies across states. Sizes are approximate measurements and may vary by location.*



BIN SIZES

2m3 Skip Bin

Height: 0.86m
Length: 1.8m
Width: 1.4m

Safe working load: 2 tonne



4m3 Skip Bin

Height: 1m
Length: 3.1m
Width: 1.75m

Safe working load: 4 tonne

7m3 Skip Bin

Height: 1.2m
Length: 4.1m
Width: 1.85m

Safe working load: 7 tonne



10m3 Skip Bin

Height: 1.6m
Length: 4.5m
Width: 1.85m

Safe working load: 10 tonne

16m Hook Lift

Height: 1.2m
Length: 6m
Width: 2m

Safe working load: 13 tonne



*16m bins have an opening at one end of the skip for easy access e.g. wheelbarrows, labourers etc.

APPENDIX 7 - PHOTOGRAPHIC LOG

Photo No. 1	Date 24.07.2025
Description: View southeast overlooking the existing raised weatherboard dwelling to be demolished.	

Photo No. 2	Date 24.07.2025
Description: View southwest overlooking the raised weatherboard dwelling to be demolished.	

Photo No. 3	Date 24.07.2025

Description:
View northwest overlooking the vacant lawn area at the rear of the existing dwelling.



Photo No. 4	Date 24.07.2025

Description:
View south along the western boundary and Weaver Street Frontage.



APPENDIX 8 – CRANE POINT EXAMPLE


PRESTON HIRE
SUPERDECK

APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

Ner
Qld 4
Pho
(07) 5533 2
(07) 5533 2
En
info@proskips.co
A
89 114 580

Environmental Policy

Proskips is one of the Gold Coasts leading waste management and recycling companies. We specialise in construction and demolition waste. The company is locally owned and operates it's own waste transfer station. As a responsible corporate citizen we have chosen to work closely with the Environmental protection agency to adopt it's best business practice methods of dealing with all our C&D waste.

The EPA classify all waste transfer stations with a capacity of 20,000t or more a year to be an ERA-82 (environmentally relevant activity) and as such are required to be licensed by the EPA. Proskips engaged a national environmental planning agency "Planit Consulting" to lodge both the development application to the Gold Coast City Council and the ERA-82 (waste transfer station) to the EPA

The reason we have chosen to go to the expense and time of operating our own waste transfer station is one of economics, which at the same time is good for the environment. We have taken what we believe are the best methods from both European and Australia companies to develop our methods of dealing with C&D waste.

Our goal is to recycle 95% of all waste that comes into the transfer station, with only 5% going to landfill. The break up of our waste is as follows-:

20%	Concrete and Hardcore
20%	Wood
20%	Soil
10%	Green waste
10%	Metal
10%	Plastic
4%	Cardboard & Paper
3%	Gyprock
3%	Other

Recycling Methods

Concrete: All concrete and hardcore is crushed through an impact crusher and screened to several small aggregates and roadbase and is sold back to the building industry for drainage, walls, under slabs etc.

Wood/Green waste: The wood is transported to Rocky Point power station which is then used to generate power for the sugar mill with the excess power being sold to the national grid.

Soil: The soil is screen through a 10mm trommel and sold to landscape gardeners and builders.

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

Qld
(07) 5533
(07) 5533
info@proskips.
89 114 58

Metal: The metal is separated into copper, aluminium, heavy gauge steel and pig metal then sold to One Steel to be melted down.
Cardboard: All cardboard is transported to Amcor recycling at Molendinar.
Gyprock: The gyprock is transported to Marlyn Compost at Jacobs Well where it is grinded down and added to garden soil and mulches.
Plastic: Landfill
Other: Landfill

This has been a brief outline of our recycling practices, as you can see when using the services of Pro Skips you can be confident of an environmentally conscious business.

These methods of collecting and recycling C&D waste will be adopted for all Constructions jobs on the Gold Coast. I have read through all the criteria for the Green Star rating system, where they are looking for 80% recycling by weight. We can easily achieve this for you as we currently recycle 80-90% by volume – in real terms this would amount to 95% recycling by weight as the only waste we send to landfill is very light after we have taken sand, soil, metal & concrete out of the equation.

To comply with the green star rating system we can give you a monthly environmental report to show the breakdown of waste generated from each job and percentage of waste recycled.

I trust this meets with your approval and assuring you of our best attention at all times

Yours sincerely

John Sheerin
Director

APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST

NSW GOVERNMENT WorkCover

Work Health and Safety Act 2011 (WHS Act) –
Work Health and Safety Regulation 2011 (WHS Regulation)

Asbestos and demolition checklist

Completed by		**Date**		**Time**	
Company name		**Nominated supervisor**			
Site address		**Contact number**			

On completion of the asbestos removal work, a clearance inspection will be performed by:

Name		**Contact number**	

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Will fencing stop unauthorised entry?	298				
Does site signage show an after hours contact number?	308 and 469				
Are adequate facilities available for workers (toilets, meal area, drinking water, means to wash hands)?	41				
Is there an adequate first aid kit available?	42				
Is someone trained in first aid?	42				
Is there a readily available competent supervisor on-site?	459 and 529				
Does the contractor hold the correct licence for the work being undertaken?	485 and 487				
Has the work been notified to WorkCover NSW?	142 and 466				
Are work surfaces and access ways clear of debris and trip hazards?	40				
Is there an asbestos removal control plan prepared (if needed)?	464				
Are there arrangements (eg health and safety representative, health and safety committee or other agreed arrangements) to consult with workers on safety matters?	Sections 47 – 49 of the WHS Act				

WORK SAFE HOME SAFE

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Have safe work method statements been prepared?	299				
Has asbestos been identified and noted in the workplace asbestos register?	450 – 453 and 463				
Do all persons working with asbestos have correct training/qualifications?	460				
Do all workers have construction induction cards?	316				
Is plant inspected on a regular basis?	213				
Do plant operators have high risk work licences (if required)?	81				
Is correct personal protective equipment provided and used?	44				
Have all services been disconnected?	163				
Is dust generated by demolition activity controlled?	35				
Are workers prevented from falling through penetrations?	78				
Are exclusion zones or overhead protection in place to stop building debris from falling on workers below?	54				
Is a compliant scaffold provided?	225				
Has the handover certificate been provided for the scaffold?	225				
Are there arrangements for an inspection to be carried out, after asbestos is removed, by an independent licensed assessor or competent person?	473				
Has notification of asbestos removal been given to the neighbours?	467				
Has health monitoring for workers been undertaken by a licensed medical practitioner? NB: A transitional period has been implemented for this requirement. Must be completed within 12 months from 1 January 2012.	435				
Notes:					

Catalogue No. **WC03832** WorkCover Publications Hotline **1300 799 003**
WorkCover NSW, 92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252 | WorkCover Assistance Service **13 10 50**
Website **workcover.nsw.gov.au**

ISBN 978 1 74341 158 2 ©Copyright WorkCover NSW 1012

ENVIRONMENTAL CONSULTING Pty Ltd

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

October 2025

Prepared for: 4WS (No1) The Weaver St Unit Trust

Lots 18 & 19 DP 17964
6-8 Weaver Street
Lismore NSW

HMC2025.1536.02

RE: Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

HMC Environmental Consulting Pty Ltd is pleased to present our Site Waste Minimisation and Management Plan at the abovementioned site. We trust this report meets with your requirements. If you require further information, please contact HMC Environmental Consulting directly on the numbers provided.

HMC Environmental Consulting		PH:	0755 368 863
Suite 29, Level 2, 75-77 Wharf Street		Email:	admin@hmcenvironment.com.au
PO Box 311		Web:	www.hmcenvironment.com.au
Tweed Heads NSW 2485		ABN:	60 108 085 614
Title:	Site Waste Minimisation and Management Plan		
Job No:	2025.1536.02		
Client:	4WS (No1) The Weaver St Unit Trust		

Document Record:				
Version	Date	Prepared by	Checked by	Issued by
Draft Issue A	09.09.2025	MF		MJ
Final Issue A	21.10.2025	MF		MJ

Distribution List	Date	Version	Comments
4WS (No 1) Pty Ltd	09.09.2025	Draft Issue A	For Review
4WS (No 1) Pty Ltd	21.10.2025	Final Issue A	Final

This report should be cited as '*HMC Environmental Consulting (2025), Site Waste Minimisation and Management Plan, Lots 18 & 19 DP 17964: 6-8 Weaver Street, Lismore NSW, NSW. Report No. HMC2025.1536.02.*'

COPYRIGHT
© HMC Environmental Consulting Pty Ltd, 2025
All intellectual property and copyright reserved.
Apart from any fair dealing for the purpose of private study, research, criticism, or review, as permitted under the Copyright Act, 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission.
Enquiries should be addressed to HMC Environmental Consulting Pty Ltd.

TABLE OF CONTENTS

1 INTRODUCTION 5
1.1 Site Information 5
1.2 Aim 5
1.3 Objectives 6
2 STATUTES AND POLICY 6
2.1 Relevant Legislation & Guidelines 6
3 HAZARDOUS MATERIALS 8
4 WASTE GENERATION 9
4.1 Demolition Stage 9
4.2 Construction Stage 10
4.3 Occupation Stage 11
5 WASTE STORAGE REQUIREMENTS 12
5.1 Demolition Stage 12
5.2 Construction Stage 12
5.3 Occupation Stage 13
6 BIN IDENTIFICATION AND SIGNAGE 13
6.1 Signage 13
7 EDUCATION & EVALUATION 13
7.1 Information & Awareness 13
8 REVIEW & MONITORING 14
8.1 Monitoring of Waste Management 14
8.1.1 Occupation 14
8.2 Review of WMP 14
9 RECOMMENDATIONS 14
10 CONCLUSION 15
11 LIMITATIONS 15
12 SIGNATURE 15
13 APPENDICES 16
APPENDIX 1 - LOCATION MAPS 17
APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT 20
APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION 21
APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION 22
APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION 23
APPENDIX 6 – TYPICAL BIN SIZES 24
APPENDIX 7 - PHOTOGRAPHIC LOG 27
APPENDIX 8 – CRANE POINT EXAMPLE 31
APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY 33
APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST 34

LIST OF TABLES

Table 1 Project Summary 5
Table 2 Environmental Legislation and Policy Specific to Waste Management 6
Table 3 Management of Hazardous Materials 8
Table 4 Demolition Stage – Waste Generation/Recycling Potential 10
Table 5 Estimated Waste Generation – Construction 11
Table 6 Estimated Waste Generation – Occupation 11
Table 7 Recommended Waste Storage Receptacles –Demolition Stage 12
Table 8 Recommended Waste Storage Bins - Construction 12
Table 9 Recommended Waste Storage Bins - Occupation 13
Table 10 Summary of Waste Management Recommendations 14

KEY CONTACTS

Company/Name	Contact Details	Phone Number/contacts	Available:
HMC Environmental Consulting	Mark Tunks	0408 279212	Business Hours
Lismore City Council	Council Offices	(02) 6625 0500 council@lismore.nsw.gov.au	Mon - Fri 8.30am to 4.30pm
Lismore Recycling and Recovery Centre	313 Wyrallah Road East Lismore NSW 2480	(02) 6625 0500	Monday to Friday: 7.30am to 3.30pm Weekends: 9.00 am to 4.00pm
Richmond Waste	Tony Martin	(02) 6621 7431	Mon - Fri 7am - 4pm
Project Manager	TBA	TBA	TBA
Maintenance Manager	TBA	TBA	TBA

ENVIRONMENTAL EMERGENCY RESPONSE CONTACTS

Organisation	Incident	Contact
Ambulance	Injury/Illness	000 land line 112 mobile
Fire Brigade – Emergencies	Fire Chemical/hazardous waste spill	000
NSW Environment Protection Authority	Pollution	1300 130 372
Lismore City Council	Pollution (Environmental Health)	(02) 6625 0500 council@lismore.nsw.gov.au

ABBREVIATIONS

LCC	Lismore City Council
ACM	Asbestos containing material
EPA	Environmental Protection Authority
HMC	HMC Environmental Consulting Pty Ltd
LRV	Large Rigid Vehicle. Also known has a Heavy Rigid Vehicle (HRV). Typical length of 12.5m and a height of 4.5m
MGB	Mobile Garbage Bin
MRV	Medium Rigid Vehicle. Typical length of 8.8m and a height of 4.5m
OWMP	Operational Waste Management Plan
Proponent	4WS (No1) The Weaver St Unit Trust
Site	Lots 18 & 19 DP 17964: 6-8 Weaver Street, Lismore NSW, NSW
SMF	*Synthetic Mineral Fibres*
SWMMP	Site Waste Minimisation and Management Plan
Guidelines	
LDCP 2012	A15 Lismore City DCP 2012
NSW EPA (2012)	*Better Practice Guidelines for Waste Management in Commercial and Industrial Facilities*
WARR	*NSW Waste Avoidance and Resource Recovery Strategy 2021*

1 INTRODUCTION

HMC Environmental Consulting (HMC) has been engaged by 4WS (No1) The Weaver St Unit Trust on behalf of the proponent, 4WS (No1) The Weaver St Unit Trust, to provide a Site Waste Minimisation and Management Plan (SWMMP) for a proposed Lismore Health Accommodation Precinct for the site located at Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

The proposed development would involve the amalgamation of the two existing lots for the construction of a five-storey medical accommodation building, ancillary to the surrounding medical practices and Lismore Base Hospital. The structure would include ground floor carparking and a single unit, and four stories of accommodation units (total 48 units total including 1 managers residence), along with communal living and laundry spaces. Each unit is single bedroom, single bathroom spaces. There are two existing dwellings on the subject site which would be demolished to facilitate the new development.

The SWMMP is to be used to assist in the management of waste storage and collection for the purpose of maximising reuse/recycling, improving the services and safety of the contractors, improving the amenity of the area, and to reduce costs of waste management.

1.1 SITE INFORMATION

Table 1 Project Summary

Site Address	6-8 Weaver Street, Lismore NSW
Property description	Lots 18 & 19 DP 17964
Report commissioned by	4WS (No1) The Weaver St Unit Trust
Existing buildings/structures on site	Two existing Dwellings
Zoning	R3 - Medium Density Residential
Local Government Authority	Lismore City
Proposed development	Proposed Lismore Health Accommodation Precinct Waste would be generated during the Demolition, Construction and Occupation stages of the development. The location of the site, its topographic features and relationship with adjoining development is shown on the map and aerial photograph in Appendix 1.
This development achieves the waste objectives set out in A15 Lismore City DCP 2012. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as LCC, NSW EPA or Safework NSW.	

1.2 AIM

The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition, construction and operation activities associated with the proposed Lismore Health Accommodation Precinct and facilitate effective ongoing waste management practices consistent with the principles of Ecologically Sustainable Development (ESD).

1.3 OBJECTIVES

This Site Waste Minimisation and Management Plan (SWMMP) has been prepared in alignment with the aims, objectives, and guidelines of the NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2021, as well as relevant environmental legislation and policies specific to waste management. The overarching objectives and targets of these guidelines are as follows:

1. To maximise resource recovery and minimise residual waste
2. To maximise reuse and recycling of materials
3. To minimise waste generation
4. To ensure appropriate storage and collection of waste
5. To minimise the environmental impacts associated with waste management
6. To avoid illegal dumping
7. To promote improved project management.

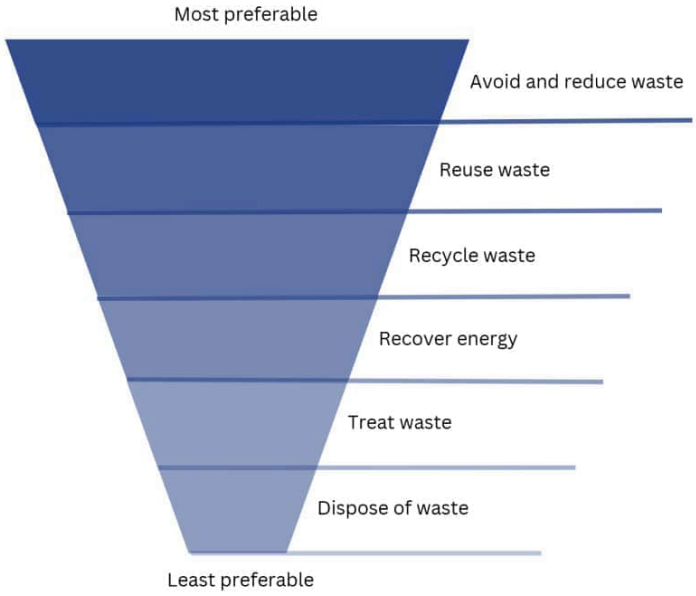


Figure 1 – The waste hierarchy: NSW Waste Avoidance and Resource Recovery Act 2001

2 STATUTES AND POLICY

2.1 RELEVANT LEGISLATION & GUIDELINES

Table 2 Environmental Legislation and Policy Specific to Waste Management

Legislation	Details	Approvals/Permits Required
Waste Avoidance and Resource Recovery Act 2001	Repeals the Waste Minimisation and Management Act and replaces a target of 60% reduction in waste to landfill with a process for the preparation of waste strategies which identify more specific targets and objectives for waste reduction.	Compliance must be achieved in relation to waste management during construction. Permits may be required for offsite disposal of

		hazardous or contaminated material.
Contaminated Land Management Act 1997	Provides for the investigation and remediation of contaminated land.	Specific approvals are not required; however, construction works must comply.
Environmentally Hazardous Chemicals Act 1985	Provides for the control of the effect on the environment of chemicals and chemical waste. Scheduled chemicals would not be used in the proposed development.	
Protection of the Environment Operations Act 1997	This Act is the primary NSW environment protection legislation that covers air, noise, water, land, and waste management. It provides a framework to regulate and enforce pollution control in NSW. The Act identifies mechanisms for preventing environmental degradation including, pollution prevention, cleaner production, reduction in discharge levels likely to cause harm to the environment, recycling, and progressive environmental improvement. The proposed development would adhere to the requirements of this legislation.	
Protection of the Environment Operations (Waste) Regulation 2014	The Waste Regulation 2014 provides for contributions to be paid by occupiers of scheduled waste facilities for each tonne of waste received at the facility or generated in a particular area; exempts certain occupiers or types of waste from these contributions; and allows deductions to be claimed in relation to certain types of waste. It sets out provisions covering: ● record-keeping requirements, measurement of waste and monitoring for waste facilities ● tracking of certain waste ● reporting ● transportation of waste ● transportation and management of asbestos waste ● recycling of consumer packaging ● classification of waste containing immobilised contaminants ● miscellaneous topics.	
A15 Lismore City DCP 2012	Identifies requirement for Site Waste Minimisation and Management Plan and the information to be provided within the SWMMP regarding waste storage and collection facilities and controls. Appendix C within Chapter 15 describes waste generation rates. Appendix G within Chapter 15 provides requirements for location, design, and construction of waste storage rooms. This SWMMP has been prepared to meet the objectives of this DCP.	
NSW Environment Protection Authority *Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities 2012*	Identifies installation and maintenance practices for services and infrastructure for waste handling and collection systems. The systems are aiming to achieve the best possible waste minimisation and resource recovery outcome. The waste management systems identified include effective, efficient, and safe systems for both their ease of use by residents and their ability to be serviced by collection crews.	
Construction and Demolition Waste Guide – Recycling and Reuse Across the Supply Chain Department of Sustainability, Environment, Water Population and Communities 2011	The aim of this guide is to help develop effective markets for materials diverted or derived from the construction and demolition waste stream.	

3 HAZARDOUS MATERIALS

The proposed demolition would include two raised weatherboard and masonry dwellings, along with ancillary paving and fencing. No hazardous waste investigations have been completed on the development site, however given the age of the structures, asbestos containing material (ACM) may be present in the internal linings which would require removal by a Safework NSW Class B licensed contractor.

Management of hazardous material is to occur prior to general demolition, and is to be in accordance with Safework NSW requirements, as detailed in Table 3. Demolition contractors generally have Safework NSW licensed personnel trained for the identification and removal of hazardous waste in demolition projects.

No opportunities for recycling and reuse are available for hazardous materials. Co-mingling of hazardous material is to be prevented. Separate receptacles to be provided and managed in accordance with Safework NSW and Safe Work Australia requirements.

Table 3 Management of Hazardous Materials

Type of Waste	Disposal at approved landfill facility Measures to include, but not limited to:
Hazardous Material: **Asbestos** containing material (ACM) including fibro sheeting & vinyl tiles.	• Identified or suspected (ACM) is to be removed, prepared & disposed of by licensed asbestos handing contractor approved by Safework NSW. • Asbestos material may be disposed at the: Stotts Creek Resource Recovery Centre at Leddays Creek Road, Stotts Creek, 02 66707400 or Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore 1300 87 83 87 A minimum of 24 hours' notice must be given on, prior to the disposal of asbestos to allow Council's Landfill staff to manage the disposal of the asbestos at the facility.
Hazardous Material: **Lead** including lead flashing.	• Use personal respirators according to AS/NZS 1715 and as per Synthetic Mineral Fibre removal in this table. • Structures covered with lead-based paint should be removed intact, as far as possible. • The safe work methods used in removal or demolition will determine how elaborate the containment system should be. • Avoid power tools and any actions which create dust. However, if power tools need to be used, a higher level of containment must be used as opposed to when manual methods, such as scraping is used. • All waste and debris collection and disposal procedures must be clearly stated in the Safe Work Methods Statement. • Disposable suits and any vacuum bags/wet cloths to be appropriately bagged and disposed of as Hazardous Waste.
Hazardous Material: **Mercury** i.e. fluorescent lights	• Remove fluorescent lights intact prior to mechanical demolition. • Any removed lights to be appropriately bagged and disposed of as general waste in domestic quantities only. • Personal Protective Equipment to be worn to minimise dust inhalation and eye/skin irritation. • More information, including how and where fluorescent lights can be recycled, can be found at http://www.fluorocycle.org.au/ or http://www.environment.gov.au/settlements/ waste/lamp-mercury.html. FluoroCycle is a voluntary program established

	by the Commonwealth Government and the Australian Lighting Council to help reduce the number of fluorescent lights going to landfill. ● SUEZ Environment provide a national fluorescent light collection and recycling service to dispose of used fluorescent tubes, HID and CFL light globes.
Hazardous Material: Synthetic Mineral Fibre (SMF) e.g. fibrewool insulation	● Filter mask, goggles, gloves, and disposable coveralls. ● Dust control measure such as use of plastic screen &/or exhaust fan to be used if significant contamination present. ● Disposable suits and any removed insulation to be appropriately bagged and disposed of as general waste.
Hazardous Material: Refrigerants e.g. CFCs HFCs	● All refrigerants should be recovered and either recycled, reclaimed, or returned to supplier, prior to disposal of unit.

4 WASTE GENERATION

4.1 DEMOLITION STAGE

The existing dwellings at 6 Weaver Street (approximately 200m^2) and 8 Weaver Street (approximately 135m^2) are the primary structures to be demolished. Other elements to be removed include fencing, paving, and underground services.

Services (if any) would be disconnected including power, gas and town water supply, and the connection point to the Council sewer would be cut and sealed to prevent groundwater, debris or other material entering Council sewer system.

Initially the Safework NSW licensed demolition contractor would inspect the structure for the presence of asbestos containing materials and other hazardous wastes. These would be removed prior to further demolition occurring.

Demolition would occur over a short period of time (2-3 weeks) to allow subsequent installation of erosion and sediment control prior to site stripping and earthworks for the proposed development.

Waste generation and management activities during the demolition stage would comprise:

- An initial inspection of the structures subject to demolition by a suitably qualified Occupational Hygienist, Safework NSW licenced contractor, or similar to assess hazardous materials including asbestos containing material, lead flashing and paint, synthetic mineral fibres, and refrigerants.
- Any identified hazardous materials to be removed by a Safework NSW licensed contractor prior to demolition to avoid co-mingling with general waste.
- Removal of 2 x Dwellings and other structures following removal of any hazardous material.

Note: Discussions with resource recovery facilities indicate that a minimum 80% resource recovery is provided and may be up to 95% with significant heavy concrete and bricks. Lismore Recycling and Recovery Centre also accepts co-mingled demolition waste with significant resource recovery and recycling rates achieved.

Separation of masonry, brick, concrete from other recyclables is encouraged, with significant savings on resource recovery costs.

Metal, including copper pipe, is also a profitable waste stream with recyclers providing significant returns. The following waste generation volumes have been estimated based on approximate calculations using floor areas and similar demolition sites.

Table 4 Demolition Stage – Waste Generation/Recycling Potential

Material Description	Estimated Volume/Area [1]	Potential Method of Recycling / Reuse
Asbestos Containing Material (bonded fibro)	To be determined on site by Safework NSW licensed contractor	Nil Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore, 1300 87 83 87
Electrical Lighting	<5m^3	Preliminary discussions have confirmed that various resource recovery and recycling facilities are available from contractors operating in the Lismore City Council area including: ● Lismore Recycling and Recovery Centre ● JR Richards & Sons ● Proskips ● Red Neds ● Cliffords Metal Recycling ● Veolia Other demolition contractors would also have preferred resource recovery and recycling options.
Electrical Cable		
Distribution Boards		
Switchboards		
Pipework PVC HPDE Pipe	<100 lineal m	
Tap ware	<2m^3	
Gutters	Approx. 110 lineal m	
Roof metal sheeting	<350m^2	
Timber Trusses & Roof Timber	<50m^3	
Masonry/Brick Walls	<400m^3	
Weatherboard Walls	<150m^3	
Concrete Slab	<250m^2	
Plasterboard/ Other	<40m^3	
Windows/ Doors	Doors <20 Windows <20	
Copper	<100 lineal m	
Fittings/fixtures/PC items	TBC	
Carpet/flooring	<350m^2	

[1] Note: Volumes/areas are indicative only and are subject to change.

4.2 CONSTRUCTION STAGE

Waste generating activities during the construction stage would generally comprise:

- Site stripping & removal of vegetative material
- Erosion and sediment control
- Earthworks including footings and services
- Construction of the multi-storey accommodation building, including building shells, fitouts, carparking and landscaping.

The following typical waste generation figures have been provided based on similar construction sites. As discussed in the previous section, resource recovery centres in the Lismore City Council area indicate that 80-90% by volume (95% by weight) of construction waste is able to be recycled (see Table 5).

Table 5 Estimated Waste Generation – Construction

Type of Waste	Reuse *Estimated Volume or Weight*	Recycling *Estimated Volume or Weight*	Disposal *Estimated Volume or Weight*	Method of Reuse/Recycling or Waste Depot
Excavation Material	<100m^3	-	<200m^3	Waste classification of excavated material would be required prior to removal off-site.
Timber Concrete Bricks/pavers Tiles Metal Glass Furniture Fixtures/fittings Floor coverings	Limited on construction sites.	80-90% construction and demolition waste recycled by resource recovery centres	10-20% Including site office general waste and packaging & debris/offcuts that cannot be recycled	• Lismore Recycling and Recovery Centre • JR Richards & Sons • Proskips • Red Neds • Cliffords Metal Recycling • Veolia
Packaging Green waste organics Containers (cans/glass/plastic) Paper/cardboard Residual waste		<100m^3	<40m^3	80-90% recycled/reused: Lismore Recycling and Recovery Centre

4.3 OCCUPATION STAGE

Waste generating activities during operation/occupation of the proposed development would comprise:

- Operation of the proposed Lismore Health Accommodation Precinct

There are no estimated generation rates outline within Part A Chapter 15 LCC DCP 2012 for the proposed use, therefore a combination of both the rates for Boarding/Guest House and Hotel/Motel/Club (Beds) was used to provide a more realistic generation rate for the proposed development.

The generation rate is based on a conservative ultimate capacity including full occupation of all units seven days a week, which in reality may not be the case.

For the purposes of the proposed development, the waste will be sorted into general waste and co-mingled recyclables.

Table 6 Estimated Waste Generation – Occupation

Location	Waste Generation Rates		Waste Generation Volume	
Health Accommodation Units (48 Units)	Part A Chapter 15 LCC DCP 2012			
	General (L/Unit/Week)	Recycling (L/Unit/Week)	General (L/Week)	Recycling (L/Week)
	40	10	1920	480

5 WASTE STORAGE REQUIREMENTS

The following design storage volume recommendations have been based on the waste generation rates as detailed in the previous section and are provided to establish site suitability.

5.1 DEMOLITION STAGE

During demolition, the site would be secured with safety fencing and demolition waste would be initially placed in waste streams in designated skip bins for transport to the resource recovery centre. Skip bins would be provided for:

- Hazardous waste (if identified)
- Co-mingled waste
- General waste

Any identified Hazardous waste to be separated and managed in accordance with Safework NSW requirements (e.g., no co-mingling, wetting, wrapping ACM).

Discussions with demolition contractors indicates that direct loading into transport vehicles does occur for both co-mingled demolition waste and waste is also sorted on site. With the volumes of bricks, roof tiles, and concrete waste on this site, loads of this heavy material may be transported directly to resource recovery facilities for recycling.

Table 7 Recommended Waste Storage Receptacles –Demolition Stage

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point (1)
Recycling & General Waste Service	● 1 x 6m^3 skip bin for general waste (includes site office) ● 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	● 1 x 6m^3 skip bin serviced on demand for general waste ● 1 x 6m3 skip bin serviced on demand for co-mingled building waste ● 1 x 6m^3 skip bin serviced on demand for hazardous waste (if required).

(1) Direct loading into transport vehicles for transport to landfill/resource recovery facility/recyclers would reduce required waste storage receptacles and servicing arrangements.

5.2 CONSTRUCTION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 4.

The construction would be staged. As the construction proceeds above ground, a tower crane, mobile crane, waste points (Preston Hire Super Deck or similar) or other suitable method would be provided. Smaller 4-6m^3 or similar skip bins would be used as appropriate with the ongoing waste point configuration.

Table 8 Recommended Waste Storage Bins - Construction

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point
Recycling & General Waste Service	● 1x 6m^3 skip bin for general waste (includes site office) ● 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	● 1 x 6m^3 skip bin serviced on demand for general waste ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste

5.3 OCCUPATION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 5.

Waste will be sorted within each unit and transported to the waste room on each floor by guests/residents or staff/manager. Each waste/storage room will contain a general waste MGB and a dedicated receptacle for recyclable waste which will be transported to the waste room on the ground floor into the recycling MGBs. Additional MGBs will also be located on the ground floor to swap out for any full bins on the upper levels. The general waste MGBs will be easily manoeuvrable and transported between the levels via the proposed lift access. A temporary bins storage area has been allocated adjacent to the driveway access for the storage of the bins prior to servicing.

Green waste generated from general property maintenance would be collected and transported to an appropriate waste disposal facility by contracted gardens or the property manager.

It is recommended that the waste management system be monitored in the initial stages to ensure that sufficient bins and servicing have been provided to handle the waste generated. The estimated waste storage is based on ultimate capacity. Depending on occupancy, ultimate capacity may not be achieved for a period of time. Should waste generation in any waste stream exceed estimates, additional receptacles or increased servicing above proposed weekly frequency is able to be provided.

Table 9 Recommended Waste Storage Bins - Occupation

Waste Type	Estimated waste generation (L/Week)	Proposed Receptacle Size at Collection Point
General Waste	1920	8 x 240L MGB serviced weekly
Co-Mingled Recycled Waste	480	2 x 240L MGB serviced weekly

Bins would be wheeled to the adjacent roadside kerb along Weaver Street for collection. Existing waste servicing is conducted along this roadway.

Construction of the waste storage areas would be in accordance with Appendix G within Chapter 15 of A15 Lismore City DCP 2012.

6 BIN IDENTIFICATION AND SIGNAGE

6.1 SIGNAGE

All bins, collection facilities will be clearly marked with labels, colour coding, symbols, and words. Signs will be highly visible.

Signage should be consistent with those used at garbage storage areas.

7 EDUCATION & EVALUATION

7.1 INFORMATION & AWARENESS

It is good practice for all sub-contractors, staff and guests to be made aware of the aims and benefits of the waste minimisation program to encourage maximum participation.

Several strategies can be used to avoid mistakes when separating waste and recyclables and make sure bins and equipment are used correctly. These include:

- using clear signage with consistent design and colours in waste storage areas and on bins (standard signage).
- The staff and guests would be responsible for the proper separation of waste, waste storage area and collection. The staff are to be also responsible for having the receptacles out for collection at the nominated collection point.

8 REVIEW & MONITORING

8.1 MONITORING OF WASTE MANAGEMENT

Waste monitoring is necessary to assess whether the strategies implemented have been effective in achieving the WMP's aims.

8.1.1 Occupation

Ongoing regular monitoring would be undertaken by the waste supervisor with input from staff and waste contractors. Community feedback would also be assessed via complaints and other consultation.

8.2 REVIEW OF WMP

This WMP will be reviewed and updated, if necessary, using the results of monitoring of the waste volume and type being generated.

The review will also address and reflect:

- changes or requests directed by local or state authorities i.e., Lismore City Council, State Government Departments;
- changes in the environment.
- changes in generally accepted environmental management practices.
- changes in legislation
- new risks to the environment or public health.
- any pollution or contamination events.

9 RECOMMENDATIONS

The waste storage and servicing recommendations, as detailed in this report, are summarised below:

Table 10 Summary of Waste Management Recommendations

Project Stage	Activity	Waste Storage/Servicing
Demolition	Skip bins for: ● General waste ● Co-mingled demolition waste Recycling of building materials where possible	Site fenced & skip bins located for collection. ● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste. ● 1 x 6m^3 skip bin for hazardous waste (if required)
Construction	Building Servicing/trenching Waste offcuts, packaging, excess materials, Site office	● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste.
Occupation	Proposed Lismore Health Accommodation Precinct	General Waste: ● 8 x 240L MGBs serviced weekly. Recyclable Waste: ● 2 x 240L MGBs serviced weekly.

(1) Indicative receptacle size and servicing only final volumes would depend on business, event frequency and other factors including adherence to signage and waste recycling practices. Other waste receptable configuration and servicing may be applicable to meet ongoing waste generation.

10 CONCLUSION

A review of the plans shows there is adequate area available on the site to provide suitable storage facilities for waste generated during the operation of the proposed Lismore Health Accommodation Precinct. Significant emphasis has been placed on eco-friendly waste generation and management strategies including composting and waste minimisation.

Sections 4 & 5 of this report demonstrate that the expected waste storage and collection services are generally compliant with the waste storage volumes estimates within *A15 Lismore City DCP 2012 (LDCP 2012)*, while based on site specific waste information. Close monitoring of the waste levels is required to ensure that the servicing is adequate, with ample opportunities to increase the bin sizes and servicing frequency available via private waste contractors.

The proposed waste management arrangements within this report are considered adequate for the purposes of the proposed development to be located at Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

11 LIMITATIONS

The information within this document is and shall remain the property of HMC Environmental Consulting Pty Ltd.

This document was prepared for the sole use of client and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of HMC Environmental Pty Ltd and client.

Your report is based on the assumption that the site conditions as revealed through a site inspection and review of plans are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary.

Because a report is based on conditions which existed at the time of the inspection, decisions should not be based on a report whose adequacy may have been affected by time, natural processes and the activities of man.

12 SIGNATURE

This report has been prepared by Mark Tunks, Principal of HMC Environmental Consulting Pty. Ltd. Note that HMC Environmental Consulting holds current Professional Indemnity Insurance to 4th August 2026.



Mark Tunks
Principal

21 October 2025
Completion Date

13 APPENDICES

See following pages

APPENDIX 1 - LOCATION MAPS



Figure 2 - Surrounding Area (Source: Nearmap, 2025)



Figure 3 – Subject Site (Source: Nearmap 2025)

APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT



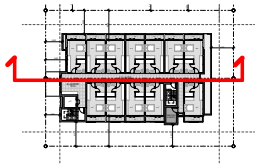
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A

LEVEL 1 - GROUNI

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 REV E





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:150@A

SECTIONS

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION



MINIMISATION AI
MANAGEMENT
PLAN

TEMPORARY WAST
STORAGE AREA
DURING DEMOLITIC

Proposed
Demolition Area

Lots 18 & 19 DP 179
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: Nearmap 2025

PROPOSED LAYOUT O
WASTE STORAGE ARE
IS GENERAL ONLY ANI
IS TO BE CONFIRMED
SITE BY SITE MANAGE

HMC
ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION



MINIMISATION AI MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING CONSTRUCTION

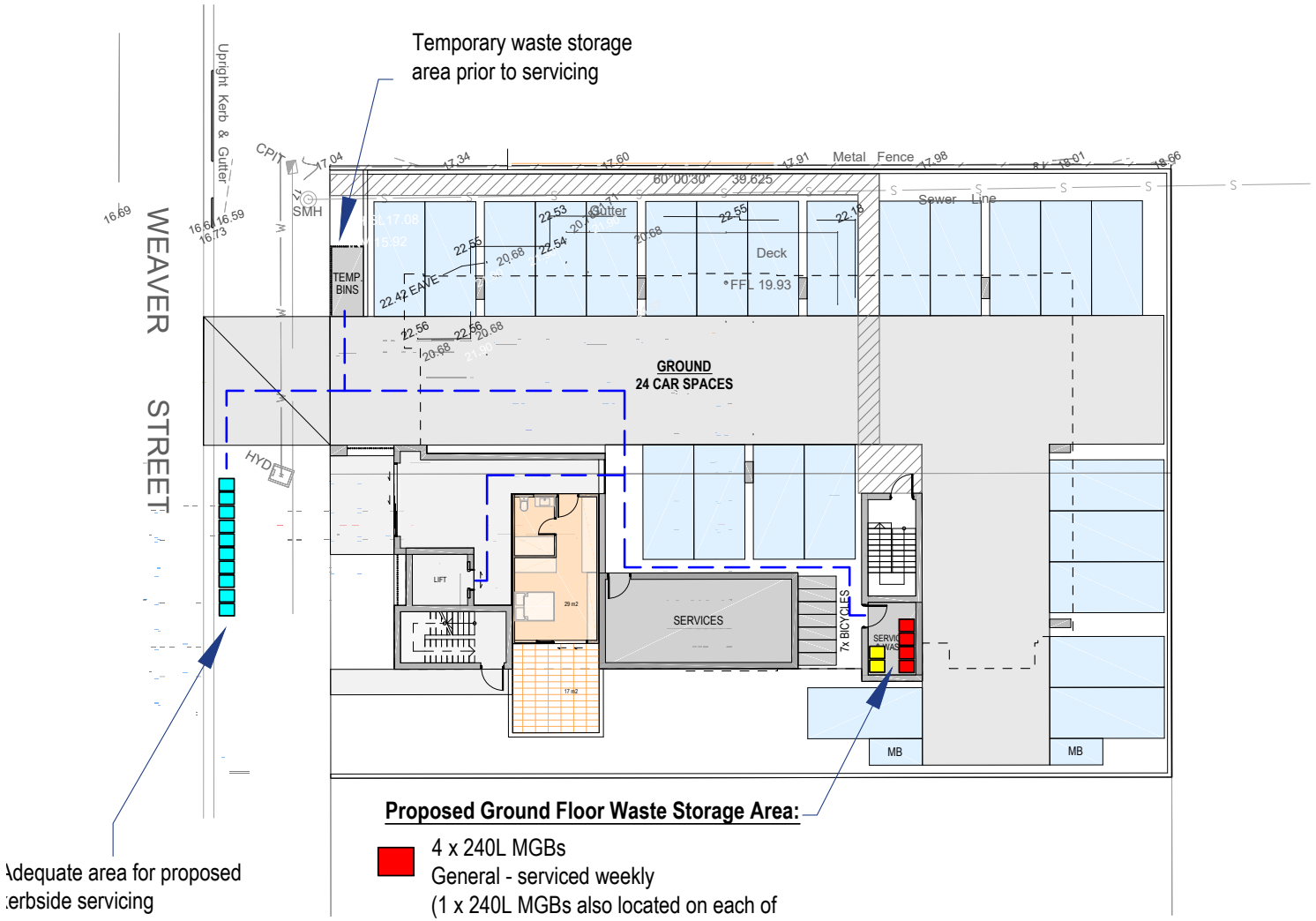
Lots 18 & 19 DP 179(
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK -
Ground Floor Pl

PROPOSED LAYOUT O WASTE STORAGE ARE IS GENERAL ONLY ANI IS TO BE CONFIRMED (SITE BY SITE MANAGE

HMC ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION



MINIMISATION AN MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING OCCUPATIC

Receptacle Path of Travel to Temporar Collection Point

Construction of the waste storage area would be generally in accordance with the Lismore City DC The waste storage area i to be of weatherproof construction and easy to clean, with provision of cold water supply and wastewater discharged t sewer.

Lots 18 & 19 DP 1796
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK - Ground Floor Pla

PROPOSED LAYOUT OI WASTE STORAGE ARE IS GENERAL ONLY AND IS TO BE CONFIRMED C SITE BY SITE MANAGE

HMC ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 6 – TYPICAL BIN SIZES

CONTAINER SPECIFICATIONS

Plastic (polyethelene)

Capacity	120L	240L	660L	1100L
Height	0.92m	1.075m	1.235m	1.485m
Width	0.54m	0.58m	1.36m	1.36m
Length	0.62m	0.715m	0.765m	1.07m
Weight	9.5kg	13.5kg	45kg	65kg

**Availability of the complete suite of bin sizes varies across states. Sizes are approximate measurements and may vary by location.*



BIN SIZES

2m3 Skip Bin

Height: 0.86m
Length: 1.8m
Width: 1.4m

Safe working load: 2 tonne



4m3 Skip Bin

Height: 1m
Length: 3.1m
Width: 1.75m

Safe working load: 4 tonne

7m3 Skip Bin

Height: 1.2m
Length: 4.1m
Width: 1.85m

Safe working load: 7 tonne



10m3 Skip Bin

Height: 1.6m
Length: 4.5m
Width: 1.85m

Safe working load: 10 tonne

16m Hook Lift

Height: 1.2m
Length: 6m
Width: 2m

Safe working load: 13 tonne



*16m bins have an opening at one end of the skip for easy access e.g. wheelbarrows, labourers etc.

APPENDIX 7 - PHOTOGRAPHIC LOG

Photo No. 1	Date 24.07.2025

Description:
View east overlooking the existing raised dwelling at 6 Weaver Street to be demolished.



Photo No. 2	Date 24.07.2025

Description:
View west overlooking the existing raised dwelling at 6 Weaver Street to be demolished.



Photo No. 3	Date 24.07.2025

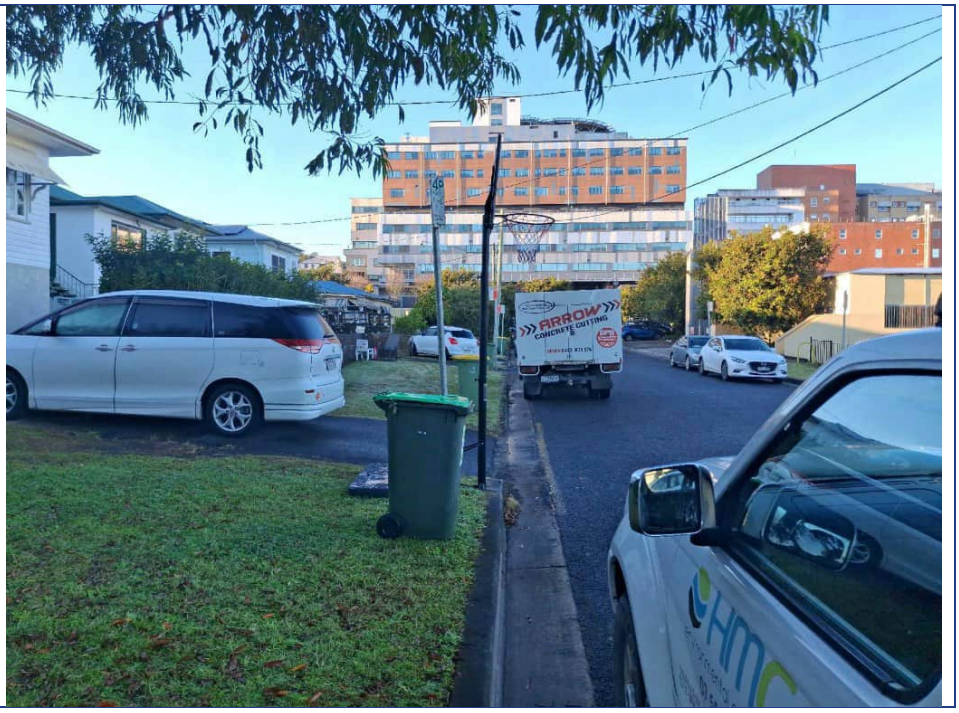
Description:
View northeast overlooking the existing raised dwelling at 8 Weaver Street to be demolished.



Photo No. 4	Date 24.07.2025

Description:
View southwest overlooking the existing raised dwelling at 8Weaver Street to be demolished.



Photo No. 5	Date 24.07.2025
Description: View south along the western boundary and Weaver Street Frontage.	

APPENDIX 8 – CRANE POINT EXAMPLE


PRESTON HIRE
SUPERDECK

APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

Ner
Qld 4
Pho
(07) 5533 2
(07) 5533 2
En
info@proskips.co
A
89 114 580

Environmental Policy

Proskips is one of the Gold Coasts leading waste management and recycling companies. We specialise in construction and demolition waste. The company is locally owned and operates it's own waste transfer station. As a responsible corporate citizen we have chosen to work closely with the Environmental protection agency to adopt it's best business practice methods of dealing with all our C&D waste.

The EPA classify all waste transfer stations with a capacity of 20,000t or more a year to be an ERA-82 (environmentally relevant activity) and as such are required to be licensed by the EPA. Proskips engaged a national environmental planning agency "Planit Consulting" to lodge both the development application to the Gold Coast City Council and the ERA-82 (waste transfer station) to the EPA

The reason we have chosen to go to the expense and time of operating our own waste transfer station is one of economics, which at the same time is good for the environment. We have taken what we believe are the best methods from both European and Australia companies to develop our methods of dealing with C&D waste.

Our goal is to recycle 95% of all waste that comes into the transfer station, with only 5% going to landfill. The break up of our waste is as follows-:

20%	Concrete and Hardcore
20%	Wood
20%	Soil
10%	Green waste
10%	Metal
10%	Plastic
4%	Cardboard & Paper
3%	Gyprock
3%	Other

Recycling Methods

Concrete: All concrete and hardcore is crushed through an impact crusher and screened to several small aggregates and roadbase and is sold back to the building industry for drainage, walls, under slabs etc.

Wood/Green waste: The wood is transported to Rocky Point power station which is then used to generate power for the sugar mill with the excess power being sold to the national grid.

Soil: The soil is screen through a 10mm trommel and sold to landscape gardeners and builders.

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

N
Qld
P
(07) 5533
(07) 5533
info@proskips.
89 114 58

Metal: The metal is separated into copper, aluminium, heavy gauge steel and pig metal then sold to One Steel to be melted down.
Cardboard: All cardboard is transported to Amcor recycling at Molendinar.
Gyprock: The gyprock is transported to Marlyn Compost at Jacobs Well where it is grinded down and added to garden soil and mulches.
Plastic: Landfill
Other: Landfill

This has been a brief outline of our recycling practices, as you can see when using the services of Pro Skips you can be confident of an environmentally conscious business.

These methods of collecting and recycling C&D waste will be adopted for all Constructions jobs on the Gold Coast. I have read through all the criteria for the Green Star rating system, where they are looking for 80% recycling by weight. We can easily achieve this for you as we currently recycle 80-90% by volume – in real terms this would amount to 95% recycling by weight as the only waste we send to landfill is very light after we have taken sand, soil, metal & concrete out of the equation.

To comply with the green star rating system we can give you a monthly environmental report to show the breakdown of waste generated from each job and percentage of waste recycled.

I trust this meets with your approval and assuring you of our best attention at all times

Yours sincerely

John Sheerin
Director

APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST

NSW GOVERNMENT WorkCover

Work Health and Safety Act 2011 (WHS Act) –
Work Health and Safety Regulation 2011 (WHS Regulation)

Asbestos and demolition checklist

Completed by		**Date**		**Time**	
Company name		**Nominated supervisor**			
Site address		**Contact number**			

On completion of the asbestos removal work, a clearance inspection will be performed by:

Name		**Contact number**	

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Will fencing stop unauthorised entry?	298				
Does site signage show an after hours contact number?	308 and 469				
Are adequate facilities available for workers (toilets, meal area, drinking water, means to wash hands)?	41				
Is there an adequate first aid kit available?	42				
Is someone trained in first aid?	42				
Is there a readily available competent supervisor on-site?	459 and 529				
Does the contractor hold the correct licence for the work being undertaken?	485 and 487				
Has the work been notified to WorkCover NSW?	142 and 466				
Are work surfaces and access ways clear of debris and trip hazards?	40				
Is there an asbestos removal control plan prepared (if needed)?	464				
Are there arrangements (eg health and safety representative, health and safety committee or other agreed arrangements) to consult with workers on safety matters?	Sections 47 – 49 of the WHS Act				

WORK SAFE HOME SAFE

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Have safe work method statements been prepared?	299				
Has asbestos been identified and noted in the workplace asbestos register?	450 – 453 and 463				
Do all persons working with asbestos have correct training/qualifications?	460				
Do all workers have construction induction cards?	316				
Is plant inspected on a regular basis?	213				
Do plant operators have high risk work licences (if required)?	81				
Is correct personal protective equipment provided and used?	44				
Have all services been disconnected?	163				
Is dust generated by demolition activity controlled?	35				
Are workers prevented from falling through penetrations?	78				
Are exclusion zones or overhead protection in place to stop building debris from falling on workers below?	54				
Is a compliant scaffold provided?	225				
Has the handover certificate been provided for the scaffold?	225				
Are there arrangements for an inspection to be carried out, after asbestos is removed, by an independent licensed assessor or competent person?	473				
Has notification of asbestos removal been given to the neighbours?	467				
Has health monitoring for workers been undertaken by a licensed medical practitioner? NB: A transitional period has been implemented for this requirement. Must be completed within 12 months from 1 January 2012.	435				
Notes:					

Catalogue No. **WC03832** WorkCover Publications Hotline **1300 799 003**
WorkCover NSW, 92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252 | WorkCover Assistance Service **13 10 50**
Website **workcover.nsw.gov.au**

ISBN 978 1 74341 158 2 ©Copyright WorkCover NSW 1012

ENVIRONMENTAL CONSULTING Pty Ltd

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

PROPOSED LISMORE HEALTH ACCOMMODATION PRECINCT

October 2025

Prepared for: 4WS (No1) The Weaver St Unit Trust

Lots 18 & 19 DP 17964
6-8 Weaver Street
Lismore NSW

HMC2025.1536.02

RE: Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

HMC Environmental Consulting Pty Ltd is pleased to present our Site Waste Minimisation and Management Plan at the abovementioned site. We trust this report meets with your requirements. If you require further information, please contact HMC Environmental Consulting directly on the numbers provided.

HMC Environmental Consulting		PH:	0755 368 863
Suite 29, Level 2, 75-77 Wharf Street		Email:	admin@hmcenvironment.com.au
PO Box 311		Web:	www.hmcenvironment.com.au
Tweed Heads NSW 2485		ABN:	60 108 085 614
Title:	Site Waste Minimisation and Management Plan		
Job No:	2025.1536.02		
Client:	4WS (No1) The Weaver St Unit Trust		

Document Record:				
Version	Date	Prepared by	Checked by	Issued by
Draft Issue A	09.09.2025	MF		MJ
Final Issue A	21.10.2025	MF		MJ

Distribution List	Date	Version	Comments
4WS (No 1) Pty Ltd	09.09.2025	Draft Issue A	For Review
4WS (No 1) Pty Ltd	21.10.2025	Final Issue A	Final

This report should be cited as '*HMC Environmental Consulting (2025), Site Waste Minimisation and Management Plan, Lots 18 & 19 DP 17964: 6-8 Weaver Street, Lismore NSW, NSW. Report No. HMC2025.1536.02.*'

COPYRIGHT
© HMC Environmental Consulting Pty Ltd, 2025
All intellectual property and copyright reserved.
Apart from any fair dealing for the purpose of private study, research, criticism, or review, as permitted under the Copyright Act, 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permission.
Enquiries should be addressed to HMC Environmental Consulting Pty Ltd.

TABLE OF CONTENTS

1 INTRODUCTION 5
1.1 Site Information 5
1.2 Aim 5
1.3 Objectives 6
2 STATUTES AND POLICY 6
2.1 Relevant Legislation & Guidelines 6
3 HAZARDOUS MATERIALS 8
4 WASTE GENERATION 9
4.1 Demolition Stage 9
4.2 Construction Stage 10
4.3 Occupation Stage 11
5 WASTE STORAGE REQUIREMENTS 12
5.1 Demolition Stage 12
5.2 Construction Stage 12
5.3 Occupation Stage 13
6 BIN IDENTIFICATION AND SIGNAGE 13
6.1 Signage 13
7 EDUCATION & EVALUATION 13
7.1 Information & Awareness 13
8 REVIEW & MONITORING 14
8.1 Monitoring of Waste Management 14
8.1.1 Occupation 14
8.2 Review of WMP 14
9 RECOMMENDATIONS 14
10 CONCLUSION 15
11 LIMITATIONS 15
12 SIGNATURE 15
13 APPENDICES 16
APPENDIX 1 - LOCATION MAPS 17
APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT 20
APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION 21
APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION 22
APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION 23
APPENDIX 6 – TYPICAL BIN SIZES 24
APPENDIX 7 - PHOTOGRAPHIC LOG 27
APPENDIX 8 – CRANE POINT EXAMPLE 31
APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY 33
APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST 34

LIST OF TABLES

Table 1 Project Summary 5
Table 2 Environmental Legislation and Policy Specific to Waste Management 6
Table 3 Management of Hazardous Materials 8
Table 4 Demolition Stage – Waste Generation/Recycling Potential 10
Table 5 Estimated Waste Generation – Construction 11
Table 6 Estimated Waste Generation – Occupation 11
Table 7 Recommended Waste Storage Receptacles –Demolition Stage 12
Table 8 Recommended Waste Storage Bins - Construction 12
Table 9 Recommended Waste Storage Bins - Occupation 13
Table 10 Summary of Waste Management Recommendations 14

KEY CONTACTS

Company/Name	Contact Details	Phone Number/contacts	Available:
HMC Environmental Consulting	Mark Tunks	0408 279212	Business Hours
Lismore City Council	Council Offices	(02) 6625 0500 council@lismore.nsw.gov.au	Mon - Fri 8.30am to 4.30pm
Lismore Recycling and Recovery Centre	313 Wyrallah Road East Lismore NSW 2480	(02) 6625 0500	Monday to Friday: 7.30am to 3.30pm Weekends: 9.00 am to 4.00pm
Richmond Waste	Tony Martin	(02) 6621 7431	Mon - Fri 7am - 4pm
Project Manager	TBA	TBA	TBA
Maintenance Manager	TBA	TBA	TBA

ENVIRONMENTAL EMERGENCY RESPONSE CONTACTS

Organisation	Incident	Contact
Ambulance	Injury/Illness	000 land line 112 mobile
Fire Brigade – Emergencies	Fire Chemical/hazardous waste spill	000
NSW Environment Protection Authority	Pollution	1300 130 372
Lismore City Council	Pollution (Environmental Health)	(02) 6625 0500 council@lismore.nsw.gov.au

ABBREVIATIONS

LCC	Lismore City Council
ACM	Asbestos containing material
EPA	Environmental Protection Authority
HMC	HMC Environmental Consulting Pty Ltd
LRV	Large Rigid Vehicle. Also known has a Heavy Rigid Vehicle (HRV). Typical length of 12.5m and a height of 4.5m
MGB	Mobile Garbage Bin
MRV	Medium Rigid Vehicle. Typical length of 8.8m and a height of 4.5m
OWMP	Operational Waste Management Plan
Proponent	4WS (No1) The Weaver St Unit Trust
Site	Lots 18 & 19 DP 17964: 6-8 Weaver Street, Lismore NSW, NSW
SMF	*Synthetic Mineral Fibres*
SWMMP	Site Waste Minimisation and Management Plan
Guidelines	
LDCP 2012	A15 Lismore City DCP 2012
NSW EPA (2012)	*Better Practice Guidelines for Waste Management in Commercial and Industrial Facilities*
WARR	*NSW Waste Avoidance and Resource Recovery Strategy 2021*

1 INTRODUCTION

HMC Environmental Consulting (HMC) has been engaged by 4WS (No1) The Weaver St Unit Trust on behalf of the proponent, 4WS (No1) The Weaver St Unit Trust, to provide a Site Waste Minimisation and Management Plan (SWMMP) for a proposed Lismore Health Accommodation Precinct for the site located at Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

The proposed development would involve the amalgamation of the two existing lots for the construction of a five-storey medical accommodation building, ancillary to the surrounding medical practices and Lismore Base Hospital. The structure would include ground floor carparking and a single unit, and four stories of accommodation units (total 48 units total including 1 managers residence), along with communal living and laundry spaces. Each unit is single bedroom, single bathroom spaces. There are two existing dwellings on the subject site which would be demolished to facilitate the new development.

The SWMMP is to be used to assist in the management of waste storage and collection for the purpose of maximising reuse/recycling, improving the services and safety of the contractors, improving the amenity of the area, and to reduce costs of waste management.

1.1 SITE INFORMATION

Table 1 Project Summary

Site Address	6-8 Weaver Street, Lismore NSW
Property description	Lots 18 & 19 DP 17964
Report commissioned by	4WS (No1) The Weaver St Unit Trust
Existing buildings/structures on site	Two existing Dwellings
Zoning	R3 - Medium Density Residential
Local Government Authority	Lismore City
Proposed development	Proposed Lismore Health Accommodation Precinct Waste would be generated during the Demolition, Construction and Occupation stages of the development. The location of the site, its topographic features and relationship with adjoining development is shown on the map and aerial photograph in Appendix 1.
This development achieves the waste objectives set out in A15 Lismore City DCP 2012. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as LCC, NSW EPA or Safework NSW.	

1.2 AIM

The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition, construction and operation activities associated with the proposed Lismore Health Accommodation Precinct and facilitate effective ongoing waste management practices consistent with the principles of Ecologically Sustainable Development (ESD).

1.3 OBJECTIVES

This Site Waste Minimisation and Management Plan (SWMMP) has been prepared in alignment with the aims, objectives, and guidelines of the NSW Waste Avoidance and Resource Recovery (WARR) Strategy 2021, as well as relevant environmental legislation and policies specific to waste management. The overarching objectives and targets of these guidelines are as follows:

1. To maximise resource recovery and minimise residual waste
2. To maximise reuse and recycling of materials
3. To minimise waste generation
4. To ensure appropriate storage and collection of waste
5. To minimise the environmental impacts associated with waste management
6. To avoid illegal dumping
7. To promote improved project management.

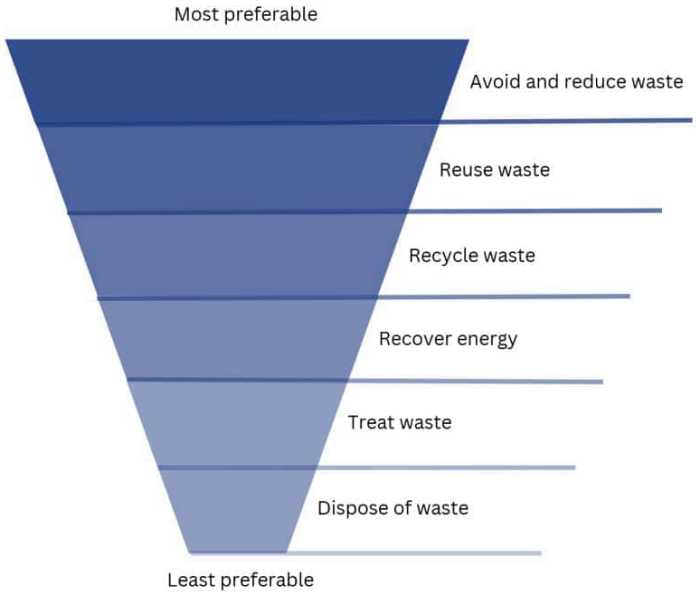


Figure 1 – The waste hierarchy: NSW Waste Avoidance and Resource Recovery Act 2001

2 STATUTES AND POLICY

2.1 RELEVANT LEGISLATION & GUIDELINES

Table 2 Environmental Legislation and Policy Specific to Waste Management

Legislation	Details	Approvals/Permits Required
Waste Avoidance and Resource Recovery Act 2001	Repeals the Waste Minimisation and Management Act and replaces a target of 60% reduction in waste to landfill with a process for the preparation of waste strategies which identify more specific targets and objectives for waste reduction.	Compliance must be achieved in relation to waste management during construction. Permits may be required for offsite disposal of

		hazardous or contaminated material.
Contaminated Land Management Act 1997	Provides for the investigation and remediation of contaminated land.	Specific approvals are not required; however, construction works must comply.
Environmentally Hazardous Chemicals Act 1985	Provides for the control of the effect on the environment of chemicals and chemical waste. Scheduled chemicals would not be used in the proposed development.	
Protection of the Environment Operations Act 1997	This Act is the primary NSW environment protection legislation that covers air, noise, water, land, and waste management. It provides a framework to regulate and enforce pollution control in NSW. The Act identifies mechanisms for preventing environmental degradation including, pollution prevention, cleaner production, reduction in discharge levels likely to cause harm to the environment, recycling, and progressive environmental improvement. The proposed development would adhere to the requirements of this legislation.	
Protection of the Environment Operations (Waste) Regulation 2014	The Waste Regulation 2014 provides for contributions to be paid by occupiers of scheduled waste facilities for each tonne of waste received at the facility or generated in a particular area; exempts certain occupiers or types of waste from these contributions; and allows deductions to be claimed in relation to certain types of waste. It sets out provisions covering: ● record-keeping requirements, measurement of waste and monitoring for waste facilities ● tracking of certain waste ● reporting ● transportation of waste ● transportation and management of asbestos waste ● recycling of consumer packaging ● classification of waste containing immobilised contaminants ● miscellaneous topics.	
A15 Lismore City DCP 2012	Identifies requirement for Site Waste Minimisation and Management Plan and the information to be provided within the SWMMP regarding waste storage and collection facilities and controls. Appendix C within Chapter 15 describes waste generation rates. Appendix G within Chapter 15 provides requirements for location, design, and construction of waste storage rooms. This SWMMP has been prepared to meet the objectives of this DCP.	
NSW Environment Protection Authority *Better Practice Guide for Waste Management and Recycling in Commercial and Industrial Facilities 2012*	Identifies installation and maintenance practices for services and infrastructure for waste handling and collection systems. The systems are aiming to achieve the best possible waste minimisation and resource recovery outcome. The waste management systems identified include effective, efficient, and safe systems for both their ease of use by residents and their ability to be serviced by collection crews.	
Construction and Demolition Waste Guide – Recycling and Reuse Across the Supply Chain Department of Sustainability, Environment, Water Population and Communities 2011	The aim of this guide is to help develop effective markets for materials diverted or derived from the construction and demolition waste stream.	

3 HAZARDOUS MATERIALS

The proposed demolition would include two raised weatherboard and masonry dwellings, along with ancillary paving and fencing. No hazardous waste investigations have been completed on the development site, however given the age of the structures, asbestos containing material (ACM) may be present in the internal linings which would require removal by a Safework NSW Class B licensed contractor.

Management of hazardous material is to occur prior to general demolition, and is to be in accordance with Safework NSW requirements, as detailed in Table 3. Demolition contractors generally have Safework NSW licensed personnel trained for the identification and removal of hazardous waste in demolition projects.

No opportunities for recycling and reuse are available for hazardous materials. Co-mingling of hazardous material is to be prevented. Separate receptacles to be provided and managed in accordance with Safework NSW and Safe Work Australia requirements.

Table 3 Management of Hazardous Materials

Type of Waste	Disposal at approved landfill facility Measures to include, but not limited to:
Hazardous Material: **Asbestos** containing material (ACM) including fibro sheeting & vinyl tiles.	• Identified or suspected (ACM) is to be removed, prepared & disposed of by licensed asbestos handing contractor approved by Safework NSW. • Asbestos material may be disposed at the: Stotts Creek Resource Recovery Centre at Leddays Creek Road, Stotts Creek, 02 66707400 or Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore 1300 87 83 87 A minimum of 24 hours' notice must be given on, prior to the disposal of asbestos to allow Council's Landfill staff to manage the disposal of the asbestos at the facility.
Hazardous Material: **Lead** including lead flashing.	• Use personal respirators according to AS/NZS 1715 and as per Synthetic Mineral Fibre removal in this table. • Structures covered with lead-based paint should be removed intact, as far as possible. • The safe work methods used in removal or demolition will determine how elaborate the containment system should be. • Avoid power tools and any actions which create dust. However, if power tools need to be used, a higher level of containment must be used as opposed to when manual methods, such as scraping is used. • All waste and debris collection and disposal procedures must be clearly stated in the Safe Work Methods Statement. • Disposable suits and any vacuum bags/wet cloths to be appropriately bagged and disposed of as Hazardous Waste.
Hazardous Material: **Mercury** i.e. fluorescent lights	• Remove fluorescent lights intact prior to mechanical demolition. • Any removed lights to be appropriately bagged and disposed of as general waste in domestic quantities only. • Personal Protective Equipment to be worn to minimise dust inhalation and eye/skin irritation. • More information, including how and where fluorescent lights can be recycled, can be found at http://www.fluorocycle.org.au/ or http://www.environment.gov.au/settlements/ waste/lamp-mercury.html. FluoroCycle is a voluntary program established

	by the Commonwealth Government and the Australian Lighting Council to help reduce the number of fluorescent lights going to landfill. ● SUEZ Environment provide a national fluorescent light collection and recycling service to dispose of used fluorescent tubes, HID and CFL light globes.
Hazardous Material: Synthetic Mineral Fibre (SMF) e.g. fibrewool insulation	● Filter mask, goggles, gloves, and disposable coveralls. ● Dust control measure such as use of plastic screen &/or exhaust fan to be used if significant contamination present. ● Disposable suits and any removed insulation to be appropriately bagged and disposed of as general waste.
Hazardous Material: Refrigerants e.g. CFCs HFCs	● All refrigerants should be recovered and either recycled, reclaimed, or returned to supplier, prior to disposal of unit.

4 WASTE GENERATION

4.1 DEMOLITION STAGE

The existing dwellings at 6 Weaver Street (approximately 200m^2) and 8 Weaver Street (approximately 135m^2) are the primary structures to be demolished. Other elements to be removed include fencing, paving, and underground services.

Services (if any) would be disconnected including power, gas and town water supply, and the connection point to the Council sewer would be cut and sealed to prevent groundwater, debris or other material entering Council sewer system.

Initially the Safework NSW licensed demolition contractor would inspect the structure for the presence of asbestos containing materials and other hazardous wastes. These would be removed prior to further demolition occurring.

Demolition would occur over a short period of time (2-3 weeks) to allow subsequent installation of erosion and sediment control prior to site stripping and earthworks for the proposed development.

Waste generation and management activities during the demolition stage would comprise:

- An initial inspection of the structures subject to demolition by a suitably qualified Occupational Hygienist, Safework NSW licenced contractor, or similar to assess hazardous materials including asbestos containing material, lead flashing and paint, synthetic mineral fibres, and refrigerants.
- Any identified hazardous materials to be removed by a Safework NSW licensed contractor prior to demolition to avoid co-mingling with general waste.
- Removal of 2 x Dwellings and other structures following removal of any hazardous material.

Note: Discussions with resource recovery facilities indicate that a minimum 80% resource recovery is provided and may be up to 95% with significant heavy concrete and bricks. Lismore Recycling and Recovery Centre also accepts co-mingled demolition waste with significant resource recovery and recycling rates achieved.

Separation of masonry, brick, concrete from other recyclables is encouraged, with significant savings on resource recovery costs.

Metal, including copper pipe, is also a profitable waste stream with recyclers providing significant returns. The following waste generation volumes have been estimated based on approximate calculations using floor areas and similar demolition sites.

Table 4 Demolition Stage – Waste Generation/Recycling Potential

Material Description	Estimated Volume/Area [1]	Potential Method of Recycling / Reuse
Asbestos Containing Material (bonded fibro)	To be determined on site by Safework NSW licensed contractor	Nil Wyrallah Road Waste Facility, 313 Wyrallah Road, East Lismore, 1300 87 83 87
Electrical Lighting	<5m^3	Preliminary discussions have confirmed that various resource recovery and recycling facilities are available from contractors operating in the Lismore City Council area including: ● Lismore Recycling and Recovery Centre ● JR Richards & Sons ● Proskips ● Red Neds ● Cliffords Metal Recycling ● Veolia Other demolition contractors would also have preferred resource recovery and recycling options.
Electrical Cable		
Distribution Boards		
Switchboards		
Pipework PVC HPDE Pipe	<100 lineal m	
Tap ware	<2m^3	
Gutters	Approx. 110 lineal m	
Roof metal sheeting	<350m^2	
Timber Trusses & Roof Timber	<50m^3	
Masonry/Brick Walls	<400m^3	
Weatherboard Walls	<150m^3	
Concrete Slab	<250m^2	
Plasterboard/ Other	<40m^3	
Windows/ Doors	Doors <20 Windows <20	
Copper	<100 lineal m	
Fittings/fixtures/PC items	TBC	
Carpet/flooring	<350m^2	

[1] Note: Volumes/areas are indicative only and are subject to change.

4.2 CONSTRUCTION STAGE

Waste generating activities during the construction stage would generally comprise:

- Site stripping & removal of vegetative material
- Erosion and sediment control
- Earthworks including footings and services
- Construction of the multi-storey accommodation building, including building shells, fitouts, carparking and landscaping.

The following typical waste generation figures have been provided based on similar construction sites. As discussed in the previous section, resource recovery centres in the Lismore City Council area indicate that 80-90% by volume (95% by weight) of construction waste is able to be recycled (see Table 5).

Table 5 Estimated Waste Generation – Construction

Type of Waste	Reuse *Estimated Volume or Weight*	Recycling *Estimated Volume or Weight*	Disposal *Estimated Volume or Weight*	Method of Reuse/Recycling or Waste Depot
Excavation Material	<100m^3	-	<200m^3	Waste classification of excavated material would be required prior to removal off-site.
Timber Concrete Bricks/pavers Tiles Metal Glass Furniture Fixtures/fittings Floor coverings	Limited on construction sites.	80-90% construction and demolition waste recycled by resource recovery centres	10-20% Including site office general waste and packaging & debris/offcuts that cannot be recycled	• Lismore Recycling and Recovery Centre • JR Richards & Sons • Proskips • Red Neds • Cliffords Metal Recycling • Veolia
Packaging Green waste organics Containers (cans/glass/plastic) Paper/cardboard Residual waste		<100m^3	<40m^3	80-90% recycled/reused: Lismore Recycling and Recovery Centre

4.3 OCCUPATION STAGE

Waste generating activities during operation/occupation of the proposed development would comprise:

- Operation of the proposed Lismore Health Accommodation Precinct

There are no estimated generation rates outline within Part A Chapter 15 LCC DCP 2012 for the proposed use, therefore a combination of both the rates for Boarding/Guest House and Hotel/Motel/Club (Beds) was used to provide a more realistic generation rate for the proposed development.

The generation rate is based on a conservative ultimate capacity including full occupation of all units seven days a week, which in reality may not be the case.

For the purposes of the proposed development, the waste will be sorted into general waste and co-mingled recyclables.

Table 6 Estimated Waste Generation – Occupation

Location	Waste Generation Rates		Waste Generation Volume	
Health Accommodation Units (48 Units)	Part A Chapter 15 LCC DCP 2012			
	General (L/Unit/Week)	Recycling (L/Unit/Week)	General (L/Week)	Recycling (L/Week)
	40	10	1920	480

5 WASTE STORAGE REQUIREMENTS

The following design storage volume recommendations have been based on the waste generation rates as detailed in the previous section and are provided to establish site suitability.

5.1 DEMOLITION STAGE

During demolition, the site would be secured with safety fencing and demolition waste would be initially placed in waste streams in designated skip bins for transport to the resource recovery centre. Skip bins would be provided for:

- Hazardous waste (if identified)
- Co-mingled waste
- General waste

Any identified Hazardous waste to be separated and managed in accordance with Safework NSW requirements (e.g., no co-mingling, wetting, wrapping ACM).

Discussions with demolition contractors indicates that direct loading into transport vehicles does occur for both co-mingled demolition waste and waste is also sorted on site. With the volumes of bricks, roof tiles, and concrete waste on this site, loads of this heavy material may be transported directly to resource recovery facilities for recycling.

Table 7 Recommended Waste Storage Receptacles –Demolition Stage

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point (1)
Recycling & General Waste Service	● 1 x 6m^3 skip bin for general waste (includes site office) ● 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	● 1 x 6m^3 skip bin serviced on demand for general waste ● 1 x 6m3 skip bin serviced on demand for co-mingled building waste ● 1 x 6m^3 skip bin serviced on demand for hazardous waste (if required).

(1) Direct loading into transport vehicles for transport to landfill/resource recovery facility/recyclers would reduce required waste storage receptacles and servicing arrangements.

5.2 CONSTRUCTION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 4.

The construction would be staged. As the construction proceeds above ground, a tower crane, mobile crane, waste points (Preston Hire Super Deck or similar) or other suitable method would be provided. Smaller 4-6m^3 or similar skip bins would be used as appropriate with the ongoing waste point configuration.

Table 8 Recommended Waste Storage Bins - Construction

Waste Type	Required Service	Proposed Industrial Bin Size at Collection Point
Recycling & General Waste Service	● 1x 6m^3 skip bin for general waste (includes site office) ● 1 x 6m^3 skip bin for co-mingled building waste to be sorted at facility	● 1 x 6m^3 skip bin serviced on demand for general waste ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste

5.3 OCCUPATION STAGE

Adequate space is available on-site to accommodate temporary storage of general and recyclable building waste during the construction phase of the development. For details, refer to the site plan in Appendix 5.

Waste will be sorted within each unit and transported to the waste room on each floor by guests/residents or staff/manager. Each waste/storage room will contain a general waste MGB and a dedicated receptacle for recyclable waste which will be transported to the waste room on the ground floor into the recycling MGBs. Additional MGBs will also be located on the ground floor to swap out for any full bins on the upper levels. The general waste MGBs will be easily manoeuvrable and transported between the levels via the proposed lift access. A temporary bins storage area has been allocated adjacent to the driveway access for the storage of the bins prior to servicing.

Green waste generated from general property maintenance would be collected and transported to an appropriate waste disposal facility by contracted gardens or the property manager.

It is recommended that the waste management system be monitored in the initial stages to ensure that sufficient bins and servicing have been provided to handle the waste generated. The estimated waste storage is based on ultimate capacity. Depending on occupancy, ultimate capacity may not be achieved for a period of time. Should waste generation in any waste stream exceed estimates, additional receptacles or increased servicing above proposed weekly frequency is able to be provided.

Table 9 Recommended Waste Storage Bins - Occupation

Waste Type	Estimated waste generation (L/Week)	Proposed Receptacle Size at Collection Point
General Waste	1920	8 x 240L MGB serviced weekly
Co-Mingled Recycled Waste	480	2 x 240L MGB serviced weekly

Bins would be wheeled to the adjacent roadside kerb along Weaver Street for collection. Existing waste servicing is conducted along this roadway.

Construction of the waste storage areas would be in accordance with Appendix G within Chapter 15 of A15 Lismore City DCP 2012.

6 BIN IDENTIFICATION AND SIGNAGE

6.1 SIGNAGE

All bins, collection facilities will be clearly marked with labels, colour coding, symbols, and words. Signs will be highly visible.

Signage should be consistent with those used at garbage storage areas.

7 EDUCATION & EVALUATION

7.1 INFORMATION & AWARENESS

It is good practice for all sub-contractors, staff and guests to be made aware of the aims and benefits of the waste minimisation program to encourage maximum participation.

Several strategies can be used to avoid mistakes when separating waste and recyclables and make sure bins and equipment are used correctly. These include:

- using clear signage with consistent design and colours in waste storage areas and on bins (standard signage).
- The staff and guests would be responsible for the proper separation of waste, waste storage area and collection. The staff are to be also responsible for having the receptacles out for collection at the nominated collection point.

8 REVIEW & MONITORING

8.1 MONITORING OF WASTE MANAGEMENT

Waste monitoring is necessary to assess whether the strategies implemented have been effective in achieving the WMP's aims.

8.1.1 Occupation

Ongoing regular monitoring would be undertaken by the waste supervisor with input from staff and waste contractors. Community feedback would also be assessed via complaints and other consultation.

8.2 REVIEW OF WMP

This WMP will be reviewed and updated, if necessary, using the results of monitoring of the waste volume and type being generated.

The review will also address and reflect:

- changes or requests directed by local or state authorities i.e., Lismore City Council, State Government Departments;
- changes in the environment.
- changes in generally accepted environmental management practices.
- changes in legislation
- new risks to the environment or public health.
- any pollution or contamination events.

9 RECOMMENDATIONS

The waste storage and servicing recommendations, as detailed in this report, are summarised below:

Table 10 Summary of Waste Management Recommendations

Project Stage	Activity	Waste Storage/Servicing
Demolition	Skip bins for: ● General waste ● Co-mingled demolition waste Recycling of building materials where possible	Site fenced & skip bins located for collection. ● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste. ● 1 x 6m^3 skip bin for hazardous waste (if required)
Construction	Building Servicing/trenching Waste offcuts, packaging, excess materials, Site office	● 1 x 6m^3 skip bin serviced on demand for general waste. ● 1 x 6m^3 skip bin serviced on demand for co-mingled building waste.
Occupation	Proposed Lismore Health Accommodation Precinct	General Waste: ● 8 x 240L MGBs serviced weekly. Recyclable Waste: ● 2 x 240L MGBs serviced weekly.

(1) Indicative receptacle size and servicing only final volumes would depend on business, event frequency and other factors including adherence to signage and waste recycling practices. Other waste receptable configuration and servicing may be applicable to meet ongoing waste generation.

10 CONCLUSION

A review of the plans shows there is adequate area available on the site to provide suitable storage facilities for waste generated during the operation of the proposed Lismore Health Accommodation Precinct. Significant emphasis has been placed on eco-friendly waste generation and management strategies including composting and waste minimisation.

Sections 4 & 5 of this report demonstrate that the expected waste storage and collection services are generally compliant with the waste storage volumes estimates within *A15 Lismore City DCP 2012 (LDCP 2012)*, while based on site specific waste information. Close monitoring of the waste levels is required to ensure that the servicing is adequate, with ample opportunities to increase the bin sizes and servicing frequency available via private waste contractors.

The proposed waste management arrangements within this report are considered adequate for the purposes of the proposed development to be located at Lots 18 & 19 DP 17964, 6-8 Weaver Street, Lismore NSW.

11 LIMITATIONS

The information within this document is and shall remain the property of HMC Environmental Consulting Pty Ltd.

This document was prepared for the sole use of client and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of HMC Environmental Pty Ltd and client.

Your report is based on the assumption that the site conditions as revealed through a site inspection and review of plans are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary.

Because a report is based on conditions which existed at the time of the inspection, decisions should not be based on a report whose adequacy may have been affected by time, natural processes and the activities of man.

12 SIGNATURE

This report has been prepared by Mark Tunks, Principal of HMC Environmental Consulting Pty. Ltd. Note that HMC Environmental Consulting holds current Professional Indemnity Insurance to 4th August 2026.



Mark Tunks
Principal

21 October 2025
Completion Date

13 APPENDICES

See following pages

APPENDIX 1 - LOCATION MAPS

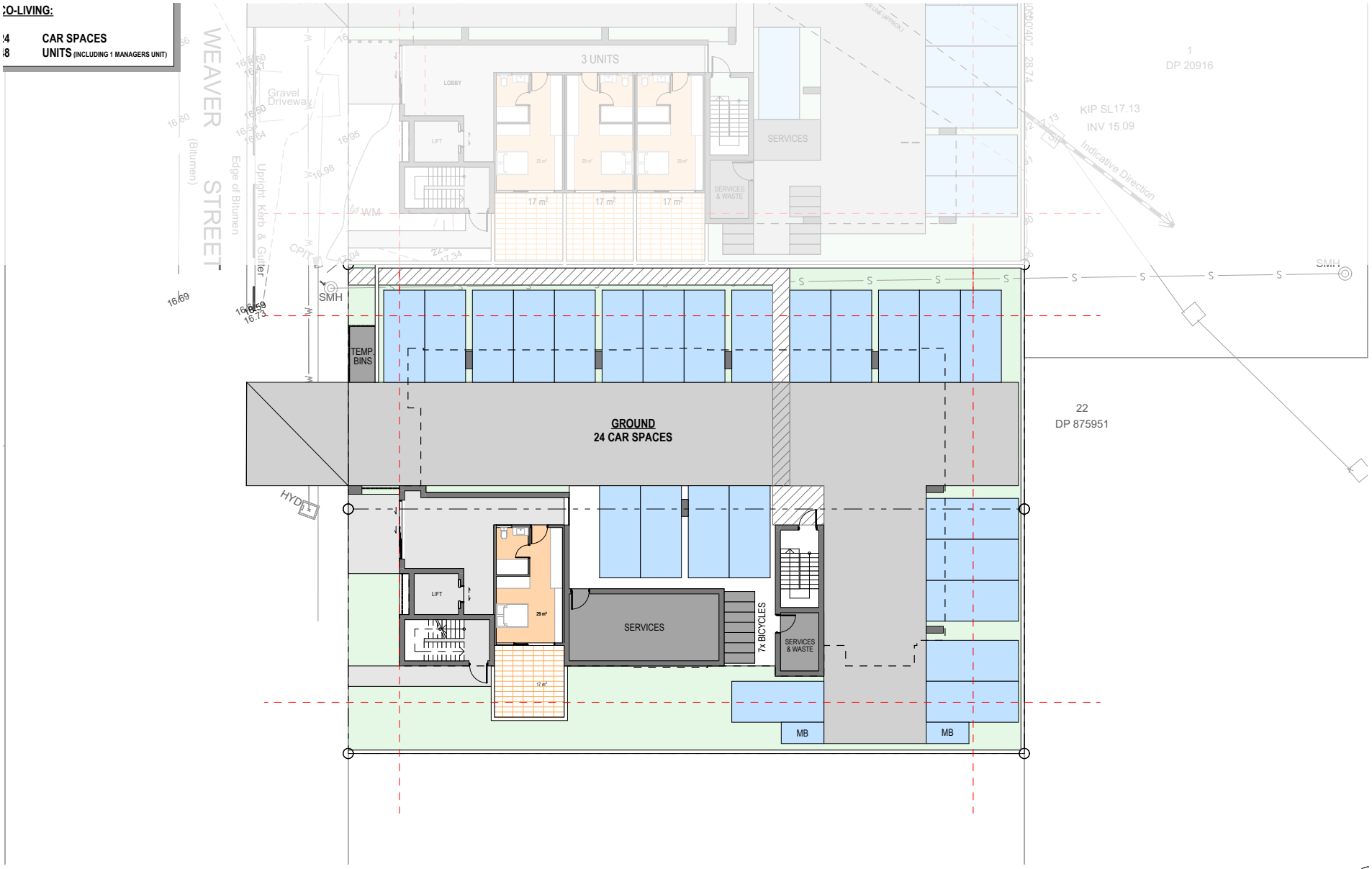


Figure 2 - Surrounding Area (Source: Nearmap, 2025)



Figure 3 – Subject Site (Source: Nearmap 2025)

APPENDIX 2 - SITE PLAN PROPOSED DEVELOPMENT



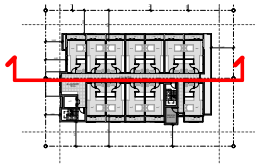
RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:200@A

LEVEL 1 - GROUNI

25168 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 1300 REV E





RAUNIK design group ARCHITECTS

Work in Progress.
Saved on 21/05/2025 at 8:55 AM
By MichaelSchmelzer

1:150@A

SECTIONS

25148 | LISMORE HEALTH ACCOMMODATION PRECINCT | CONCEPT | 21/05/2025 | DA 3000 RE

APPENDIX 3 – WASTE STORAGE AREA - DEMOLITION



MINIMISATION AI
MANAGEMENT
PLAN

TEMPORARY WAST
STORAGE AREA
DURING DEMOLITIC

Proposed
Demolition Area

N

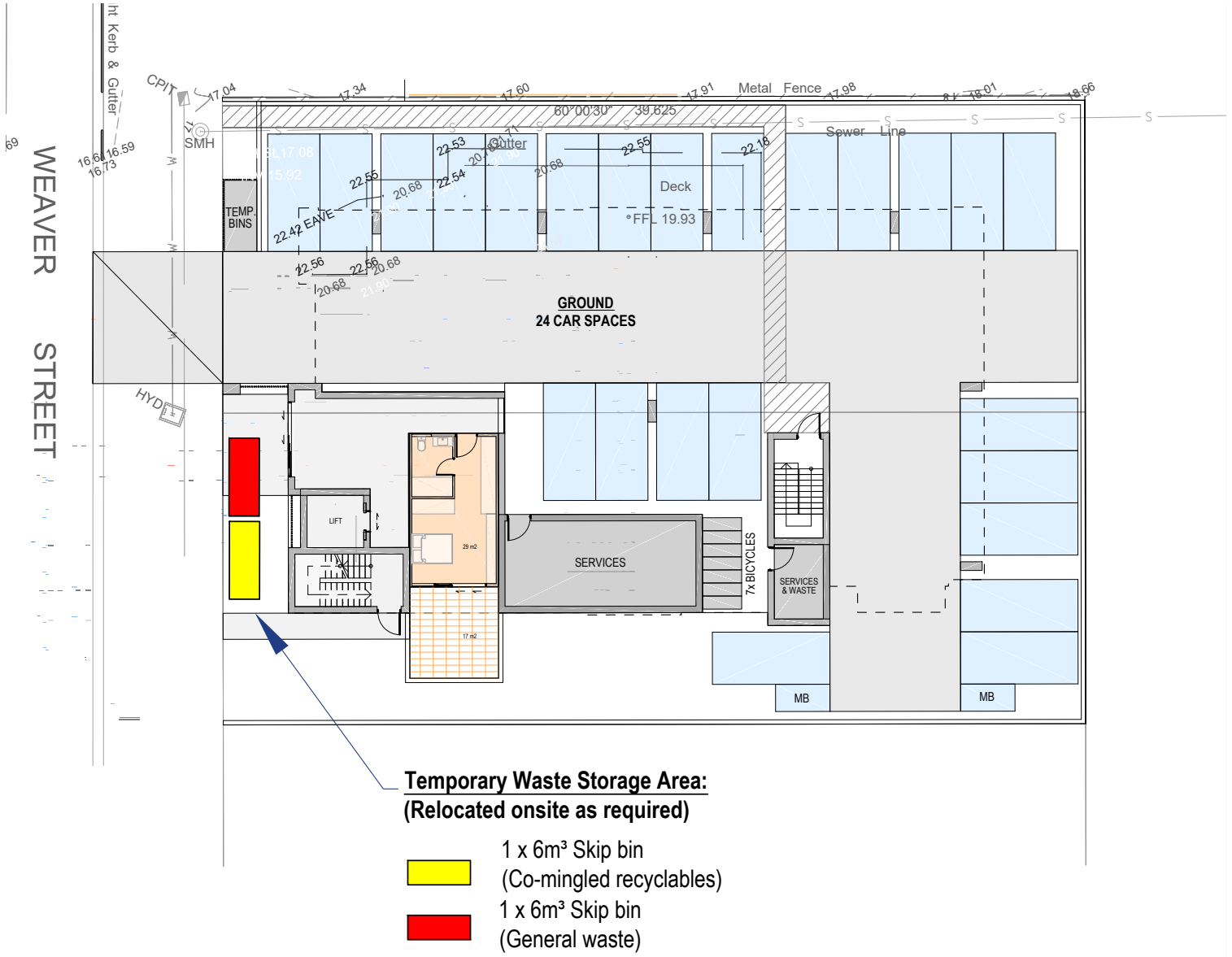
Lots 18 & 19 DP 179
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: Nearmap 2025

PROPOSED LAYOUT O
WASTE STORAGE ARE
IS GENERAL ONLY ANI
IS TO BE CONFIRMED
SITE BY SITE MANAGE

HMC
ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 4 – WASTE STORAGE AREA - CONSTRUCTION



MINIMISATION AI MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING CONSTRUCTION

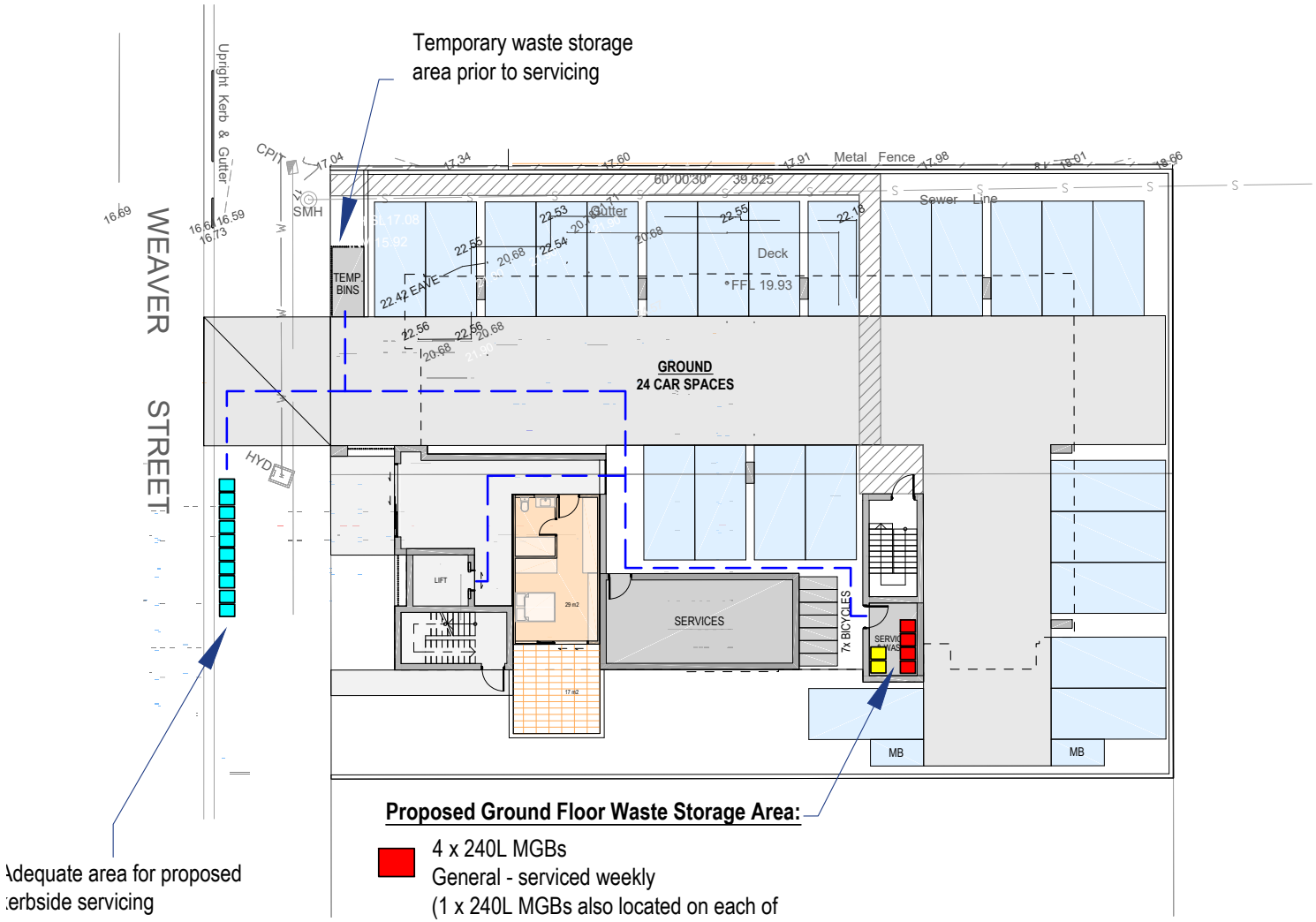
Lots 18 & 19 DP 179(
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK -
Ground Floor Pl

PROPOSED LAYOUT O WASTE STORAGE ARE IS GENERAL ONLY ANI IS TO BE CONFIRMED (SITE BY SITE MANAGE

HMC
ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 5 – WASTE STORAGE AREA - OCCUPATION



MINIMISATION AN MANAGEMENT PLAN

TEMPORARY WAST STORAGE AREA DURING OCCUPATIC

Receptacle Path of Travel to Temporar Collection Point

Construction of the waste storage area would be generally in accordance with the Lismore City DC The waste storage area i to be of weatherproof construction and easy to clean, with provision of cold water supply and wastewater discharged t sewer.

Lots 18 & 19 DP 1796
6-8 Weaver Street
Lismore NSW

HMC2025.1536
Date: September 2025
VERSION: 08/09/2025
DRAWN: MF
BASE: RAUNIK - Ground Floor Pla

PROPOSED LAYOUT OI WASTE STORAGE ARE IS GENERAL ONLY AND IS TO BE CONFIRMED C SITE BY SITE MANAGE

HMC ENVIRONMENTAL CONSULTING Pty Ltd
Tweed Heads NSW
0755368863
www.hmcenvironment.com.au

APPENDIX 6 – TYPICAL BIN SIZES

CONTAINER SPECIFICATIONS

Plastic (polyethelene)

Capacity	120L	240L	660L	1100L
Height	0.92m	1.075m	1.235m	1.485m
Width	0.54m	0.58m	1.36m	1.36m
Length	0.62m	0.715m	0.765m	1.07m
Weight	9.5kg	13.5kg	45kg	65kg

**Availability of the complete suite of bin sizes varies across states. Sizes are approximate measurements and may vary by location.*



BIN SIZES

2m3 Skip Bin

Height: 0.86m
Length: 1.8m
Width: 1.4m

Safe working load: 2 tonne



4m3 Skip Bin

Height: 1m
Length: 3.1m
Width: 1.75m

Safe working load: 4 tonne

7m3 Skip Bin

Height: 1.2m
Length: 4.1m
Width: 1.85m

Safe working load: 7 tonne



10m3 Skip Bin

Height: 1.6m
Length: 4.5m
Width: 1.85m

Safe working load: 10 tonne

16m Hook Lift

Height: 1.2m
Length: 6m
Width: 2m

Safe working load: 13 tonne



*16m bins have an opening at one end of the skip for easy access e.g. wheelbarrows, labourers etc.

APPENDIX 7 - PHOTOGRAPHIC LOG

Photo No. 1	Date 24.07.2025

Description:
View east overlooking the existing raised dwelling at 6 Weaver Street to be demolished.



Photo No. 2	Date 24.07.2025

Description:
View west overlooking the existing raised dwelling at 6 Weaver Street to be demolished.



Photo No. 3	Date 24.07.2025

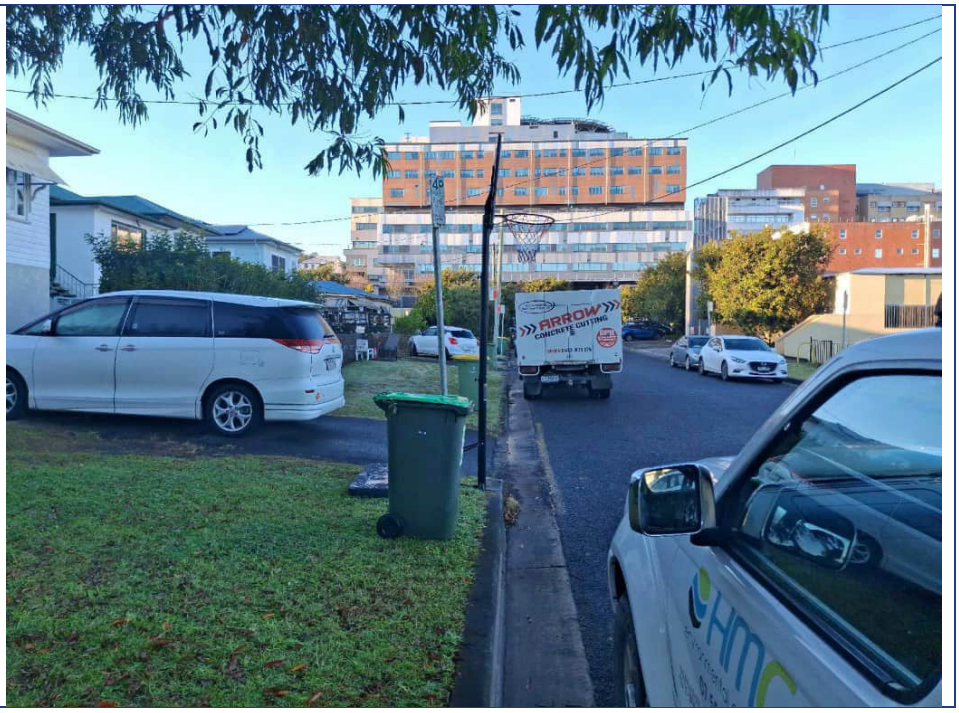
Description:
View northeast overlooking the existing raised dwelling at 8 Weaver Street to be demolished.



Photo No. 4	Date 24.07.2025

Description:
View southwest overlooking the existing raised dwelling at 8Weaver Street to be demolished.



Photo No. 5	Date 24.07.2025
Description: View south along the western boundary and Weaver Street Frontage.	

APPENDIX 8 – CRANE POINT EXAMPLE


PRESTON HIRE
SUPERDECK

APPENDIX 9 – PROSKIPS CONSTRUCTION RESOURCE RECOVERY

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

Ner
Qld 4
Pho
(07) 5533 2
(07) 5533 2
En
info@proskips.co
A
89 114 580

Environmental Policy

Proskips is one of the Gold Coasts leading waste management and recycling companies. We specialise in construction and demolition waste. The company is locally owned and operates it's own waste transfer station. As a responsible corporate citizen we have chosen to work closely with the Environmental protection agency to adopt it's best business practice methods of dealing with all our C&D waste.

The EPA classify all waste transfer stations with a capacity of 20,000t or more a year to be an ERA-82 (environmentally relevant activity) and as such are required to be licensed by the EPA. Proskips engaged a national environmental planning agency "Planit Consulting" to lodge both the development application to the Gold Coast City Council and the ERA-82 (waste transfer station) to the EPA

The reason we have chosen to go to the expense and time of operating our own waste transfer station is one of economics, which at the same time is good for the environment. We have taken what we believe are the best methods from both European and Australia companies to develop our methods of dealing with C&D waste.

Our goal is to recycle 95% of all waste that comes into the transfer station, with only 5% going to landfill. The break up of our waste is as follows-:

20%	Concrete and Hardcore
20%	Wood
20%	Soil
10%	Green waste
10%	Metal
10%	Plastic
4%	Cardboard & Paper
3%	Gyprock
3%	Other

Recycling Methods

Concrete: All concrete and hardcore is crushed through an impact crusher and screened to several small aggregates and roadbase and is sold back to the building industry for drainage, walls, under slabs etc.

Wood/Green waste: The wood is transported to Rocky Point power station which is then used to generate power for the sugar mill with the excess power being sold to the national grid.

Soil: The soil is screen through a 10mm trommel and sold to landscape gardeners and builders.

PRO SKIPS
The Professionals in Waste Management
Recycling Specialists

Qld
(07) 5533
(07) 5533
info@proskips.
89 114 58

Metal: The metal is separated into copper, aluminium, heavy gauge steel and pig metal then sold to One Steel to be melted down.
Cardboard: All cardboard is transported to Amcor recycling at Molendinar.
Gyprock: The gyprock is transported to Marlyn Compost at Jacobs Well where it is grinded down and added to garden soil and mulches.
Plastic: Landfill
Other: Landfill

This has been a brief outline of our recycling practices, as you can see when using the services of Pro Skips you can be confident of an environmentally conscious business.

These methods of collecting and recycling C&D waste will be adopted for all Constructions jobs on the Gold Coast. I have read through all the criteria for the Green Star rating system, where they are looking for 80% recycling by weight. We can easily achieve this for you as we currently recycle 80-90% by volume – in real terms this would amount to 95% recycling by weight as the only waste we send to landfill is very light after we have taken sand, soil, metal & concrete out of the equation.

To comply with the green star rating system we can give you a monthly environmental report to show the breakdown of waste generated from each job and percentage of waste recycled.

I trust this meets with your approval and assuring you of our best attention at all times

Yours sincerely

John Sheerin
Director

APPENDIX 10 – SAFEWORK NSW ASBESTOS DEMOLITION CHECKLIST

NSW GOVERNMENT WorkCover

Work Health and Safety Act 2011 (WHS Act) –
Work Health and Safety Regulation 2011 (WHS Regulation)

Asbestos and demolition checklist

Completed by		**Date**		**Time**	
Company name		**Nominated supervisor**			
Site address		**Contact number**			

On completion of the asbestos removal work, a clearance inspection will be performed by:

Name		**Contact number**	

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Will fencing stop unauthorised entry?	298				
Does site signage show an after hours contact number?	308 and 469				
Are adequate facilities available for workers (toilets, meal area, drinking water, means to wash hands)?	41				
Is there an adequate first aid kit available?	42				
Is someone trained in first aid?	42				
Is there a readily available competent supervisor on-site?	459 and 529				
Does the contractor hold the correct licence for the work being undertaken?	485 and 487				
Has the work been notified to WorkCover NSW?	142 and 466				
Are work surfaces and access ways clear of debris and trip hazards?	40				
Is there an asbestos removal control plan prepared (if needed)?	464				
Are there arrangements (eg health and safety representative, health and safety committee or other agreed arrangements) to consult with workers on safety matters?	Sections 47 – 49 of the WHS Act				

WORK SAFE HOME SAFE

Checklist	WHS Regulation	Yes	No	N/A	Notes/comments
Have safe work method statements been prepared?	299				
Has asbestos been identified and noted in the workplace asbestos register?	450 – 453 and 463				
Do all persons working with asbestos have correct training/qualifications?	460				
Do all workers have construction induction cards?	316				
Is plant inspected on a regular basis?	213				
Do plant operators have high risk work licences (if required)?	81				
Is correct personal protective equipment provided and used?	44				
Have all services been disconnected?	163				
Is dust generated by demolition activity controlled?	35				
Are workers prevented from falling through penetrations?	78				
Are exclusion zones or overhead protection in place to stop building debris from falling on workers below?	54				
Is a compliant scaffold provided?	225				
Has the handover certificate been provided for the scaffold?	225				
Are there arrangements for an inspection to be carried out, after asbestos is removed, by an independent licensed assessor or competent person?	473				
Has notification of asbestos removal been given to the neighbours?	467				
Has health monitoring for workers been undertaken by a licensed medical practitioner? NB: A transitional period has been implemented for this requirement. Must be completed within 12 months from 1 January 2012.	435				
Notes:					

Catalogue No. **WC03832** WorkCover Publications Hotline **1300 799 003**
WorkCover NSW, 92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252 | WorkCover Assistance Service **13 10 50**
Website **workcover.nsw.gov.au**

ISBN 978 1 74341 158 2 ©Copyright WorkCover NSW 1012

Development Application No. 5.2026.44.1

Submissions

I'm writing in regards to the above DA reference number.
I received a letter dated 12 march, about a development on my block.

I am writing to object to the development. At least 5 houses are being taken away from local families. This has a huge impact on the community, a community that has been unable to meet the needs of the existing community post flood. Also, with the hospital purchasing these properties, the corner house in particular, was purchased well above market value, this impacts the perceived value of nearby properties. Which intum increases perceived rental values.

I am a single mother of 1, on a pension and a full time student doing a Bachelors. I am facing yet another rent increase, and this time it pushes me well and truly out of the rental market. From $350 to $450. 54% of my "income" is now about to be my rent. I then have water, gas, electricity, fuel, car expenses, child related expenses and lastly food.

The hospital should be considering the impact of the development on the most marginalised members of our community and should be including affordable housing for LOCAL families, such as mine. The tenants you are going to house are most likely going to migrants, who are here without their family, meaning they are also being placed in inadequate housing. At least these apartments could be built to accommodate their families too.

My other concern is the sheer volume of people being condensed in those spaces.

I already have to deal with the light pollution from the hospital, the noise from the cooling systems etc, the noise of the helicopters, the noise from the liquid oxygen being refilled at all hours of the day and night.

Then there is the issue of traffic. That road is already difficult to navigate, with vehicles parking on both sides only 1 vehicle can get through, with one vehicle needing to stop and wait their turn. There is no way that your expected tenants will not have vehicles and visitors with vehicles.

I absolutely 100% object to this development.
I understand hospital workers need housing, affordable housing but I don't think this considers even all their needs.

Development Application No. 5.2026.44.1

When Lismore was proposing the creation of a Lismore Hospital Precinct Landowners within this Precinct and Owners of properties in streets adjacent to the Precinct were invited to participate in a series of Workshops to gauge the reaction of landowners to this Proposal.

I participated as a landowner at [redacted].
A large part of the consideration was to gauge the relationship of the general residential area to a Precinct that would allow buildings to reach 13 m above natural ground level.

This proposed development in Weaver Street is proposing a Building Height Variation. The reason given for this proposed variation nominates the design elements, such as : passive design performance, passive solar, natural ventilation and high thermal performance.

These design considerations are all standard elements that a good building designer considers for designing a building in the sub tropics of the Northern Rivers area. There is nothing exceptional in this particular proposal that would give a reason to exceed the 13 m height standard. In this case the developer is proposing to exceed the height standard by a complete storey.

As Lismore Base Hospital has gradually been developed all the tall sections of the Hospital extensions has followed Uralba Street along the ridge line. All further development lower down the Hospital site has followed the 13 m standard in consideration to the residential character of the surroundings.

Interestingly, when looking at pages 63, 65, 67, 69 and 71 implies that further properties along Weaver Street would follow this excessive height. If this Proposal was to go ahead, potentially further buildings would also be proposed at this excessive height. This would lead to a complete change of the relationship of the residential nature of the surrounding area.

Obviously, as my property [redacted] is adjacent to this proposed development, I am very concerned as the consensus of residents who attended the workshops felt that the Hospital Precinct should fit into a residential environment harmoniously and it is clear that this particular proposal does not comply,

---

Development Application No. 5.2026.44.1

1. INTRODUCTION

I am the trustee of [redacted] which owns the property at [redacted] Lismore. Our property directly joins the Stage 2 development site at 6-8 Weaver Street on its southern boundary.

I appreciate the intent of this project and recognise the importance of quality, well-located accommodation for key health workers. This is a genuine community need, and the Lismore Health Precinct is an appropriate location for increased residential density. A well-designed development of this kind has the potential to make a positive contribution to the precinct and to the broader Lismore community. I am supportive of development that achieves this purpose while also meeting planning controls and protecting the amenity of existing residents.

My submission is not an objection to the concept of co-living housing or the provision of essential worker accommodation. However, I am writing to raise a number of matters I believe need careful consideration by Council in the public interest. I request that Council ensures the proposal complies with the Lismore LEP, DCP, and Housing SEPP, and that any variations clearly satisfy the relevant planning objectives and do not contribute to unreasonable impacts on neighbouring properties or the broader public interest.

The application seeks multiple simultaneous variations from current planning controls, and I am concerned that the cumulative effect these, if approved without rigorous assessment, has the potential to set precedents that may not serve the long-term planning character of the precinct or the amenity of existing and future residents in the area.

This submission focuses on the planning principles that underpin each of the controls being varied, rather than just the impact on my own property as matters of genuine public interest that Council should weigh carefully in its assessment.

2. SUMMARY OF VARIATIONS

The application seeks the following variations from planning controls, each of which is addressed in detail below:

1. **Clause 4.6 LEP Variation — Building Height:** Stage 1 proposes a maximum height of 17.925m against the permitted 13m limit — an exceedance of 4.925m (37.8%). Stage 2 proposes 18.25m — an exceedance of 5.25m (40%).

2. **Clause 4.6 Housing SEPP Variation — Building Separation:** The Stage 2 building does not meet the minimum separation distances to the southern boundary required by the Apartment Design Guide (ADG), with a shortfall of 3.87m at Level 5.
3. **DCP Variation — Permeable Landscaping:** The permeable surface provided is approximately 49–51% of the combined landscape and open space area, against the required 70%. This is a shortfall of 97m^2 for Stage 1 and 91m^2 for Stage 2.
4. **DCP Variation — Secondary Street Setback:** Stage 1 provides 2.7m against the required 4m (32.5% encroachment). Stage 2 provides 3.25m (18.75% encroachment).
5. **DCP Non-Compliance — Minimum Site Area for Taller Buildings:** Stage 1 at 1,107m^2 falls below the DCP minimum site area of 1,200m^2 for buildings of this scale (Control A36).
6. **DCP Non-Compliance — 3–5 Storey Street Presentation:** The 4th and 5th storeys have not been set back 3m from the front building elevation as required by Control A40.1.

The LEP Clause 4.6 and the DCP variation processes allow Council to consider changes from standards where there is genuine planning merit. This means the justifications provided should be assessed rigorously, particularly, as in this case, multiple variations are sought, and the changes are material in scale.

3. BUILDING HEIGHT – CLAUSE 4.6 LEP VARIATION

The Lismore LEP 2012 sets a maximum building height of 13 metres for this site. The proposed Stage 2 building reaches 18.25 metres — an exceedance of 5.25 metres or 40% above the prescribed standard.

For a Clause 4.6 variation to be granted, the applicant needs to demonstrate that compliance with the standard is unreasonable or unnecessary in the circumstances, and that there are sufficient environmental planning grounds to justify the variation. The consent authority must also be satisfied that the variation is consistent with the public interest. Where the variation is significant, the burden of demonstrating these matters is correspondingly higher.

I acknowledge the applicant's argument that the Lismore Health Precinct is undergoing transition and that Council's strategic intent supports increased residential densities in this location. This is a legitimate planning consideration. However that strategic intent has not yet been formalised through an LEP amendment and does not provide sufficient grounds to vary the current legally applicable height standard by 40%. The 13m limit is the standard that the community, through Council, has established for this R3 zoned land, to reflect building scale and form, amenity and neighbourhood character. This needs to be considered with this variation request.

Precedent and the Public Interest

The height variation appears to be designed to maximise yield rather than due to genuine site constraints. The presence of taller hospital buildings in the Health Precinct does not justify private residential buildings exceeding the standard by over 40%.

A public interest consideration that I would ask Council to weigh is the precedent that approval of a 40% height variation would set for the precinct. If a 40% variation from the height standard is approved on the basis of the precinct's transitional character and proximity to the hospital,

this reasoning would be available to any future applicant in the precinct. The cumulative effect of multiple developments approved at this scale, before the height standard has been formally reviewed and updated to reflect the desired future character of the precinct, could result in a built environment that has not been subject to coordinated strategic planning that precinct-wide height increases would ordinarily require.

I suggest that if Council considers the current 13m height limit to be inconsistent with the strategic direction for the precinct, the appropriate response is to formally review and amend the LEP rather than granting sequential Clause 4.6 variations to individual applicants in the interim. This approach would provide greater certainty for the community, for existing residents, and developers.

Impact on Adjoining Properties

In practical terms, the additional building height beyond the 13m limit has direct amenity consequences for immediately adjoining residential properties, including my own. My property is a double-storey dwelling located less than one metre from the southern boundary of Stage 2.

A five-storey building at 18.25m in this position will overlook my backyard and internal rooms, plus cast additional shadow compared to a compliant building, particularly during winter months when the sun angle is low. The shadow diagrams provided in the application identify the shadow impact on [redacted], which not only reduce the benefits of winter heat but also reduce solar power generation on this property to virtually nil during winter.

I encourage Council to consider to whether the justification provided meets the legal and planning threshold for a Clause 4.6 variation of this magnitude, having regard to both the direct impact on adjoining residential properties and the broader precedent implications for the precinct. If Council determines that some height increase is justified, please consider whether conditions can require the redesign the building to minimise this variation as much as possible and substantially reduce height increase to ensure overshadowing, privacy, and visual bulk impacts are appropriately managed.

4. BUILDING SEPARATION — ADG NON-COMPLIANCE AND CLAUSE 4.6 VARIATION

The Apartment Design Guide (ADG) notes that the required separation distances for the proposed development should be 9 m to the boundary for a 5 story building.

The Statement of Environmental Effects identifies that the Stage 2 building provides a setback of 5.13m to the southern boundary, resulting in a shortfall of 3.87m at Level 5. At this level, the building already exceeds the permitted height limit, and the separation shortfall of 3.87m compounds the amenity impact at the upper floors.

The ADG separation standards exist to protect the amenity, privacy and solar access of occupants of both the development and adjoining properties. This is relevant to the public interest because it underpins the reasonable expectation of existing residents that future development on neighbouring land will not encroach upon their amenity beyond what the applicable standards contemplate.

Privacy Screening and Habitable Room Windows

The applicant proposes privacy screens on balconies to address potential overlooking. Privacy screens are a useful mitigation measure, but do not address overlooking from habitable room

I request that Council ensures the window positions and treatments on the southern facade of Stage 2 adequately protect privacy of the adjoining southern properties before determining the variation request.

Council should also assess whether the Clause 4.6 justification for the building separation variation adequately addresses the amenity principles that the ADG separation standards are designed for, and consider whether compliance, or a closer approach to compliance can be achieved with a modified design.

5. PERMEABLE LANDSCAPING VARIATION

The Lismore DCP requires 70% of the combined landscaping and open space area to be permeable. The development provides approximately 49–51% permeable surface, a shortfall of approximately 91–97m^2 per stage.

As stated in the DCP, the purpose of this standard and permeable landscaping is to facilitate groundwater recharge and reduce stormwater surcharge. These are environmental functions that serve the broader public interest, not just the amenity of the development's occupants. They are particularly significant in Lismore, due to a history of stormwater and significant flooding challenges.

The applicant argues that the standard was designed for lower density residential development and does not adequately account for the co-living model, where open space is provided across multiple building levels. Whilst this argument has some merit in relation to the amenity and recreation objectives of the open space standard, it doesn't address the environmental objectives of permeable landscaping. Elevated terraces and communal spaces within the building envelope are valuable to residents, but they do not provide groundwater recharge or stormwater absorption. The environmental function of the standard can only be served by ground-level permeable surface, and the application does not demonstrate how this function will be achieved in the absence of compliant permeable area.

The application notes that an on-site detention system is proposed to manage stormwater runoff. On-site detention manages peak flow rates but does not replicate the groundwater recharge function of permeable surface, or address the cumulative difference in runoff volume due to reduced permeable area across the development site.

I encourage Council to consider whether the justification for this variation adequately addresses the environmental objectives of the permeable landscaping standard and whether additional water sensitive urban design measures should be required as a condition of consent to offset the shortfall in permeable surface.

6. SECONDARY STREET SETBACK VARIATION

The DCP requires a 4 metre setback from the secondary street frontage (Weaver Street). The proposed setbacks are:

- Stage 1: 2.7m — encroachment of 1.3m (32.5%)
- Stage 2: 3.25m — encroachment of 0.75m (18.75%)

Scale and Height as a Relevant Consideration

The justification by the applicant refers to reduced setbacks in the local area, including a dwelling at 129 Orion Street with a secondary setback of approximately 2.04m to Weaver Street. It should be noted that the visual and physical impact of a reduced setback is not independent

of building height. A reduced setback that produces an acceptable outcome for a single or double storey dwelling will have a proportionally greater visual and spatial impact when applied to a five-storey building. I encourage Council to consider whether the comparison to existing low-rise dwellings provides a sufficient basis for approving reduced setbacks for a building of this height and scale, particularly given that Weaver Street is a residential street and the setback reduction will affect the character of the streetscape as experienced by all local residents.

Whilst Council's pre-lodgement advice supported the application of corner allotment setback requirements given the dual street frontage of the consolidated site, the DCP corner allotment provision is a 4m secondary setback, and the proposal for Stage 1 is a 2.7m setback only.

I request that Council satisfy itself that the reduced setbacks to Weaver Street are appropriate having regard to the scale and height of the proposed buildings, their visual impact on Weaver Street streetscape, and the reasonable amenity expectations of existing residents of the street.

7. MINIMUM SITE AREA FOR TALLER BUILDINGS

DCP Control A36 requires a minimum site area of 1,200m^2 to enable taller buildings to be appropriately offset from boundaries, achieve good orientation and provide substantial landscaping. This standard reflects a planning approach that sites below this size may not provide sufficient space to accommodate the boundary offsets and landscaping that taller buildings require to protect the amenity of neighbours.

Stage 1 at 4 Weaver Street has a site area of 1,107m^2 — 93m^2 below this minimum. The applicant addresses this by noting that the combined site area of 2,232.6m^2 complies once both stages are complete.

I note that Stages 1 and 2 are on separate lots and may be assessed, approved and constructed independently. If Stage 1 is considered as a standalone proposal, it does not meet the minimum site area for a building of this scale.

I request that Council consider whether conditions should be imposed to ensure that if the combined site area argument is accepted, the two stages are appropriately linked so that the public interest rationale is preserved.

8. 3–5 STOREY STREET PRESENTATION

DCP Control A40.1 requires that taller buildings provide a 3-storey presentation to the street, with the 4th and 5th storeys set back at least 3m from the front building elevation. The purpose of this control is to reduce the visual scale of taller buildings and to manage their amenity impact on adjoining properties and the streetscape.

The application does not comply with this requirement. The Statement of Environmental Effects acknowledges this and notes that building form and mix of materials have been applied to reduce visual dominance. These are design tools that can contribute positively to the streetscape. However, the physical setback of upper storeys serves spatial and amenity functions, reduction of overshadowing, visual bulk and sense of enclosure, and cannot be fully replicated by surface treatments alone.

I request that Council consider whether the design response adequately meets the intent of Control A40.1.

9. NOISE IMPACTS

The Environmental Noise Impact Assessment (ENIA) by Tim Fitzroy & Associates confirms that without mitigation, the development would exceed nighttime noise criteria at sensitive receivers. It recommends a 2-metre high acoustic barrier along the east and south property boundaries of Stage 1, predicted to achieve compliance at most receivers.

The ENIA acknowledges that one receiver (R3) will continue to experience exceedances of the Lmax criterion of up to 4 dB(A) due to noise from garage door closures, even with the acoustic barrier in place. The report considers this acceptable, and notes that R3 will be demolished as part of Stage 2. I request that Council consider whether appropriate interim conditions should be imposed to manage this impact on existing residents during the period between Stage 1 completion and Stage 2 commencement.

Second, there is not a specific noise assessment addressing the impact of Stage 2 on 10 Weaver Street, which is the closest occupied residential property to the south of Stage 2. I request Council require a noise assessment specifically addressing Stage 2 impacts on [redacted] before consent for Stage 2 is determined.

I also ask Council to consider conditions requiring a Construction Noise and Vibration Management Plan to address the impact on immediately adjoining properties to the south, given the scale of excavation and construction works on a site close to my boundary.

10. TRAFFIC AND PARKING

The Traffic Impact Assessments conclude that the development's vehicle trip generation is minor from a traffic engineering perspective. However, the development provides parking at the minimum rate of 0.5 spaces per room under the Housing SEPP, resulting in 19 spaces for 38 units at Stage 1 and 24 spaces for 48 units at Stage 2 (a total of 43 spaces for 86 units). A significant proportion of residents will not have an allocated parking space.

The pre-lodgement meeting minutes record that Council is aware that parking in the area is in short supply, and suggested any opportunities to increase parking above the SEPP minimum would be viewed favourably in the context of the variation requests.

Whilst the addition of 10 on-street spaces in the Orion Street reserve is a positive initiative due to local parking demand, I request Council to consider whether the overall parking provision is adequate, and whether conditions should be imposed to manage the impact of additional residential parking demand on the surrounding street network.

11. CUMULATIVE ASSESSMENT OF VARIATIONS

It is important for Council to note the cumulative nature of the variations in this application. Each variation has been presented with its own justification. While some individual justifications have merit, the multiple simultaneous variations and combined effect demands consideration as a whole, not only as a collection of individual matters.

In this instance, the cumulative effect of the variations — a building 37–40% taller than the LEP limit, with reduced street setbacks, insufficient building separation to the southern boundary, below-minimum site area for Stage 1, non-compliant upper storey setbacks, and reduced permeable landscaping — is a development that is materially larger and more impactful on its surroundings than current planning controls would ordinarily permit. This cumulative effect is a relevant public interest consideration that I ask Council to consider in its overall assessment.

I also note that as the multiple variations are sought simultaneously, the precedent value of approving each individual variation is potentially amplified, as the collection may set a template for future applications in the precinct. I raise this not to suggest that no variations should ever be granted, but to suggest that the cumulative effect and its precedent implications are matters that require explicit consideration in the assessment.

12. NATIONAL CONSTRUCTION CODE COMPLIANCE

The Statement of Environmental Effects references an National Construction Code (NCC) Compliance Assessment prepared by GMA Certification Group.

The NCC assessment identifies one genuine performance solution — relating to facilities within sole-occupancy units under Class 2 building requirements — where the kitchens, bathrooms and laundry facilities within the co-living units do not meet the prescriptive Deemed-to-Satisfy provisions of the NCC, and an alternative performance-based approach is proposed. I request Council ensure that this performance solution has been properly developed and assessed, and that it delivers an equivalent outcome for the amenity and health of future occupants.

Of greater concern, the NCC assessment identifies a significant number of areas where compliance has not yet been demonstrated at DA stage, because detailed plans and specifications have not been provided. These include:

- Fire safety systems, including fire hydrants, fire hose reels, sprinkler systems, smoke detection and building occupant warning systems
- Fire stopping materials and methods
- Exit signs and emergency lighting
- Accessible features including stair mid-landings and handrail compliance with AS1428
- Natural light and ventilation to habitable rooms
- Room heights for habitable and non-habitable spaces
- Sound insulation for floors, walls and internal services
- Lift specifications including stretcher facilities and fire service controls
- Construction materials for fire resistance and material hazard properties

While it is not uncommon for some of these matters to be resolved at the Construction Certificate stage rather than the DA stage, for a development of this scale that is seeking multiple significant variations to planning controls, there is a strong public interest for Council to ensure at DA stage that the NCC compliance framework is achievable within the proposed design.

My concern is a practical one. Several of the unresolved NCC matters — particularly fire safety egress, natural light to habitable rooms and sound insulation — have the potential to require design modifications when addressed in detail. If such modifications affect the building's floor plan, unit configuration, corridor arrangements or facade design, there is a risk that they could be inconsistent with what Council approved at DA stage. This is not in the interests of the applicant, Council or the community.

I request that Council:

1. Require the applicant to provide, before the application is determined, at minimum a preliminary fire safety strategy prepared by a suitably qualified fire safety engineer demonstrating that the building's layout and configuration can achieve NCC fire safety compliance for a co-living building of this scale.

2. Note that the deferred NCC matters should be comprehensively resolved at Construction Certificate stage, and that Council's conditions of consent should make clear that any design modifications required to achieve NCC compliance must not result in changes to the building that are inconsistent with the approved DA plans without further planning assessment.

These matters affect the safety, amenity and wellbeing of future occupants and neighbours.

12. CONCLUSIONS AND REQUESTS

I thank Council for the opportunity to make this submission. My submission is intended to assist Council in a rigorous assessment of the planning merits of the application, in the interest of good planning outcomes for the precinct and community, rather than to oppose the development in principle.

I request that Council:

1. **Carefully assess the Clause 4.6 building height variation** having regard to the scale of the variation and its precedent implications for the precinct, and consider whether conditions requiring design modifications to minimise the height exceedance are appropriate.
2. **Carefully assess the Clause 4.6 building separation variation** and consider whether compliance, or a closer approach to compliance to the southern boundary is achievable through design modification, particularly at Level 5.
3. **Consider whether the permeable landscaping variation** addresses the environmental objectives of the standard, particularly in relation to groundwater recharge and stormwater management, and whether additional measures should be required.
4. **Consider whether the secondary street setback** for Stage 1 in particular is appropriate given the scale and height of the proposed building and its impact on the Weaver Street streetscape.
5. **Require a specific noise impact assessment** addressing the impact of Stage 2 on 10 Weaver Street, and impose a Construction Noise and Vibration Management Plan addressing the immediately adjoining southern properties.
6. **Consider the cumulative impact** of all sought variations together in determining whether the overall development outcome is consistent with the objectives of the applicable planning controls and serves the public interest.
7. **Ensure that conditions of consent for design modifications** required to achieve NCC compliance must not result in changes to the building that are inconsistent with the approved DA plans without further planning assessment.
8. **Notify me** in advance of the date for when this application will be determined.

Regards,


Lismore City Council
Abridged Monthly Finance & Investment Report - Council
May 2026

Please Note

- The results reported are for the 9 months to 31st March 2026.
- Report is abridged as it is complimentary to and should be read in conjunction with the March QBRS reporting.
- Where presented in this report, Revised Budget March QBRS numbers are proposed in that the March QBRS will be presented to the Council meeting on May 12th for adoption.
- At this stage, it is best to focus on the Full Year Budget and the Year-to-Date actual expressed as a percentage of the full year budget.
- Reporting excludes Flood Restoration Program (FRP) unless otherwise stated.
- The Investment report to 31st March is now included in this report (report to 30th April is available on 1st May).
- Reporting on corporate credit card spend by month is now included with the adoption of the new credit card policy.
- As we iterate on this Report, feedback is welcome.



Contents

Summary and Key Highlights

Operating Income and Expenses Snapshot (General Fund excl. FRP)
1. Operating Income and Expenses
2. Workforce Costs
3. Materials & Services

Receivables
1. Rates & Water Recoveries
2. Outstanding Grants Recoveries (enterprise wide including FRP)

Internal Reserve Cash Drawdown as at 31st March 2026

Investment Performance Report
1. As at 31st March 2026

Grants Pipeline

Credit card Analytics
1. Spend by Directorate
2. Spend on Risk Categories

Appendices
1. Investment Performance Report as at 30th April 2026 (available on 1st May)



Summary and Key Highlights

Measure	Where we are at		
Operating expenses	✓		
Revenue		–	
Rates and Water Recoveries			✗
Other Receivables (including Grant Funding expended not claimed)			✗
External Reserves and Internal Reserves			✗
Investment performance	✓		

Key takeaways for the month

1. **Internal Reserves :** Internal Reserves available continue to be significantly impacted by uncollected grants across the business as well as outstanding rates and annual charges. Both have improved in the past month and both require continuing diligence. Internal Reserves available at 31st Mar 2026 are $15.3m a drawdown of $12.9m. We remain focused on cash management and cash recovery.
2. **Outstanding receivables now total $46.0m across rates, water, grants and general debtors. Cash collection is being prioritised**
   - Overdue rates/water now total $11.6m with debt recovery process reaching the first stage of legal action (Statements of Liquidated Claims) starting to deliver results.
   - Discussions underway with Reconstruction Authority in relation to outstanding acquittals and potential use of forward cash grants
   - Finance team proactively chasing up property arrears
3. **Expense management:** On a positive note, operating expenses are tracking to achieve the remaining budget efficiency dividend subject to the impact of rising fuel costs due to the war in the Middle East.
4. **Investment strategy:** Implementing of Councils revised Investment Strategy is continuing.

Operating Income and Expenses - General Fund (excluding FRP)

With 75% of the Year gone, the General Fund is well on the way to achieving its Operating Income budget (84% of March QBRS budget achieved). Operating Expenses are tracking to achieve the remaining budget efficiency dividend subject to the impact of rising fuel costs.

External Operating Income ($'000)	Original Budget 2025/26	Revised Budget Dec QBRS 2025/26	Revised Budget Mar QBRS 2025/26	Actual YTD 2025/26	Actual YTD as % Mar QBRS
Rates and Annual Charges	48,721	48,721	48,721	48,872	*100%*
User Charges and Fees	15,338	18,039	18,039	14,911	*83%*
Other Revenue	3,354	3,354	3,354	2,914	*87%*
Grants and Contributions - Operating	18,103	18,751	18,651	7,707	*41%*
Interest and Investment Income	2,510	2,510	2,510	1,822	*73%*
Total External Operating Income	**88,026**	**91,375**	**91,275**	**76,226**	***84%***

*Excluding Capital Grant Income & Internal Income

- **Rates and Annual Charges** (100% of March QBRS Budget achieved) were invoiced in full in July.
- **User Charges and Fees** (83%) are tracking well above the original budget with the primary contributor being Weighbridge Fees.
- **Other Revenue** (87%) are tracking above budget with contributions from Wage & Salary subsidies (trainees), and a focus on collecting receivables.
- **Operating Grants** (41%) The most significant Operating Grant (FAG) is 50% receipted and recognised in the last quarter of the year explaining partly why we have a significant gap in YTD Actual vs Budget March QBRS.
- **Interest and Investment Income** (73%) is tracking slightly behind budget, this is due to the General Fund (excluding FRP) cash balances being below budget.

External Operating Expenses ($'000)	Original Budget 2025/26	Revised Budget Dec QBRS 2025/26	Revised Budget Mar QBRS 2025/26	Actual YTD 2025/26	Actual YTD as % Mar QBRS
Workforce Costs	45,295	46,832	43,832	33,467	*76%*
Materials & Services	36,129	41,686	45,297	30,534	*67%*
Other Expenses	4,216	4,216	4,216	3,542	*84%*
Total External Operating Expenses	**85,640**	**92,734**	**93,345**	**67,543**	***72%***

*Excluding Depreciation, Net Loss from Disposal of Assets, Borrowing Costs & Internal Expenses

- **Workforce costs** (76%) are tracking in line with March QBRS Budget after adjusting for workforce savings.
- **Materials & Services** are tracking well below Budget (67%), despite the March QBRS Budget including the remaining budget efficiency dividend of $1.8m.
- **Other Expenses** are tracking above budget (84%) due to $0.3m in unbudgeted EPA Landfill Levies with the re-opening of the waste facility. This is offset by savings on Qld Waste Levies in Materials and Services ($0.5m).

Materials & Services – General Fund (excluding FRP)

Total Materials & Services was YTD March $0.5m below QBRS December Budget. After realising the full year $3m Net Workplace Change savings against the 25/26 Budget Efficiency Dividend this positive YTD March variance increases to $2.8m.

Description ($'000)	FY Dec QBRS Budget	YTD actual to FY budget %	YTD Dec QBRS Budget	YTD Actual	YTD Variance
Contractors Other	24,400	58.5%	18,086	14,285	3,801
Consultants	394	248.5%	296	979	(683)
Traffic Control	145	465.7%	109	675	(566)
Management Fee	484	20.0%	375	97	279
Legal Services	573	26.8%	430	153	276
Materials	2,504	68.6%	1,897	1,717	180
Consumables	588	48.4%	447	284	162
Fuel	1,619	72.3%	1,214	1,171	43
Budget Efficiency Dividend	(4,839)	-	(3,749)	-	(3,749)
Other	15,818	70.6%	11,898	11,173	725
Total Materials & Services	**41,686**	**73.2%**	**31,003**	**30,534**	**468**



YTD March Materials & Services (prior to March QBRS)

- **Contractors Other:** Significant positive variance of $3.8m in Contractors Other in YTD March. Some of this positive variance needs to be considered net of the $1.1m negative YTD variance in External Labour Hire (shown in previous slide).
- **Consultants:** Most of the YTD negative variance $0.6m has been previously identified as related to unbudgeted CCRR Grant Funded Expenses.
- **Traffic Control:** YTD negative variance in part due to the significant additional State Road Works during 25/26.
- **Materials, Consumables & Fuel:** These cost categories could be impacted by the higher oil prices from the Iran War, and we are monitoring these closely. All are showing positive YTD variances at 31 March.

Realisation of 25/26 Budget Efficiency Dividend

- We have recognised a further $3m of budget efficiency in the March QBRS from Workplace Change savings net of the one-off workplace change costs.
- Total actual Materials and Services to YTD March was $0.5m below the QBRS December Budget and $2.8m below the QBRS March Budget after realising the net Workplace Change Budget Savings.
- There is a good opportunity to realise the remaining 25/26 Budget Efficiency in the last quarter subject to the impact of higher oil prices.

Rates and Water Recoveries

The formal debt recovery process for rates and annual charges that commenced in September 2025 is starting to deliver results.

Rates & Charges Receivables	Receivable $000	% Overdue	Overdue $000	Mvt from prior month $000
Receivables – rates and annual charges (as at 2nd April)	27,729	34.9%	9,678	(2,612)
Receivables – water usage charges (as at 17th April)	5,483	34.9%	1,914	219
Total receivables	**33,212**	**34.9%**	**11,592**	

Key takeaways:

Rates and annual charges:

- These are invoiced annually in July each year, and the receivable is taken up at that time. However, they are collected via quarterly instalment notices. The third instalment for the quarter ended 31st January 2026 became due on the 28th February 2026. A lot of rate payers miss the cut off by a few days and receipts from those ratepayers has been a significant contributor to the $2.6m decrease in the overdue balance since the end of February.
- The balance of prior period rates and annual charges outstanding was $5.4m (as at 2nd April) which is a $0.6m improvement on that previously reported $6.0m (as at 3rd March).
- The first round of the formal debt recovery process for rates commenced in September 2025 and has entered the first stage of legal actions (230 Statements of Liquidated Claims lodged with the Court on 20th March with service commencing on 25th March). This has delivered c$1m in April most of which would have been after the cut-off for this report.
- NSWRA have now paid overdue rates and annual charges. The overdue balance reported in the next report is expected to reduce significantly due to the amounts received following the issue of the statements of liquidated claims and the $0.9m received from NSWRA.

Water Usage Charges:

- Total water usage receivables increased $3.5m since the prior month reporting with the third quarter invoices (usage and connection fee) being issued in early April with a due date of end of April 2026.
- Invoices for the previous quarter water charges (ended 30 November 2025 for usage and 31 December 2025 for the fixed fee) are at reminder stage. First reminder notices were issued on 28th February. Second reminders are to be sent out at the beginning of May.

Outstanding Grants Recoveries As At 31st March 2026 (enterprise wide including FRP)

Outstanding Grant Recoveries as at 31st March were $11.8m (a decrease of $8.5m since last month). Outstanding Grant Recoveries relate to claims on funded projects which have either been invoiced to funding bodies but not receipted or have not yet been claimed. There can be a significant impact on Council liquidity from this lag between project expenditure and grant funding receipts.

Grant Funding Recoveries	As at 28th February 2026	As at 31st March 2026
Grant Funding Invoiced / Claimed – FRP	8,784	3,784
Grant Funding expended not claimed – FRP	6,428	5,935
Sub-total for FRP grant funded projects	**15,212**	**9,718**
Grant Funding Invoiced / Claimed – BAU	1,253	105
Grant Funding expended not claimed – BAU	3,881	1,990
Sub-total for BAU grant funded projects	**5,134**	**2,095**
Total Grant Funding Receivables	**20,346**	**11,813**

Key takeaways:

- Of the $9.7m relating to FRP at 31st March (decreased from $15.2m at 28th February):
  - $3.8m ($8.8m at 28th February) was due for payment
  - $0.5m ($0.5m at 28th February) is pending acquittal
  - $2.4m ($2.9m at 28th February) is recoverable under the reimbursement model
  - $3.0m ($3.0m at 28th February) relates to TC Alfred – assessment yet to be completed

- Of the $2.1m relating to BAU at 31st March (decreased from $5.1m at 28th February):
  - $0.1m ($1.2m at 28th February) was due for payment. We received $1.2m for the Local Roads and Community Infrastructure (LRCI) in March.
  - $1.9m ($3.9m at 28th February) has been expended and not yet claimed. This balance includes $0.7m for Bridges and $0.3m for Roads to Recovery. We continue to follow up with the applicable project managers to lodge claims / invoice as soon as possible.

Overall, there remains significant outstanding Grant Funding across the Council (both FRP and BAU), and this is significantly impacting our liquidity position. Please refer to the reserves section of this report for further illustration. There is a drive across the business to claim Grant monies owed as soon as possible.

Internal Reserve Cash Drawdown as at 31st March 2026

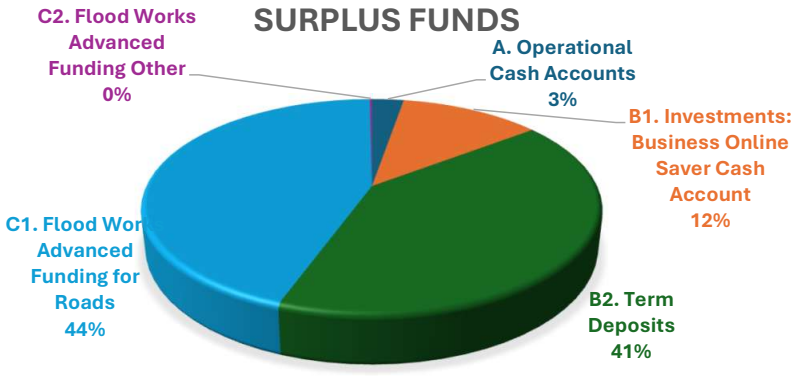
Internal Reserves have been in deficit position for the last 3 financial year ends (as at 30th June). Internal Reserves continue to be in deficit at 31st March and have been drawdown by $12.9m. The balance of internal reserves (before drawdown) as at 31st March would have been $28.1m. However, cash available for Internal Reserves is $15.3m requiring the $12.9m drawdown.

Internal Reserves Cash Drawdown Reconciliation $'000	As at 30 June 2023	As at 30 June 2024	As at 30 June 2025	As at 31 December 2025	As at 28 February 2026	As at 31 March 2026
Total Cash, Cash Equivalents & Investments	133,200	183,596	209,903	240,011	243,089	242,112
Externally Restricted Funds	(110,365)	(169,570)	(188,883)	(222,388)	(230,724)	(226,780)
Internal Reserves Cash Balance (after Drawdown)	**22,835**	**14,026**	**21,020**	**17,623**	**12,365**	**15,331**
Add back: Drawdown of Funds for working capital requirements	13,428	22,940	15,223	10,900	17,526	12,866
Internal Reserves (before Drawdown)	**36,263**	**36,966**	**36,243**	**28,523**	**29,891**	**28,197**
Unexpended Grants	***21,206***	***87,753***	***110,899***	***140,725***	***144,101***	***139,169***

Key takeaways:

- Unexpended grants is the most significant component of Externally Restricted Funds ($139m of total externally restricted assets of $227m as at 31st March).
- The internally restricted cash balance as 31st March 2026 is $15.3m which is $2.9m more than the $12.4m reported as at 28th February. The increase reflects:
  - Decrease of c$5.0m in FRP Grant Receivables net of additional spending.
  - Increase in available cash from collection of overdue rates and annual charges.
- Available cash is impacted significantly by:
  - The lag between incurring expenditure on grant funded projects and recovering that expenditure via claims against the funding grants. This balance was $11.8m as at 31st March as per the previous slide - Grant Funding Receivables.
  - The general rates component of Outstanding Rates and Annual Charges. The annual charges component form part of external reserves when collected.
  - There will always be a lag in recovering expenditure on grant funded projects, however we must, and are, becoming more diligent in managing projects to grant milestones, lodging the claims and following up the resultant receivable.

Investment Balances as at 31 March 26

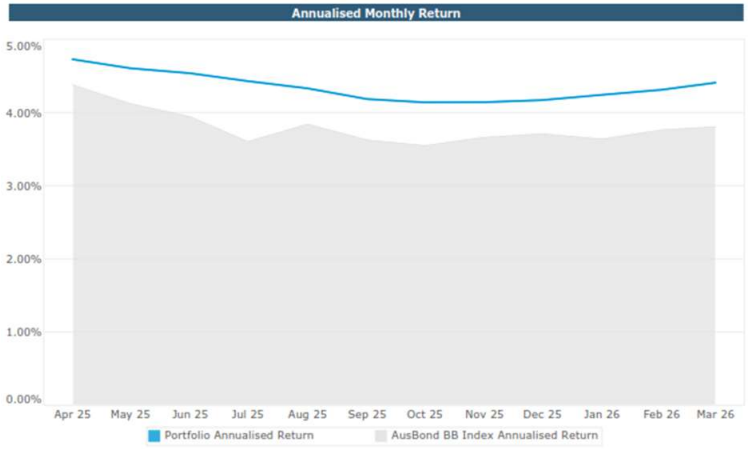


Cash and Investment Breakdown	Mar-26	Feb-26	Mth over Mth Change
A1: Operational Cash Accounts	3,898,787	13,469,885	(9,571,098)
A2: Restricted Operational Cash Accounts	2,698,346	2,699,018	(671)
A Total Operational Cash Accounts	**6,597,133**	**16,168,902**	(9,571,769)
B1: Investments: Business Online Saver Cash Account	29,378,650	22,898,686	6,479,964
B2: Other Investment including Term Deposits	100,515,135	98,515,112	2,000,023
B Total Investments including Term Deposits	**129,893,785**	**121,413,798**	8,479,987
C1: Flood Works Advanced Funding for Roads	108,752,835	107,719,474	1,033,360
C2: Flood Works Advanced Funding for Buildings	20,101	20,041	60
C3: Flood Works Advanced Funding for Waste	439,371	771,121	(331,750)
C Total Flood Works Advanced Funding	**109,212,307**	**108,510,636**	**(1,481,894)**
Total Cash, Investments and Advanced Funding	**245,703,225**	**246,093,337**	**(390,112)**

Total surplus cash balance stable month over month

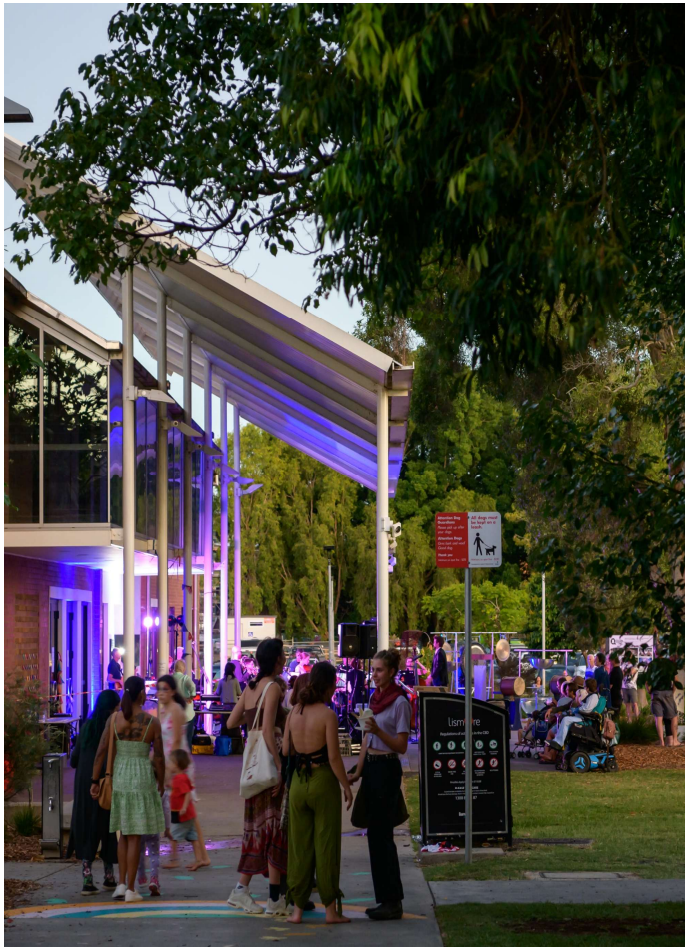
- Total cash & investment balance
  $245.7m (LM:$246.1m) decrease of $0.4m from the prior month.
- Business Online Saver cash account
  balance has increased $6.5m from $22.9m to $29.4m. Largely driven by FRP grant funds received in the month
- Term Deposits
  balance has increased $2m from $98.5m to $100.5m.
- Flood works advanced funding balance
  $109.2m, (LM:$108.5m) a decrease of $1.5m due to consumption of funds relating to delivery of flood infrastructure work

Current Investment Returns – Mar:4.41% (LM:4.31%) (YTD 4.26%)



Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Mar 2026	4.41%	3.80%	0.61%
Last 3 months	4.32%	3.73%	0.59%
Last 6 months	4.23%	3.68%	0.55%
Financial Year to Date	4.26%	3.69%	0.57%
Last 12 months	4.35%	3.80%	0.55%

- ✓ Mar council's portfolio returned 4.41% (LM:4.31%), being 61bps above the annualised Bank Bill BBI of 3.80%.
- ✓ Financial year to date 4.26% (LM:4.24%) being 57bps above the BBI of 3.69%
- ✓ The portfolio return is comparably conservative when compared to other councils due to the previously low risk profile of our investments, in other words high cash and term deposit balances and no Bond or TCorp investments
- ✓ Following the adoption of the updated investment strategy, a small tranche of bonds (FRN's) has been secured in April

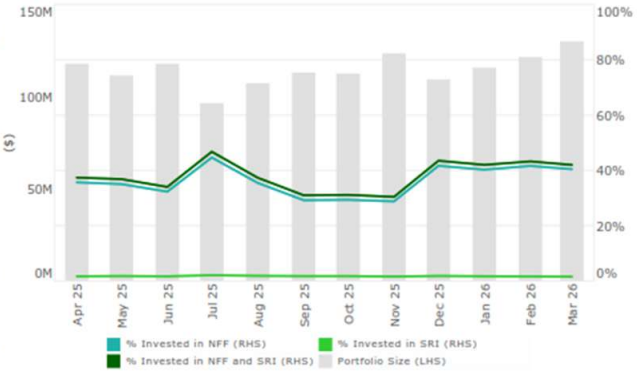


Socially Responsible Investment

Current Breakdown

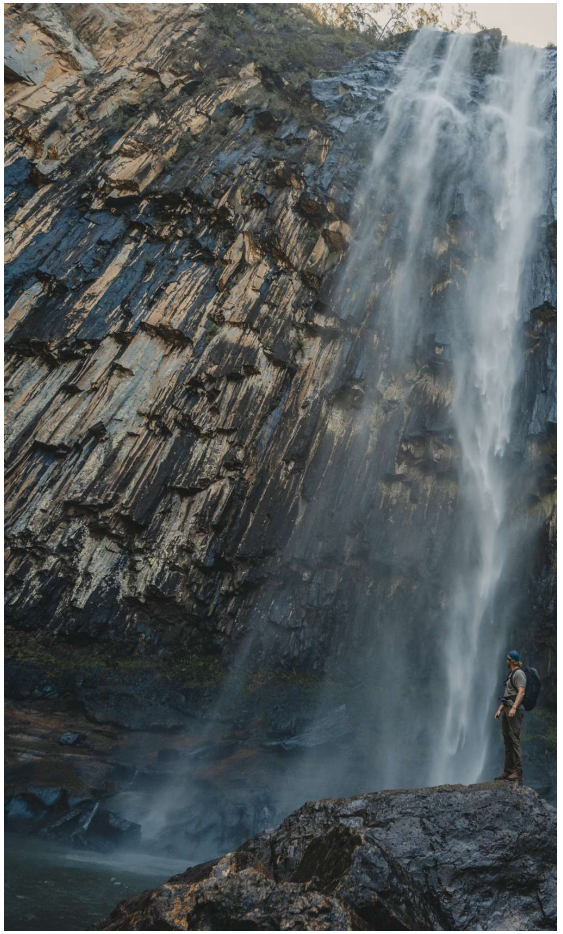
ADI Lending Status *	Current Month ($)		Previous Month ($)	
Fossil Fuel Lending ADIs				
Commonwealth Bank of Australia	58,378,650		51,898,686	
National Australia Bank	17,000,000		17,000,000	
	75,378,650	**58%**	**68,898,686**	**57%**
Non Fossil Fuel Lending ADIs				
AMP Bank	15,135		15,112	
Bank of Queensland	25,000,000		25,000,000	
Summerland Bank	5,500,000		3,500,000	
Suncorp Bank	22,000,000		22,000,000	
	52,515,135	**40%**	**50,515,112**	**42%**
Socially Responsible Investment				
Westpac Group (Green TD)	2,000,000		2,000,000	
	2,000,000	**2%**	**2,000,000**	**2%**
	129,893,785		**121,413,798**	

Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Where the opportunity arises, Council will seek SRI investment opportunities. However, the investment product will be considered in the context of Council's overall cashflow requirements, investment returns and the security of the investment.

- ✓ In Mar 26 the percentage of the portfolio invested in Socially Responsible Investments (SRI) is stable at 42% (LM:44%), the total value of SRI's ticked up to $54.5m (LM:$52.5m).



Grants pipeline (slide 1 of 2)

Grants Submitted – March/April - projects worth $26M

Grant	Project/Directorate	Outcome notification	Grant funds	Council co-contribution	Total
The Safer Local Roads and Infrastructure Program (SLRIP) - Tranche 5	Rosehill Road/Roads	TBC	$1,990,202	$497,550*	$2,487,752
The Safer Local Roads and Infrastructure Program (SLRIP) - Tranche 5	Simeoni Drive/Roads	TBC	$3,541,864	$885,466*	$4,427,330
The Safer Local Roads and Infrastructure Program (SLRIP) - Tranche 5	Skyline Road/ Roads	TBC	$4,641,141	$1,160,285*	$5,801,426
The Safer Local Roads and Infrastructure Program (SLRIP) - Tranche 5	Rotary Drive/Roads	TBC	$5,000,000	$2,169,272*	$7,169,272
The Safer Local Roads and Infrastructure Program (SLRIP) - Tranche 5	Caniaba Road	TBC	$4,480,000	$1,120,000*	$5,600,000
LPG Innovation Development Fund	AI Automation of CCVT Pipe Conditional Assessment/Waste	June 2026	$31,527	$42,681	$74,208
LPG Innovation Development Fund	Account Payable Automation/Finance	June 2026	$16,500	$26,500	$33,000
LPG Innovation Development Fund	GSAC Public EV Fast Charging Infrastructure/IT	June 2026	$53,394	$39,336	$92,730
LPG Innovation Development Fund	Matter port Digital Twins for Council Facilities & Emergency Preparedness/IT	June 2026	$21,430	$21,630	$43,060
Floodplain Management Grants	Lismore Urban Overland Flood Study/Strategic Planning	TBC	$104,334	$52,166	$156,500
Floodplain Management Grants	Lismore Rural Flood Risk Management Study/Strategic Planning	TBC	$167,132	$83,568	$250,700

*Includes Roads to Recovery Funds

Grants pipeline (slide 2 of 2)

Grants Received - $4.97m

Grant	Project/Directorate	Grant Amount
SLRIP	Dunoon Road and Tweed Street corridor	$4.85m
Clubgrant – NSW Government Infrastructure Grants	Crozier Field drainage system	$115,698

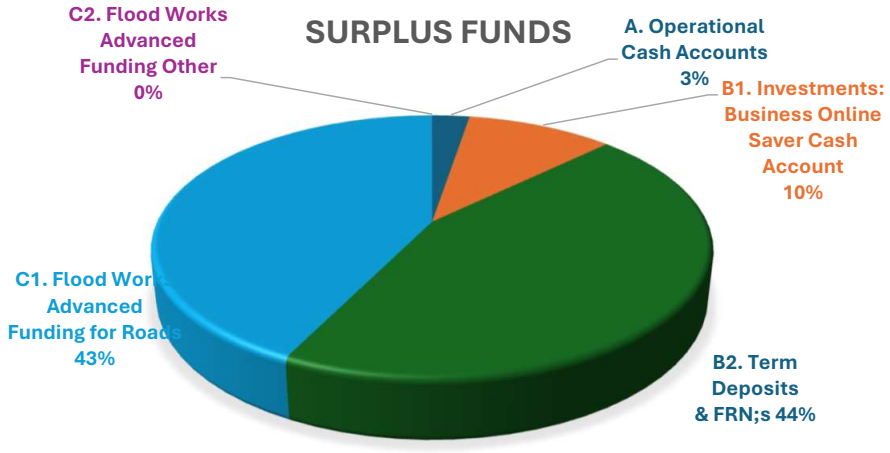


Appendices

1. Investment Performance Report as at 30th April 2026



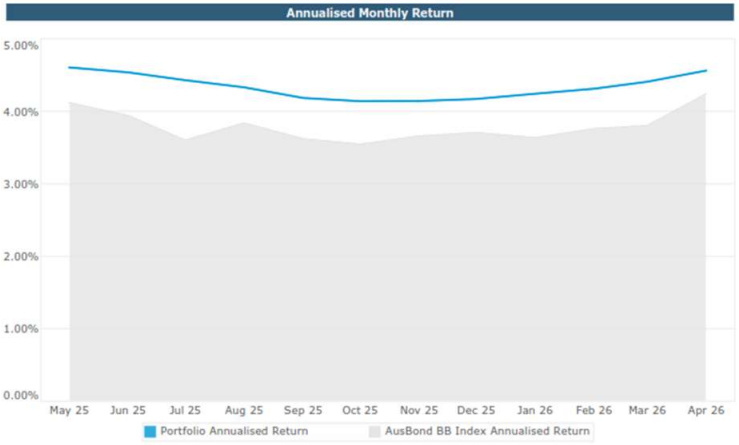
Appendix 4 - Investment Balances as at 30 April 2026



	Apr-26	Mar-26	Mth over Mth Change
Cash and Investment Breakdown			
A1: Operational Cash Accounts	3,238,666	3,898,787	(660,121)
A2: Restricted Operational Cash Accounts	2,702,144	2,698,346	3,797
A Total Operational Cash Accounts	**5,940,809**	**6,597,133**	**(656,324)**
B1: Investments: Business Online Saver Cash Account	23,378,650	29,378,650	(6,000,000)
B2: Other Investment including Term Deposits	102,015,164	100,515,135	1,500,029
B Total Investments including Term Deposits	**125,393,814**	**129,893,785**	**(4,499,971)**
C1: Flood Works Advanced Funding for Roads	97,792,244	108,752,835	(10,960,590)
C2: Flood Works Advanced Funding for Buildings	20,171	20,101	69
C3: Flood Works Advanced Funding for Waste	10,217	439,371	(429,153)
C Total Flood Works Advanced Funding	**97,822,633**	**109,212,307**	**(11,389,674)**
Total Cash, Investments and Advanced Funding	**229,157,256**	**245,703,225**	**(16,545,969)**

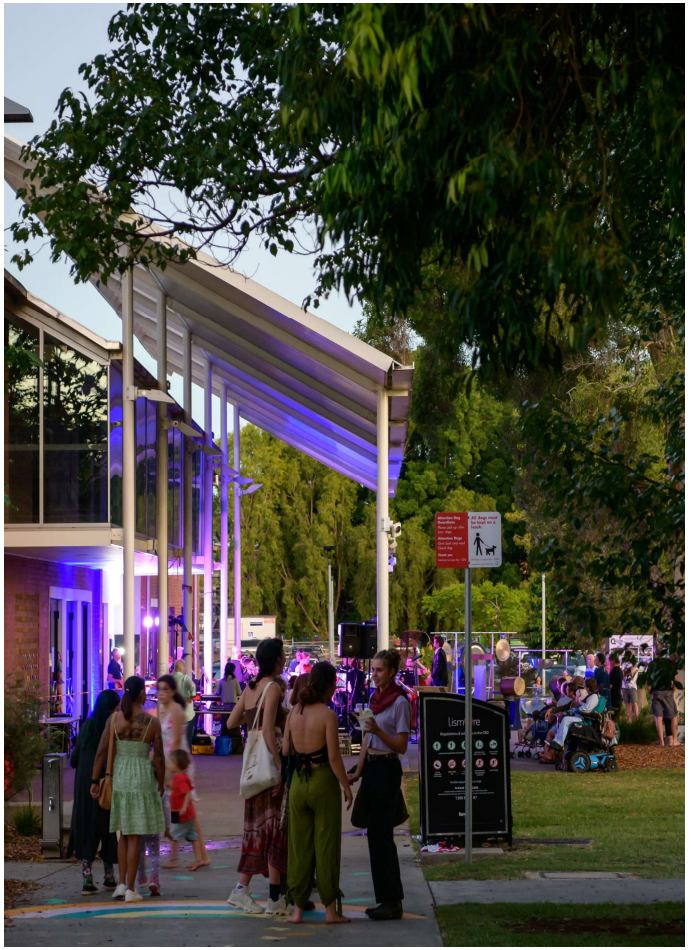
- Total cash & investment balance
  $229.2m (LM:$245.7m) decrease of $16.5m from the prior month largely driven by FRP ($7.6m) & BAU creditor payments, April was also a 5 payment run month.
- Business Online Saver cash account
  balance has decreased $6m from $29.4m to $23.4m.
- Term Deposits & Floating Rate Notes
  balance has increased $1.5m from $100.5m to $102m. Increase relates to the FRN purchase $1.5m.
- Flood works advanced funding balance
  $97.8m, (LM:$109.2m) a decrease of $11.4m due to consumption of funds relating to delivery of flood infrastructure work

Current Investment Returns – April: 4.56% (LM:4.41%) (YTD 4.29%)



Historical Performance Summary (%pa)	Portfolio	Annualised BB Index	Outperformance
Apr 2026	4.56%	4.24%	0.32%
Last 3 months	4.43%	3.94%	0.49%
Last 6 months	4.30%	3.80%	0.50%
Financial Year to Date	4.29%	3.74%	0.55%
Last 12 months	4.34%	3.79%	0.55%

- ✓ April council's portfolio returned 4.56% (LM:4.41%), being 32bps above the annualised Bank Bill BBI of 4.24%.
- ✓ Financial year to date 4.29% (LM:4.26%) being 55bps above the BBI of 3.74%
- ✓ The portfolio return is comparably conservative when compared to other councils due to the previously low risk profile of our investments, in other words high cash and term deposit balances and low Bonds & no TCorp investments.
- ✓ Following the adoption of the updated investment strategy, a small tranche of bonds (FRN's) was secured in April $1.5m, this is set to increase over the coming months.

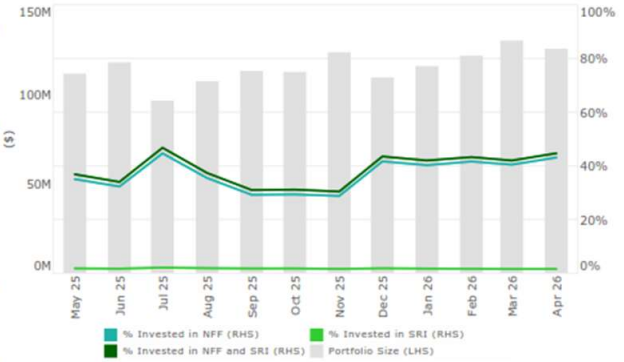


Socially Responsible Investment

Current Breakdown

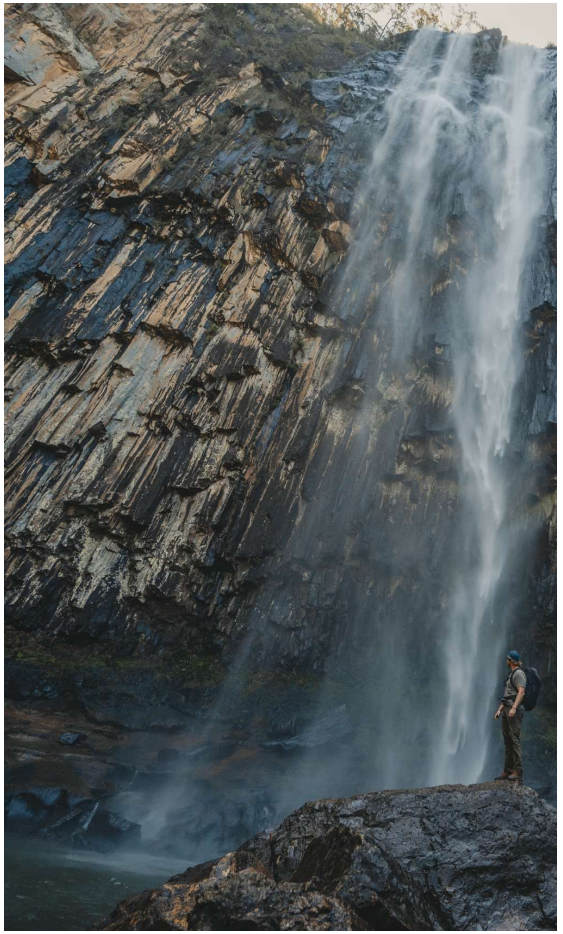
ADI Lending Status *	Current Month ($)		Previous Month ($)	
Fossil Fuel Lending ADIs				
Commonwealth Bank of Australia	34,378,650		58,378,650	
National Australia Bank	35,000,000		17,000,000	
	69,378,650	**55%**	**75,378,650**	**58%**
Non Fossil Fuel Lending ADIs				
AMP Bank	15,164		15,135	
Bank of Queensland	25,000,000		25,000,000	
MyState Bank	1,500,000		0	
Summerland Bank	5,500,000		5,500,000	
Suncorp Bank	22,000,000		22,000,000	
	54,015,164	**43%**	**52,515,135**	**40%**
Socially Responsible Investment				
Westpac Group (Green TD)	2,000,000		2,000,000	
	2,000,000	**2%**	**2,000,000**	**2%**
	125,393,814		**129,893,785**	

Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Where the opportunity arises, Council will seek SRI investment opportunities. However, the investment product will be considered in the context of Council's overall cashflow requirements, investment returns and the security of the investment.

✓ In April 26 the percentage of the portfolio invested in Socially Responsible Investments (SRI) is stable at 45% (LM:42%), the total value of SRI's ticked up to $56m (LM:$54.5m).





Investment Summary Report
April 2026

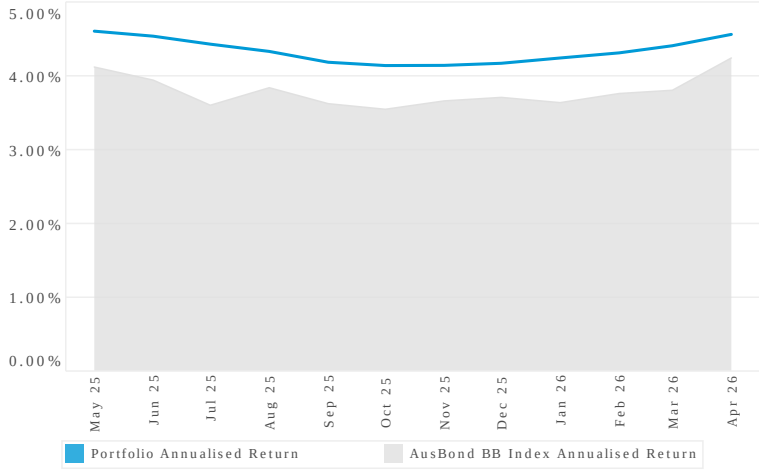
PRUDENTIAL
INVESTMENT SERVICES CORP

Lismore City Council
Executive Summary - April 2026

Investment Holdings

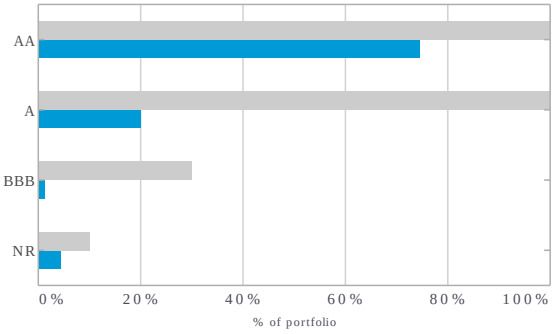
	Face Value ($)	Current Value ($)	Current Yield (%)
Cash	23,393,814	23,393,814	4.1987
Floating Rate Note	1,500,000	1,505,569	5.4743
Term Deposit	100,500,000	101,583,635	4.7483
	125,393,814	126,483,018	4.6545

Investment Performance

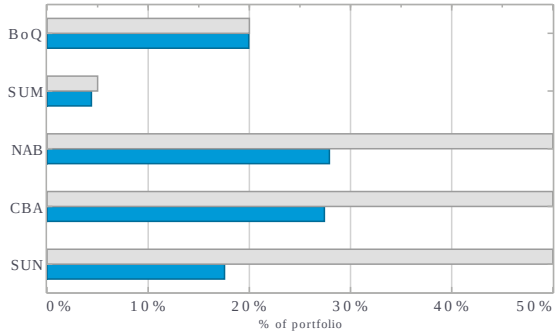


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures





Term to Maturities

	Face Value ($)	Policy Max	
Between 0 and 0.5 years	114,393,814	91% 100%	a
Between 0.5 and 1 years	9,500,000	8% 100%	a
Between 1 and 3 years	1,500,000	1% 100%	a
	125,393,814		

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Investment Holdings Report - April 2026

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)	Deal No.	Reference
15,164.06	2.2500%	AMP Bank	BBB+	15,164.06	545721	
23,378,649.83	4.2000%	Commonwealth Bank of Australia	AA-	23,378,649.83	543330	64
23,393,813.89	4.1987%			23,393,813.89		

Term Deposits

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Interest Date	Reference
6-May-26	2,000,000.00	4.2500%	Bank of Queensland	A-	2,000,000.00	4-Nov-25	2,041,452.05	546788	41,452.05	At Maturity	
27-May-26	5,000,000.00	4.3200%	Commonwealth Bank of Australia	AA-	5,000,000.00	23-Dec-25	5,076,339.73	546962	76,339.73	At Maturity	99
3-Jun-26	10,000,000.00	4.4000%	Bank of Queensland	A-	10,000,000.00	3-Dec-25	10,179,616.44	546909	179,616.44	At Maturity	
10-Jun-26	5,000,000.00	4.3500%	National Australia Bank	AA-	5,000,000.00	10-Dec-25	5,084,616.44	546929	84,616.44	At Maturity	
17-Jun-26	7,000,000.00	4.5000%	Suncorp Bank	AA-	7,000,000.00	16-Dec-25	7,117,369.86	546940	117,369.86	At Maturity	
24-Jun-26	5,000,000.00	4.5500%	Suncorp Bank	AA-	5,000,000.00	23-Dec-25	5,080,404.11	546961	80,404.11	At Maturity	
8-Jul-26	4,000,000.00	4.4700%	National Australia Bank	AA-	4,000,000.00	7-Jan-26	4,055,844.38	547008	55,844.38	At Maturity	
15-Jul-26	4,000,000.00	4.5000%	Bank of Queensland	A-	4,000,000.00	14-Jan-26	4,052,767.12	547034	52,767.12	At Maturity	
12-Aug-26	5,000,000.00	4.6200%	National Australia Bank	AA-	5,000,000.00	11-Feb-26	5,049,997.26	547111	49,997.26	At Maturity	
19-Aug-26	1,000,000.00	4.6200%	Commonwealth Bank of Australia	AA-	1,000,000.00	11-Feb-26	1,009,999.45	547118	9,999.45	At Maturity	
19-Aug-26	4,000,000.00	4.7500%	Bank of Queensland	A-	4,000,000.00	11-Feb-26	4,041,123.29	547113	41,123.29	At Maturity	
2-Sep-26	5,000,000.00	4.8500%	Suncorp Bank	AA-	5,000,000.00	4-Mar-26	5,038,534.25	547184	38,534.25	At Maturity	
9-Sep-26	2,000,000.00	5.0000%	Summerland Bank	NR	2,000,000.00	10-Mar-26	2,014,246.58	547200	14,246.58	At Maturity	
9-Sep-26	5,000,000.00	4.6500%	Commonwealth Bank of Australia	AA-	5,000,000.00	11-Feb-26	5,050,321.92	547116	50,321.92	At Maturity	
30-Sep-26	5,000,000.00	5.2700%	National Australia Bank	AA-	5,000,000.00	1-Apr-26	5,021,657.53	547278	21,657.53	At Maturity	
30-Sep-26	5,000,000.00	5.3000%	Suncorp Bank	AA-	5,000,000.00	30-Mar-26	5,023,232.88	547266	23,232.88	At Maturity	
7-Oct-26	3,000,000.00	4.5500%	National Australia Bank	AA-	3,000,000.00	7-Jan-26	3,042,632.88	547009	42,632.88	At Maturity	
7-Oct-26	5,000,000.00	5.2600%	National Australia Bank	AA-	5,000,000.00	8-Apr-26	5,016,572.60	547288	16,572.60	At Maturity	
14-Oct-26	3,000,000.00	5.2300%	National Australia Bank	AA-	3,000,000.00	15-Apr-26	3,006,877.81	547300	6,877.81	At Maturity	
21-Oct-26	1,000,000.00	5.4500%	Summerland Bank	NR	1,000,000.00	23-Apr-26	1,001,194.52	547316	1,194.52	At Maturity	
28-Oct-26	5,000,000.00	4.5900%	Bank of Queensland	A-	5,000,000.00	27-Jan-26	5,059,104.11	547050	59,104.11	At Maturity	

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council

Investment Holdings Report - April 2026

Maturity Date	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Interest Date	Reference
4-Nov-26	2,500,000.00	5.4500%	Summerland Bank	NR	2,500,000.00	29-Apr-26	2,500,746.58	547346	746.58	At Maturity	
25-Nov-26	5,000,000.00	5.3300%	National Australia Bank	AA-	5,000,000.00	29-Apr-26	5,001,460.27	547345	1,460.27	At Maturity	
24-Feb-27	2,000,000.00	4.9200%	Westpac Group	AA-	2,000,000.00	25-Feb-26	2,017,523.29	547160	17,523.29	Semi Annually	
	100,500,000.00	4.7483%			100,500,000.00		101,583,635.35		1,083,635.35		

Floating Rate Notes

Maturity Date	Face Value ($)	Current Rate (%)	Security Name	Credit Rating	Purchase Price ($)	Purchase Date	Current Value ($)	Deal No.	Accrued Interest ($)	Next Coupon Date	Reference
9-Apr-29	1,500,000.00	5.4743%	MYS Snr FRN (Apr29) BBSW+1.15%	Baa2	1,500,000.00	9-Apr-26	1,505,568.87	547270	4,949.37	9-Jul-26	
	1,500,000.00	5.4743%			1,500,000.00		1,505,568.87		4,949.37		

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Accrued Interest Report - April 2026

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
Cash									
Commonwealth Bank of Australia	543330					104,201.68	0	90,485.20	4.20%
AMP Bank	545721					28.92	0	28.04	2.25%
						104,230.60		90,513.24	4.20%
Floating Rate Note									
MYS Snr FRN (Apr29) BBSW+1.15%	547270		1,500,000.00	9-Apr-26	9-Apr-29	0.00	22	4,949.37	5.47%
						0.00		4,949.37	5.47%
Term Deposits									
Commonwealth Bank of Australia	546777		5,000,000.00	30-Oct-25	1-Apr-26	88,446.58	0	0.00	
Commonwealth Bank of Australia	546778		5,000,000.00	30-Oct-25	8-Apr-26	92,493.15	7	4,046.57	4.22%
Commonwealth Bank of Australia	546823		3,000,000.00	11-Nov-25	15-Apr-26	53,506.85	14	4,832.88	4.20%
Summerland Bank	546084		1,000,000.00	29-May-25	23-Apr-26	38,308.22	22	2,561.64	4.25%
Summerland Bank	546881		2,500,000.00	27-Nov-25	29-Apr-26	46,109.59	28	8,438.36	4.40%
Commonwealth Bank of Australia	546885		5,000,000.00	27-Nov-25	29-Apr-26	88,865.75	28	16,263.01	4.24%
Bank of Queensland	546788		2,000,000.00	4-Nov-25	6-May-26	0.00	30	6,986.30	4.25%
Commonwealth Bank of Australia	546962		5,000,000.00	23-Dec-25	27-May-26	0.00	30	17,753.43	4.32%
Bank of Queensland	546909		10,000,000.00	3-Dec-25	3-Jun-26	0.00	30	36,164.39	4.40%
National Australia Bank	546929		5,000,000.00	10-Dec-25	10-Jun-26	0.00	30	17,876.71	4.35%
Suncorp Bank	546940		7,000,000.00	16-Dec-25	17-Jun-26	0.00	30	25,890.41	4.50%
Suncorp Bank	546961		5,000,000.00	23-Dec-25	24-Jun-26	0.00	30	18,698.63	4.55%
National Australia Bank	547008		4,000,000.00	7-Jan-26	8-Jul-26	0.00	30	14,695.89	4.47%
Bank of Queensland	547034		4,000,000.00	14-Jan-26	15-Jul-26	0.00	30	14,794.52	4.50%
National Australia Bank	547111		5,000,000.00	11-Feb-26	12-Aug-26	0.00	30	18,986.30	4.62%
Bank of Queensland	547113		4,000,000.00	11-Feb-26	19-Aug-26	0.00	30	15,616.44	4.75%
Commonwealth Bank of Australia	547118		1,000,000.00	11-Feb-26	19-Aug-26	0.00	30	3,797.26	4.62%
Suncorp Bank	547184		5,000,000.00	4-Mar-26	2-Sep-26	0.00	30	19,931.51	4.85%
Commonwealth Bank of Australia	547116		5,000,000.00	11-Feb-26	9-Sep-26	0.00	30	19,109.59	4.65%

PRUDENTIAL INVESTMENT SERVICES CORP

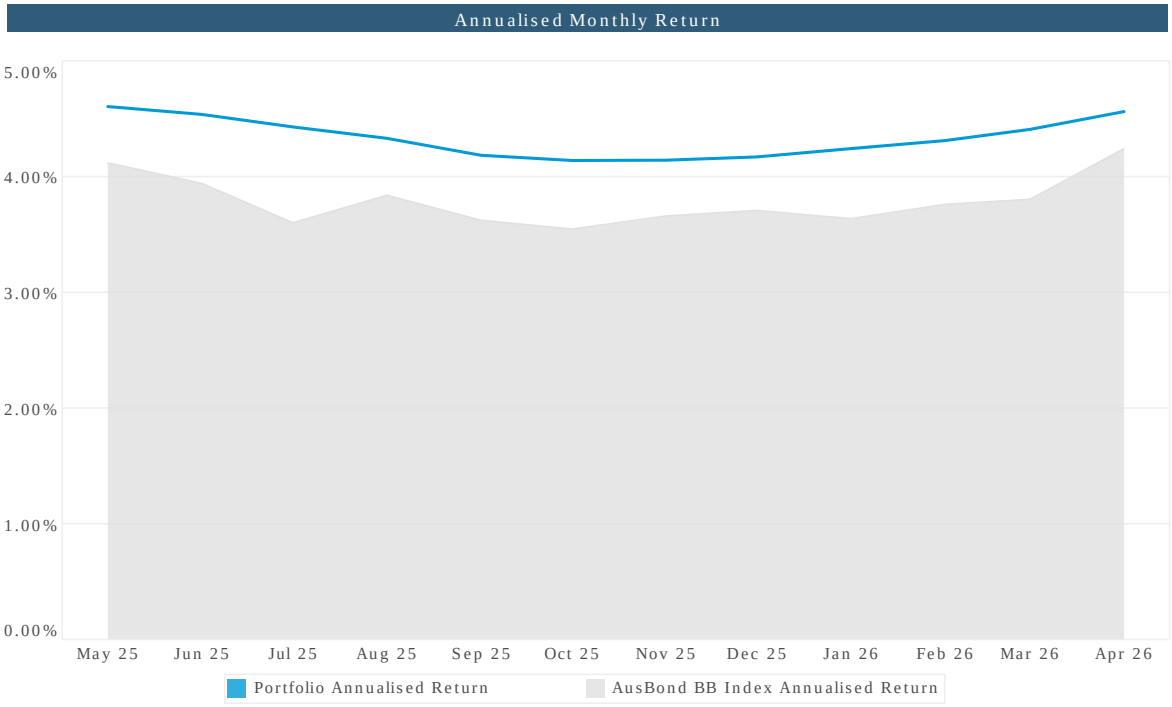
Lismore City Council

Accrued Interest Report - April 2026

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
Summerland Bank	547200		2,000,000.00	10-Mar-26	9-Sep-26	0.00	30	8,219.18	5.00%
Suncorp Bank	547266		5,000,000.00	30-Mar-26	30-Sep-26	0.00	30	21,780.83	5.30%
National Australia Bank	547278		5,000,000.00	1-Apr-26	30-Sep-26	0.00	30	21,657.53	5.27%
National Australia Bank	547009		3,000,000.00	7-Jan-26	7-Oct-26	0.00	30	11,219.18	4.55%
National Australia Bank	547288		5,000,000.00	8-Apr-26	7-Oct-26	0.00	23	16,572.60	5.26%
National Australia Bank	547300		3,000,000.00	15-Apr-26	14-Oct-26	0.00	16	6,877.81	5.23%
Summerland Bank	547316		1,000,000.00	23-Apr-26	21-Oct-26	0.00	8	1,194.52	5.45%
Bank of Queensland	547050		5,000,000.00	27-Jan-26	28-Oct-26	0.00	30	18,863.01	4.59%
Summerland Bank	547346		2,500,000.00	29-Apr-26	4-Nov-26	0.00	2	746.58	5.45%
National Australia Bank	547345		5,000,000.00	29-Apr-26	25-Nov-26	0.00	2	1,460.27	5.33%
Westpac Group	547160		2,000,000.00	25-Feb-26	24-Feb-27	0.00	30	8,087.67	4.92%
						407,730.14		383,123.02	4.64%
Grand Totals						511,960.74		478,585.63	4.56%

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Investment Performance Report - April 2026



Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Apr 2026	4.56%	4.24%	0.32%
Last 3 months	4.43%	3.94%	0.49%
Last 6 months	4.30%	3.80%	0.50%
Financial Year to Date	4.29%	3.74%	0.55%
Last 12 months	4.34%	3.79%	0.55%

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Environmental Commitments Report - April 2026

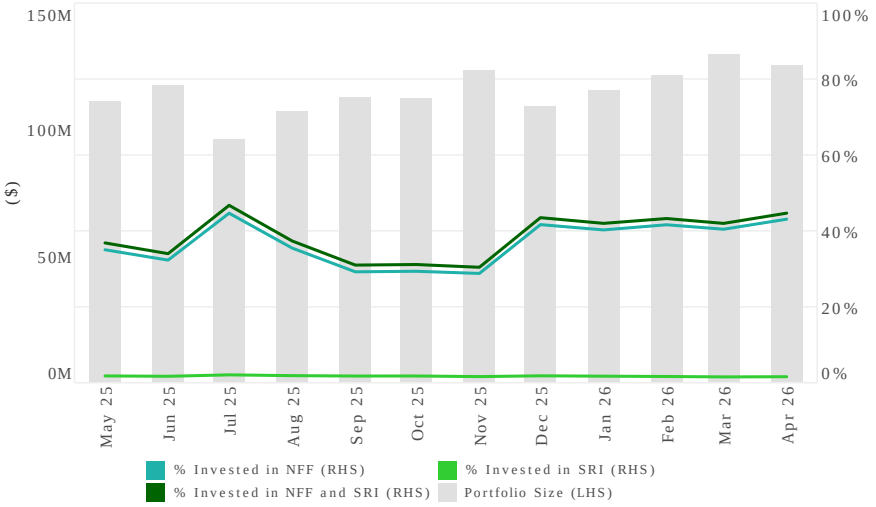
Current Breakdown

ADI Lending Status *	Current Month ($)		Previous Month ($)	
Fossil Fuel Lending ADIs				
Commonwealth Bank of Australia	34,378,650		58,378,650	
National Australia Bank	35,000,000		17,000,000	
	69,378,650	55%	75,378,650	58%
Non Fossil Fuel Lending ADIs				
AMP Bank	15,164		15,135	
Bank of Queensland	25,000,000		25,000,000	
MyState Bank	1,500,000		0	
Summerland Bank	5,500,000		5,500,000	
Suncorp Bank	22,000,000		22,000,000	
	54,015,164	43%	52,515,135	40%
Socially Responsible Investment				
Westpac Group (Green TD)	2,000,000		2,000,000	
	2,000,000	2%	2,000,000	2%
	125,393,814		129,893,785	

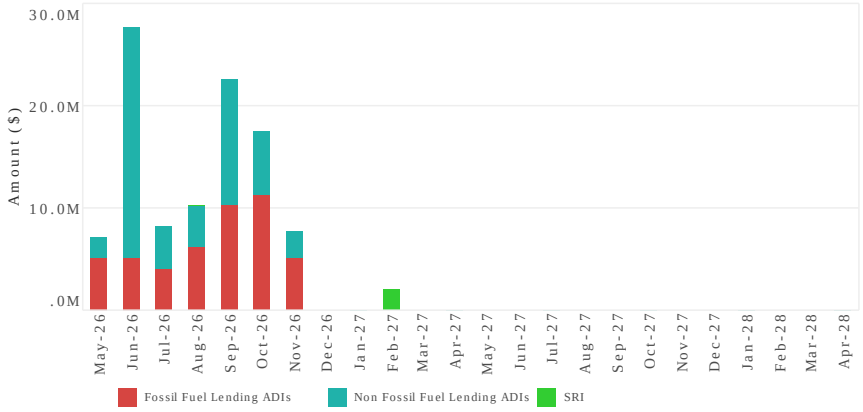
* source: Marketforces & APRA

Percentages may not add up to 100% due to rounding

Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Upcoming Maturities

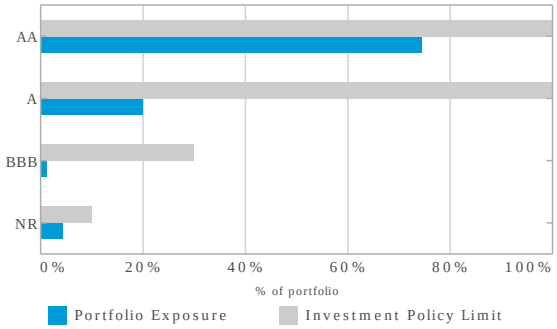


PRUDENTIAL INVESTMENT SERVICES CORP

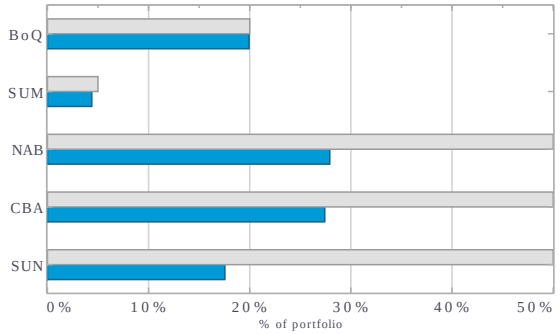
Lismore City Council

Investment Policy Compliance Report - April 2026

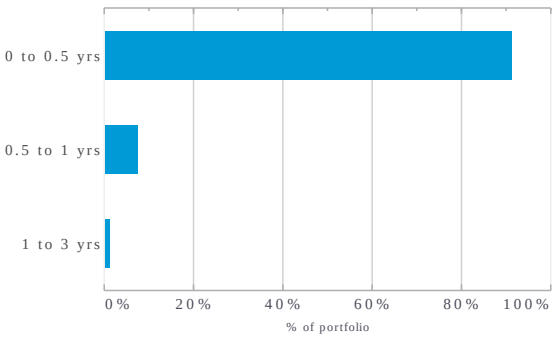
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



Credit Rating Group	Face Value ($)		Policy Max	
AA	93,378,650	74%	100%	a
A	25,000,000	20%	100%	a
BBB	1,515,164	1%	30%	a
NR	5,500,000	4%	10%	a
	125,393,814			

Institution	% of portfolio	Investment Policy Limit	
Bank of Queensland (A-)	20%	20%	a
Summerland Bank (NR)	4%	5%	a
National Australia Bank (AA-)	28%	50%	a
Commonwealth Bank of Australia (AA-)	27%	50%	a
Suncorp Bank (AA-)	18%	50%	a
MyState Bank (Baa2)	1%	5%	a
Westpac Group (AA-)	2%	50%	a

	Face Value ($)	
Between 0 and 0.5 years	114,393,814	91%
Between 0.5 and 1 years	9,500,000	8%
Between 1 and 3 years	1,500,000	1%
	125,393,814	

Specific Sub Limits				
A-	*25,000,000*	*20%*	*40%*	a
BBB	*1,500,000*	*1%*	*10%*	a
BBB+	*15,164*	*0%*	*30%*	a

a = compliant
r = non-compliant

PRUDENTIAL INVESTMENT SERVICES CORP

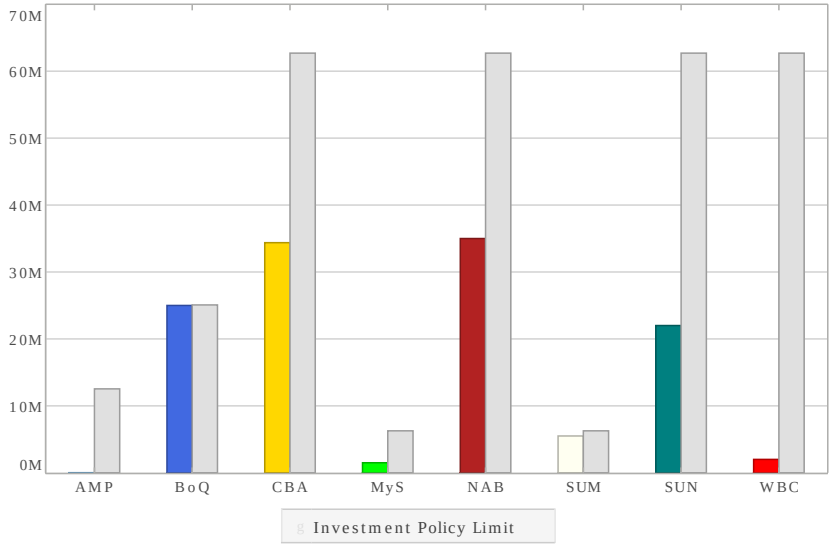
Lismore City Council

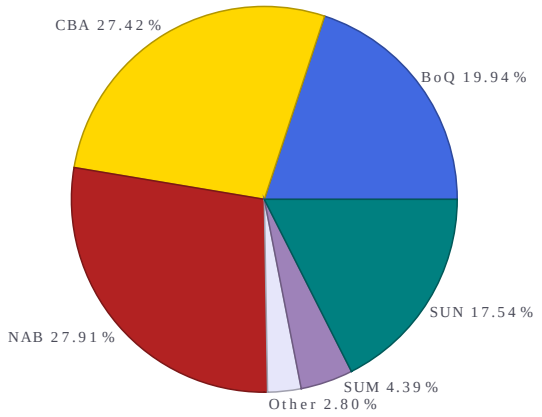
Individual Institutional Exposures Report - April 2026

Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	15,164	0%	12,539,381	10%	12,524,217
Bank of Queensland (A-)	25,000,000	20%	25,078,763	20%	78,763
Commonwealth Bank of Australia (AA-)	34,378,650	27%	62,696,907	50%	28,318,257
MyState Bank (Baa2)	1,500,000	1%	6,269,691	5%	4,769,691
National Australia Bank (AA-)	35,000,000	28%	62,696,907	50%	27,696,907
Summerland Bank (NR)	5,500,000	4%	6,269,691	5%	769,691
Suncorp Bank (AA-)	22,000,000	18%	62,696,907	50%	40,696,907
Westpac Group (AA-)	2,000,000	2%	62,696,907	50%	60,696,907
	125,393,814				

Individual Institutional Exposure Charts





PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Cashflows Report - April 2026

Actual Cashflows for April 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
1-Apr-26	546777	Commonwealth Bank of Australia	Term Deposit	Maturity: Face Value	5,000,000.00
		Commonwealth Bank of Australia	Term Deposit	Maturity: Interest Received/Paid	88,446.58
				Deal Total	5,088,446.58
1-Apr-26	547278	National Australia Bank	Term Deposit	Settlement: Face Value	-5,000,000.00
				Deal Total	-5,000,000.00
				Day Total	88,446.58
8-Apr-26	546778	Commonwealth Bank of Australia	Term Deposit	Maturity: Face Value	5,000,000.00
		Commonwealth Bank of Australia	Term Deposit	Maturity: Interest Received/Paid	92,493.15
				Deal Total	5,092,493.15
8-Apr-26	547288	National Australia Bank	Term Deposit	Settlement: Face Value	-5,000,000.00
				Deal Total	-5,000,000.00
				Day Total	92,493.15
9-Apr-26	547270	MYS Snr FRN (Apr29) BBSW+1.15%	Floating Rate Note	Settlement: Accrued Coupon at Purchase	0.00
		MYS Snr FRN (Apr29) BBSW+1.15%	Floating Rate Note	Settlement: Face Value	-1,500,000.00
		MYS Snr FRN (Apr29) BBSW+1.15%	Floating Rate Note	Settlement: Premium / Discount on Purchase	0.00
				Deal Total	-1,500,000.00
				Day Total	-1,500,000.00
15-Apr-26	546823	Commonwealth Bank of Australia	Term Deposit	Maturity: Face Value	3,000,000.00
		Commonwealth Bank of Australia	Term Deposit	Maturity: Interest Received/Paid	53,506.85
				Deal Total	3,053,506.85
15-Apr-26	547300	National Australia Bank	Term Deposit	Settlement: Face Value	-3,000,000.00
				Deal Total	-3,000,000.00
				Day Total	53,506.85
23-Apr-26	546084	Summerland Bank	Term Deposit	Maturity: Face Value	1,000,000.00
		Summerland Bank	Term Deposit	Maturity: Interest Received/Paid	38,308.22
				Deal Total	1,038,308.22

PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Cashflows Report - April 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
23-Apr-26	547316	Summerland Bank	Term Deposit	Settlement: Face Value	-1,000,000.00
				Deal Total	-1,000,000.00
				Day Total	38,308.22
29-Apr-26	546881	Summerland Bank	Term Deposit	Maturity: Face Value	2,500,000.00
		Summerland Bank	Term Deposit	Maturity: Interest Received/Paid	46,109.59
				Deal Total	2,546,109.59
29-Apr-26	546885	Commonwealth Bank of Australia	Term Deposit	Maturity: Face Value	5,000,000.00
		Commonwealth Bank of Australia	Term Deposit	Maturity: Interest Received/Paid	88,865.75
				Deal Total	5,088,865.75
29-Apr-26	547345	National Australia Bank	Term Deposit	Settlement: Face Value	-5,000,000.00
				Deal Total	-5,000,000.00
29-Apr-26	547346	Summerland Bank	Term Deposit	Settlement: Face Value	-2,500,000.00
				Deal Total	-2,500,000.00
				Day Total	134,975.34
				Total for Month	-1,092,269.86

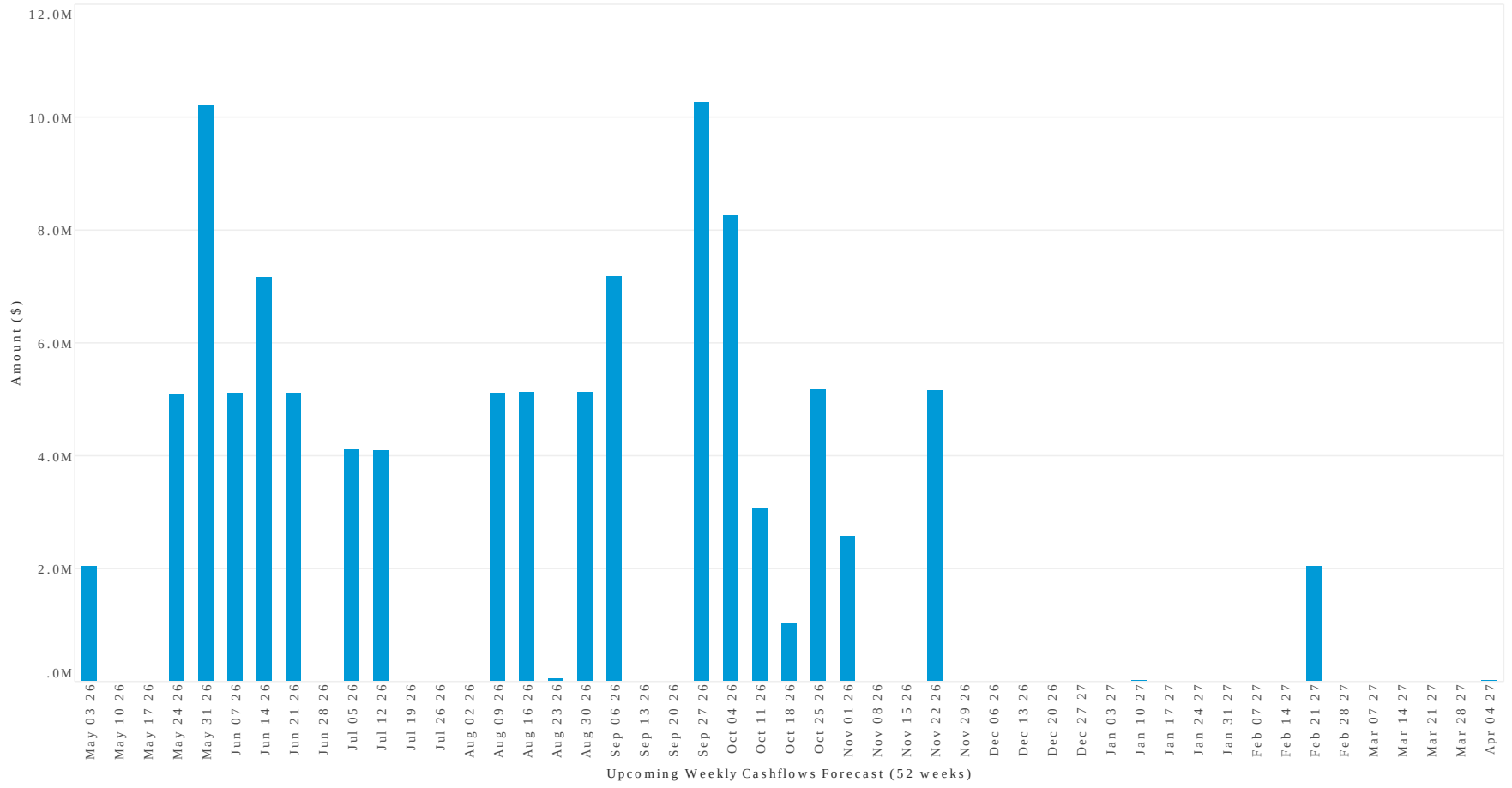
Forecast Cashflows for May 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
6-May-26	546788	Bank of Queensland	Term Deposit	Maturity: Face Value	2,000,000.00
		Bank of Queensland	Term Deposit	Maturity: Interest Received/Paid	42,616.44
				Deal Total	2,042,616.44
				Day Total	2,042,616.44
27-May-26	546962	Commonwealth Bank of Australia	Term Deposit	Maturity: Face Value	5,000,000.00
		Commonwealth Bank of Australia	Term Deposit	Maturity: Interest Received/Paid	91,726.03
				Deal Total	5,091,726.03
				Day Total	5,091,726.03
				Total for Month	7,134,342.47

PRUDENTIAL INVESTMENT SERVICES CORP

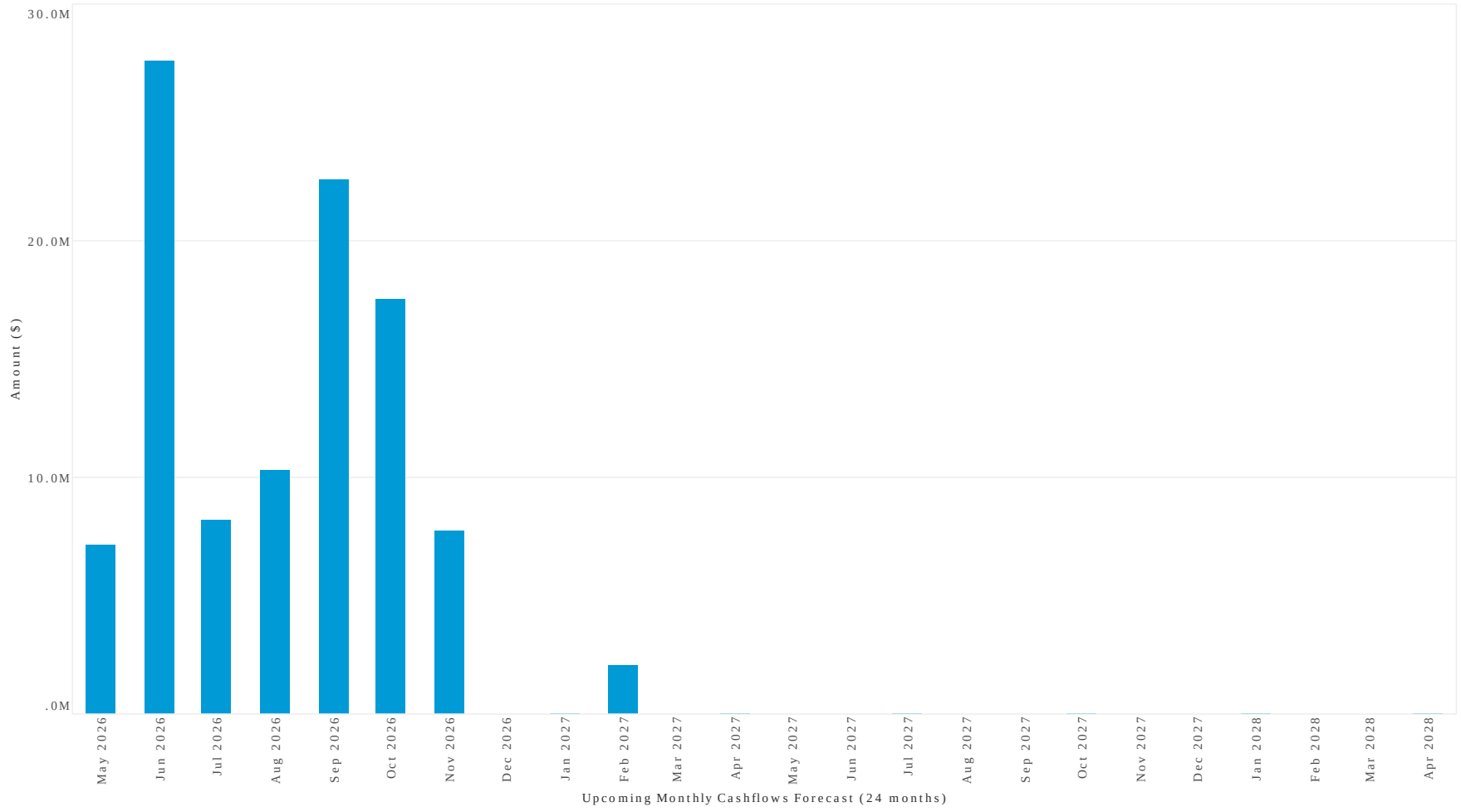
Lismore City Council
Cashflows Report - April 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount



PRUDENTIAL INVESTMENT SERVICES CORP

Lismore City Council
Cashflows Report - April 2026



PRUDENTIAL
INVESTMENT SERVICES CORP


lismore
city council
Quarterly Budget Review
Statement
31 March 2026

Quarterly Budget Review Statement
Lismore City Council
for the period 01/01/2026 to 31/03/2026

Table of Contents Page

1. Responsible Accounting Officer's Statement 1
2. QBRS Overview 2
3. Income and Expenses Budget Review Statement - Consolidated 3
4. Income and Expenses Budget Variation Notes 4-5
5. Income and Expenses Budget Review Statement - General Fund 6
6. Income and Expenses Budget Review Statement - Water Fund 7
7. Income and Expenses Budget Review Statement - Sewer Fund 8
8. Capital Budget Review Statement 9
9. Capital Budget Variation Notes 10-11
10. Cash and Investments Budget Review Statement 12
11. Developer Contributions Summary 13

Quarterly Budget Review Statement
for the period 01/01/2026 to 31/03/2026

Responsible Accounting Officer's Statement

The following statement is made in accordance with Clause 203 (2) of the Local Government (General) Regulation 2021 in relation to the Quarterly Budget Review Statement (QBRS) for the quarter ended 31 March 2026.

The QBRS for the quarter ended 31 March 2026 indicates that Council's underlying projected financial position at 30 June 2026 will be satisfactory at year end, having regard to the projected estimates of income and expenditure as contained in the original budget forecast and revised budget position at 31 March 2026.

The operating result before capital grants and contributions has declined slightly to a projected loss of $13.376m, from the revised budgeted loss at 31 December 2025 of $13.276m. The decrease was due to a reduction in roads to recovery grant funding of $0.1m as a result of delays in the Missingham Road culvert replacement project.

Capital works budgets have decreased by $25.603m, to a revised total of $170.085m. The majority of this decrease relates to $20.941m of identified sewer flood restoration works that were originally scheduled to be undertaken by Public Works. The delivery of these works has been under review, leading to the non-delivery of these works in the current year, with relevant budgets included in the 2026/2027 financial year.

Council's projected unrestricted cash balance has been reduced to $nil at 31 March from a surplus of $0.612m at 31 December. Council held cash and investments of $242.112m at 31 March 2026, which includes $226.780m in external restrictions and $15.331m in internal restrictions. Council's cash position at 31 March 2026 has been impacted by $9.718m being owed relating to flood restoration grant receivables and $2.095m being owed relating to business as usual grant receivables, requiring a temporary draw down on internal reserves until funds are reimbursed. The finance and flood restoration teams are pursuing outstanding payments to ensure Council's cash position is not compromised. This position needs to be addressed to ensure Council is not placed in a position to draw down its internal reserves and to ensure Council's financial position remains satisfactory.

[redacted]

Date: 30/04/2026

Kulwant Singh-Pangly
Responsible Accounting Officer

QBRS FINANCIAL OVERVIEW
Lismore City Council
Budget review for the quarter ended 31/03/2026

DESCRIPTION		Previous Year Actual* 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Carry Forwards 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget 2025/26 $000's	Recommended Changes for Council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	Variance Original Budget v PYE 2025/26 $000's	Actual YTD 2025/26 $000's
Net Operating Result before grants and contributions provided for capital purposes	General Fund	(21,581)	(12,482)	(962)	(839)	(315)	0	(14,598)	(100)	(14,698)	(2,216)	(6,227)
	Water Fund	(149)	390	0	0	(92)	0	298	0	298	(92)	(3,925)
	Sewer Fund	2,756	1,021	0	0	2	0	1,024	0	1,024	2	6,010
	Consolidated	(18,472)	(11,071)	(962)	(839)	(405)	0	(13,276)	(100)	(13,376)	(2,305)	(4,132)
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets	Consolidated	**156,507**	**245,670**	**707**	**(1,247)**	**(59,376)**	**0**	**185,754**	**(21,641)**	**164,114**	**(81,557)**	**97,548**
Borrowings	Total borrowings	35,357	30,500	0	0		0	30,500	0	30,500	0	31,795
Liquidity	External restrictions	188,862	188,060	(4,607)	(6,005)	897	0	178,345	3,289	181,634	(6,426)	226,780
	Internal Allocations	21,041	36,897	(2,086)	132	(740)	0	34,203	674	34,877	(2,020)	15,331
	Unallocated	0	0	0	0	0	0	0	0	0	0	0
	Total Cash, Cash Equivalents and Investments	**209,903**	**224,957**	**(6,693)**	**(5,873)**	**157**	**0**	**212,548**	**3,963**	**216,511**	**(8,446)**	**242,112**
Capital	Capital Funding	138,499	244,140	7,400	4,626	(60,478)	0	195,688	(25,603)	170,085	(74,055)	91,786
	Capital Expenditure	138,499	244,140	7,400	4,626	(60,478)	0	195,688	(25,603)	170,085	(74,055)	91,786
	Net Capital	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

		Opening Balance As at 1 July 2025 $000's	Total Cash Contributions Received As at this Q $000's	Total Interest Earned As at this Q $000's	Total Expended As at this Q $000's	Total Internal Borrowings (to)/from As at this Q $000's	Held as Restricted Asset As at this Q $000's	Cumulative balance of internal borrowings (to)/from As at this Q $000's
Developer Contribtion	Total Developer Contributions	11,422	566	362	790	0	11,561	0

Income and Expenses Budget Review Statement
Lismore City Council
Budget review for the quarter ended 31/03/2026
Consolidated Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Carry Forwards 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget 2025/26 $000's	Recommended Changes for Council resolution $000's	Note Ref	Projected Year End (PYE) Result 2025/26 $000's	Variance Original Budget v PYE 2025/26 $000's	Actual YTD 2025/26 $000's
INCOME												
Rates and Annual Charges	66,953	70,816	0	0	0	0	70,816	0	1	70,816	0	67,648
User Charges and Fees	30,687	27,809	0	0	2,701	0	30,510	0	2	30,510	2,701	20,037
Other Revenue	3,944	3,354	0	0	0	0	3,354	0	3	3,354	0	3,062
Grants and Contributions - Operating	24,115	39,589	0	4,630	(9,005)	0	35,215	(100)	4	35,115	(4,474)	13,111
Grants and Contributions - Capital	137,591	220,560	1,669	(409)	(58,971)	0	162,849	(21,541)	5	141,308	(79,251)	74,513
Interest and Investment Income	9,708	5,073	0	0	3,200	0	8,273	0	6	8,273	3,200	6,382
Other Income	15	19	0	0	0	0	19	0	7	19	0	7
Net gain from disposal of assets	0	0	0	0	0	0	0	0	8	0	0	0
Net Share of Interests in Joint Ventures and Associates	162	0	0	0	0	0	0	0		0	0	0
Total Income from continuing operations	**273,175**	**367,220**	**1,669**	**4,222**	**(62,075)**	**0**	**311,036**	**(21,641)**		**289,395**	**(77,825)**	**184,760**
EXPENSES												
Employee benefits and on-costs	49,208	54,003	20	(117)	1,703	0	55,610	(3,000)	9	52,610	(1,394)	39,151
Materials & Services	56,842	58,669	942	5,586	(4,402)	0	60,794	3,000	10	63,794	5,125	43,604
Borrowing Costs	2,813	1,367	0	0	0	0	1,367	0	11	1,367	0	915
Other Expenses	4,188	4,227	0	0	0	0	4,227	0	12	4,227	0	3,542
Net Loss from Disposal of Assets	3,617	3,266	0	0	0	0	3,266	0	13	3,266	0	0
Net Share of Interests in Joint Ventures and Associates	0	18	0	0	0	0	18	0	14	18	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**116,668**	**121,549**	**962**	**5,469**	**(2,699)**	**0**	**125,281**	**0**		**125,281**	**3,732**	**87,212**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**156,507**	**245,670**	**707**	**(1,247)**	**(59,376)**	**0**	**185,754**	**(21,641)**		**164,114**	**(81,557)**	**97,548**
Depreciation, amortisation and impairment of non financial assets	37,388	36,182	0	0	0	0	36,182	0	15	36,182	0	27,167
Operating result from continuing Operations	**119,119**	**209,488**	**707**	**(1,247)**	**(59,376)**	**0**	**149,573**	**(21,641)**		**127,932**	**(81,557)**	**70,381**
Net Operating Result before grants and contributions provided for capital purposes	**(18,472)**	**(11,071)**	**(962)**	**(839)**	**(405)**	**0**	**(13,276)**	**(100)**		**(13,376)**	**(2,305)**	**(4,132)**

Notes
Original Budget +/- approved budget changes in previous quarters = REVISED Budget
Revised Budget +/- recommended changes this quarter = PROJECTED year results

Lismore City Council
Income Statement (Consolidated)
Budget Variation Notes

Budget variations of $10,000 or greater have been commented on in the QBRS

Note Reference	Program	Reason for budget variation	Amount $000's
Income from Continuing Operations			
1	**Rates and Annual Charges**		
	There are no reportable changes		
2	**User Charges and Fees**		
	There are no reportable changes		
3	**Other Revenue**		
	There are no reportable changes		
4	**Grants and Contributions - Operating**		
	Roads & Bridges	Delays in scheduled flood projects & resource availability for Missingham Road Culvert Replacement has led to this project being delivered in the 2026/2027 financial year.	(100)
5	**Grants and Contributions - Capital**		
	Roads & Bridges	The Channon Rd - Currie Rd to Dunoon Erd SLRIP - commencement of this project has been delayed, with $600,000 of works expected to push into the 2026/2027 financial year. This has reduced capital grants by $600,000 for the current year.	(600)
	Flood Restoration Portfolio - Sewer	Sewer flood restoration works that were scheduled to be undertaken by Public Works were included in the original budget. The delivery of these works has been under review, leading to the non-delivery of these works in the current year. South Lismore STP works of $8.4m are included in the 2026/2027 budget. The timing of the delivery of the balance of the program is under review and will be included in future budget updates.	(20,941)
6	**Interest and Investment Revenue**		
	There are no reportable changes		
7	**Other Income**		
	There are no reportable changes		
8	**Net Gain from Disposal of Assets**		
	There are no reportable changes		
Expenses from Continuing Operations			
9	**Employee Benefits and Oncosts**		
	Various programs in General Fund	Expected General Fund 25/26 workforce cost saving from the workplace change. This has been calculated by extrapolating workforce cost for the last quarter and factoring in the cost of new hires.	(4,246)
	Various programs in General Fund	One-off workplace change payouts for the period 1 Jan to 31 March 2026.	1,246
10	**Materials and Services**		
	Various programs in General Fund	Realisation of the budget efficiency dividend for net workplace change savings in 25/26 (see above).	3,000

Lismore City Council
Income Statement (Consolidated)
Budget Variation Notes

Budget variations of $10,000 or greater have been commented on in the QBRS

Note Reference	Program	Reason for budget variation	Amount $000's

11 Borrowing Costs
There are no reportable changes

12 Other Expenses
There are no reportable changes

13 Net Loss from Disposal of Assets
There are no reportable changes

14 Net Share of Interests in Joint Ventures and Associates
There are no reportable changes

15 Depreciation
There are no reportable changes

Income and Expenses Budget Review Statement
Lismore City Council
Budget review for the quarter ended 31/03/2026
General Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Carry Forwards 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget 2025/26 $000's	Recommended Changes for Council resolution $000's	Note Ref	Projected Year End (PYE) Result 2025/26 $000's	Variance Original Budget v PYE 2025/26 $000's	Actual YTD 2025/26 $000's
INCOME												
Rates and Annual Charges	46,211	48,721	0	0	0	0	48,721	0	1	48,721	0	48,872
User Charges and Fees	18,149	15,338	0	0	2,701	0	18,039	0	2	18,039	2,701	14,913
Other Revenue	3,944	3,354	0	0	0	0	3,354	0	3	3,354	0	2,914
Grants and Contributions - Operating	22,984	39,235	0	4,630	(9,005)	0	34,861	(100)	4	34,761	(4,474)	12,974
Grants and Contributions - Capital	132,217	196,602	1,669	(409)	(58,971)	0	138,891	(600)	5	138,291	(58,311)	70,334
Interest and Investment Income	6,435	2,510	0	0	3,200	0	5,710	0	6	5,710	3,200	4,097
Other Income	0	0	0	0	0	0	0	0	7	0	0	0
Net gain from disposal of assets	0	0	0	0	0	0	0	0	8	0	0	0
Net Share of Interests in Joint Ventures and Associates	162	0	0	0	0	0	0	0		0	0	0
Total Income from continuing operations	**230,102**	**305,760**	**1,669**	**4,222**	**(62,075)**	**0**	**249,576**	**(700)**		**248,876**	**(56,884)**	**154,104**
EXPENSES												
Employee benefits and on-costs	44,143	49,498	20	(117)	1,613	0	51,015	(3,000)	9	48,015	(1,483)	35,950
Materials & Services	39,017	39,422	942	5,586	(4,402)	0	41,548	3,000	10	44,548	5,125	30,192
Borrowing Costs	1,876	501	0	0	0	0	501	0	11	501	0	383
Other Expenses	4,188	4,216	0	0	0	0	4,216	0	12	4,216	0	3,542
Net Loss from Disposal of Assets	2,378	1,452	0	0	0	0	1,452	0	13	1,452	0	0
Net Share of Interests in Joint Ventures and Associates	0	18	0	0	0	0	18	0	14	18	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**91,602**	**95,108**	**962**	**5,469**	**(2,789)**	**0**	**98,750**	**0**		**98,750**	**3,642**	**70,067**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**138,500**	**210,652**	**707**	**(1,247)**	**(59,286)**	**0**	**150,825**	**(700)**		**150,125**	**(60,526)**	**84,036**
Depreciation, amortisation and impairment of non financial assets	27,864	26,532	0	0	0	0	26,532	0	15	26,532	0	19,930
Operating result from continuing Operations	**110,636**	**184,120**	**707**	**(1,247)**	**(59,286)**	**0**	**124,293**	**(700)**		**123,593**	**(60,526)**	**64,107**
Net Operating Result before grants and contributions provided for capital purposes	**(21,581)**	**(12,482)**	**(962)**	**(839)**	**(315)**	**0**	**(14,598)**	**(100)**		**(14,698)**	**(2,216)**	**(6,227)**

Notes
Original Budget +/- approved budget changes in previous quarters = REVISED Budget
Revised Budget +/- recommended changes this quarter = PROJECTED year results

Income and Expenses Budget Review Statement
Lismore City Council
Budget review for the quarter ended 31/03/2026
Sewer Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Carry Forwards 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget 2025/26 $000's	Recommended Changes for Council resolution $000's	Note Ref	Projected Year End (PYE) Result 2025/26 $000's	Variance Original Budget v PYE 2025/26 $000's	Actual YTD 2025/26 $000's
INCOME												
Access Charges	14,804	15,377	0	0	0	0	15,377	0	1	15,377	0	15,310
User Charges	390	0	0	0	0	0	0	0	2a	0	0	0
Fees	145	524	0	0	0	0	524	0	2b	524	0	11
Grants and Contributions - Operating	706	7	0	0	0	0	7	0	4	7	0	9
Interest and Investment Income	2,359	1,999	0	0	0	0	1,999	0	6	1,999	0	1,745
Other Income	15	19	0	0	0	0	19	0	7	19	0	7
Net gain from disposal of assets	0	0	0	0	0	0	0	0	8	0	0	0
Net Share of Interests in Joint Ventures and Associates	0	0	0	0	0	0	0	0		0	0	0
Total Income from continuing operations	**18,419**	**17,926**	**0**	**0**	**0**	**0**	**17,926**	**0**		**17,926**	**0**	**17,082**
EXPENSES												
Employee benefits and on-costs	2,506	2,568	0	0	(2)	0	2,566	0	9	2,566	(2)	1,703
Materials & Services	6,088	7,076	0	0	0	0	7,076	0	10	7,076	0	4,486
Borrowing Costs	573	533	0	0	0	0	533	0	11	533	0	319
Calculated taxation equivalents	40	0	0	0	0	0	0	0		0	0	0
Debt Guarantee fee	165	0	0	0	0	0	0	0		0	0	0
Other Expenses	0	5	0	0	0	0	5	0	12	5	0	0
Net Loss from Disposal of Assets	242	637	0	0	0	0	637	0	13	637	0	0
Net Share of Interests in Joint Ventures and Associates	0	0	0	0	0	0	0	0	14	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**9,614**	**10,819**	**0**	**0**	**(2)**	**0**	**10,817**	**0**		**10,817**	**(2)**	**6,508**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**8,805**	**7,107**	**0**	**0**	**2**	**0**	**7,109**	**0**		**7,109**	**2**	**10,574**
Depreciation, amortisation and impairment of non financial assets	6,049	6,086	0	0	0	0	6,086	0	15	6,086	0	4,564
Surplus / (Deficit) from continuing operations before capital amounts	**2,756**	**1,021**	**0**	**0**	**2**	**0**	**1,024**	**0**		**1,024**	**2**	**6,010**
Grants and Contributions - Capital	2,585	22,984	0	0	0	0	22,984	(20,941)	5	2,044	(20,941)	2,444
Surplus /(Deficit) from continuing operations after capital amounts	**5,341**	**24,005**	**0**	**0**	**2**	**0**	**24,008**	**(20,941)**		**3,067**	**(20,938)**	**8,454**

Notes
Original Budget +/- approved budget changes in previous quarters = REVISED Budget
Revised Budget +/- recommended changes this quarter = PROJECTED year results

Income and Expenses Budget Review Statement
Lismore City Council
Budget review for the quarter ended 31/03/2026
Water Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Carry Forwards 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget 2025/26 $000's	Recommended Changes for Council resolution $000's	Note Ref	Projected Year End (PYE) Result 2025/26 $000's	Variance Original Budget v PYE 2025/26 $000's	Actual YTD 2025/26 $000's
INCOME												
Access Charges	5,938	6,718	0	0	0	0	6,718	0	1	6,718	0	3,466
User Charges & Fees	12,003	11,947	0	0	0	0	11,947	0	2	11,947	0	5,113
Other Revenue	0	0	0	0	0	0	0	0	3	0	0	148
Grants and Contributions - Operating	425	347	0	0	0	0	347	0	4	347	0	128
Interest and Investment Income	914	564	0	0	0	0	564	0	6	564	0	540
Other Income	0	0	0	0	0	0	0	0	7	0	0	0
Net gain from disposal of assets	0	0	0	0	0	0	0	0	8	0	0	0
Net Share of Interests in Joint Ventures and Associates	0	0	0	0	0	0	0	0		0	0	0
Total Income from continuing operations	**19,280**	**19,576**	**0**	**0**	**0**	**0**	**19,576**	**0**		**19,576**	**0**	**9,395**
EXPENSES												
Employee benefits and on-costs	2,559	1,936	0	0	92	0	2,028	0	9	2,028	92	1,507
Materials & Services	4,863	5,093	0	0	0	0	5,093	0	10	5,093	0	3,623
Borrowing Costs	364	333	0	0	0	0	333	0	11	333	0	213
Water purchase charges	6,874	7,078	0	0	0	0	7,078	0	11a	7,078	0	5,303
Calculated taxation equivalents	60	0	0	0	0	0	0	0		0	0	0
Debt guarantee fee	237	0	0	0	0	0	0	0		0	0	0
Other Expenses	0	5	0	0	0	0	5	0	12	5	0	0
Net Loss from Disposal of Assets	997	1,177	0	0	0	0	1,177	0	13	1,177	0	0
Net Share of Interests in Joint Ventures and Associates	0	0	0	0	0	0	0	0	14	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**15,954**	**15,622**	**0**	**0**	**92**	**0**	**15,714**	**0**		**15,714**	**92**	**10,646**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**3,326**	**3,954**	**0**	**0**	**(92)**	**0**	**3,862**	**0**		**3,862**	**(92)**	**(1,251)**
Depreciation, amortisation and impairment of non financial assets	3,475	3,564	0	0	0	0	3,564	0	15	3,564	0	2,673
Surplus / (Deficit) from continuing operations before capital amounts	**(149)**	**390**	**0**	**0**	**(92)**	**0**	**298**	**0**		**298**	**(92)**	**(3,925)**
Grants and Contributions - Capital	2,789	973	0	0	0	0	973	0	5	973	0	1,735
Surplus / (Deficit) from continuing operations after capital amount	**2,640**	**1,363**	**0**	**0**	**(92)**	**0**	**1,271**	**0**		**1,271**	**(92)**	**(2,190)**

Notes
Original Budget +/- approved budget changes in previous quarters = REVISED Budget
Revised Budget +/- recommended changes this quarter = PROJECTED year results

Capital Budget Review Statement
Lismore City Council
Budget review for the quarter ended 31/03/2026

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Carry Forwards 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget 2025/26 $000's	Recommended Changes for Council resolution $000's	Note Ref	Projected Year End (PYE) Result 2025/26 $000's	Variance Original Budget v PYE 2025/26 $000's	Actual YTD 2025/26 $000's
CAPITAL FUNDING												
Rates & other untied funding	2,512	4,868	0	(504)	(45)	0	4,319	0		4,319	(549)	2,334
Capital Grants & Contributions	26,816	217,477	1,669	(409)	(59,015)	0	159,723	(21,541)		138,182	(79,295)	78,378
Reserves - External Restrictions	10,539	10,266	3,046	325	(696)	0	12,942	(3,158)		9,783	(483)	3,158
Reserves - Internally Allocated	8,663	4,889	1,361	124	(410)	0	5,963	(674)		5,290	401	4,949
New Loans	0	0	0	0	0	0	0	0		0	0	0
Proceeds from sale of assets	787	505	0	0	0	0	505	0		505	0	0
Unexpended Grants	85,210	1,884	1,324	5,136	(400)	0	7,944	0		7,944	6,060	1,377
Operating Grants & Contributions (RTR, Block Grant)	1,347	2,401	0	(47)	0	0	2,354	(100)		2,254	(147)	909
Developer Contributions	520	1,151	0	0	88	0	1,239	(131)		1,108	(43)	680
Dedications	2,105	700	0	0	0	0	700	0		700	0	0
Total Capital Funding	**138,499**	**244,140**	**7,400**	**4,626**	**(60,478)**	**0**	**195,688**	**(25,603)**		**170,085**	**(74,055)**	**91,786**
CAPITAL EXPENDITURE												
New Assets	13,305	4,683	2,420	4,547	(3,740)	0	7,911	(3,069)	1	4,841	158	1,893
Asset Renewal	125,194	239,456	4,981	78	(56,738)	0	187,777	(22,534)	2	165,243	(74,213)	89,893
Total Capital Expenditure	**138,499**	**244,140**	**7,400**	**4,626**	**(60,478)**	**0**	**195,688**	**(25,603)**		**170,085**	**(74,055)**	**91,786**
Net Capital Funding - Surplus/(Deficit)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**0**	**0**	**0**

Notes
Original Budget +/- approved budget changes in previous quarters = REVISED Budget
Revised Budget +/- recommended changes this quarter = PROJECTED year results

Lismore City Council
Capital Expenditure Statement
Budget Variation Notes

Budget variations of $10,000 or greater have been commented on in the QBRS

Note Reference	Program	Reason for budget variation	Amount $000's
1	**New Assets**		
	Sewer	The North Lismore Plateau Pump Station and Rising Main is currently being reprioritised as part of a broader delivery strategy of water and sewer capital projects and has been removed from the current year budget.	(2,900)
	Sewer	Reduction in the Northern Front Wastewater - Pineapple Road project.	(38)
	Roads	The Lismore Employment Lands Project will be completed under budget, reducing the transfer from S7.11 reserves by $131,000.	(131)
2	**Asset Renewal**		
	Water	Water meter replacement increased by $130,000 due to additional program of works required, this has been funded from a reduction in water resevoir renewal budgets	130
	Water	Water reservoir renewal budgets have been decreased by $130,000 due to additional program of works required for water meter replacement	(130)
	Water	Flow Meters Installation - DE Williams Dam & High Street Reservoir Nimbin increased $30,000 (decreased Zone metering & Pressure reduction budget)	30
	Water	Zone metering & Pressure reduction budget decreased $30,000 to fund Flow Meters Installation - DE Williams Dam & High Street Reservoir Nimbin	(30)
	Sewer	Nimbin Waste Water Treatment Plant for Aeration & Analytic Remediation Works increase $20,000, this has been funded by a reduction in Sewer Pump Stations budget	20
	Sewer	Sewer Pump Stations budget decreased $20,000, to fund Nimbin Waste Water Treatment Plant for Aeration & Analytic Remediation Works	(20)
	Sewer	Increasing Capital New Pump Stations for funding of Sewer component for Oakley Ave drainage works by $115,000, funded from Capital Renewal Mains Budget	115
	Sewer	Capital Renewal Mains Budget decreased by $115,000 to fund Capital New Pump Stations for funding of Sewer component for Oakley Ave drainage works	(115)
	Sewer	Bruxner Crescent Emergency Relief System increased $150,000 funded by Wastewater Sewerage Reticulation Relining Program	150
	Sewer	Wastewater Sewerage Reticulation Relining Program decreased by $150,000 to fund Bruxner Crescent Emergency Relief System	(150)
	Roads & Bridges	Chelmsford Bridge to be completed under budget by $100,000. This saving will be transferred to additional urban road reseals.	(100)
	Roads & Bridges	Nightcap Range Road capital works are now fully funded from natural disaster grants. The saving of $60,000 will be transferred to additional urban road reseals.	(60)
	Roads & Bridges	Urban roads reseal budget increased by $160,000 as detailed above	160
	Roads & Bridges	Nimbin Place Plan design development, funded from the footpath construction budget	50

Lismore City Council
Capital Expenditure Statement
Budget Variation Notes

Budget variations of $10,000 or greater have been commented on in the QBRS

Note Reference	Program	Reason for budget variation	Amount $000's
	Roads & Bridges	Reduction in the footpath construction budget to fund the Nimbin Place Plan design development	(50)
	Roads & Bridges	Decrease the sealed rural roads reseal program by $45,000 to fund priority resealing of segments on Kyogle Rd (regional program)	(45)
	Roads & Bridges	Increase regional roads reseal program $45,000 to prioritise the resealing of segments on Kyogle Rd, funded from the sealed rural roads reseal program	45
	Roads & Bridges	Council Reserve Funded Complimentary DRFA works for Regional, Rural and Urban Roads	248
	Roads & Bridges	Robert White Bridge Painting works will be undertaken in the 2026/2027 financial year, decreasing current year capital expenditure budgets by $471,000.	(471)
	Roads & Bridges	Rosehill Rd - Walsh Bridge to CH 1.1km - commencement of this project has been delayed, with $220,000 of works expected to push into the 2026/2027 financial year.	(220)
	Roads & Bridges	The Channon Rd - Currie Rd to Dunoon Erd SLRIP - commencement of this project has been delayed, with $600,000 of works expected to push into the 2026/2027 financial year.	(600)
	Roads & Bridges	Delays in scheduled flood projects & resource availability for Missingham Road Culvert Replacement has led to this project being delivered in the 2026/2027 financial year.	(100)
	Buildings & CBD	The second stage of the office relocation to the CBD will require capital works to be undertaken to the Terania Building to make it fit for purpose. In the September 2025 QBRS, $500,000 was allocated, however the budget is being reduced to $50,000 for the 2025/2026 financial year. The remainder of this project will be completed in the 2026/2027 financial year. Appproval has been granted to utilise interest earned on natural disaster funding received in advance. These funds are held in Council's internal reserves and are available for this purpose.	(450)
	Flood Restoration Portfolio-Sewer	Sewer flood restoration works that were scheduled to be undertaken by Public Works were included in the original budget. The delivery of these works has been under review, leading to the non-delivery of these works in the current year. South Lismore STP works of $8.4m are included in the 2026/2027 budget. The timing of the delivery of the balance of the program is under review and will be included in future budget updates.	(20,941)

Cash and Investments Budget Review Statement
Lismore City Council
Budget review for the quarter ended 31/03/2026

Description	Previous Year Actual 2024/25 $000's	Add: Working Funds	Original Budget Transfers to/(from) Reserves $000's	Current Year Original Budget 2025/26 $000's	Carry Forwards 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget 2025/26 $000's	Recommended Changes for Council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	Variance Original Budget v PYE 2025/26 $000's	Actual YTD 2025/26 $000's
Total Cash, Cash Equivalents & Investments	**209,903**	**15,223**	**15,054**	**224,957**	**(6,693)**	**(5,873)**	**157**	**0**	**212,548**	**3,963**	**216,511**	**(8,446)**	**242,112**
EXTERNALLY RESTRICTED													
Water Fund	13,195	0	(134)	13,061	(670)	0	(92)	0	12,299	0	12,299	(762)	14,554
Sewer Fund	46,654	0	695	47,349	(1,199)	(89)	698	0	46,759	2,938	49,698	2,348	53,876
Developer Contributions - General Fund	10,664	0	1,323	11,987	(1,177)	(236)	(88)	0	10,487	131	10,618	(1,370)	10,515
Developer Contributions - Water	88	0	0	88	0	0	0	0	88	0	88	0	117
Developer Contributions - Sewer	670	0	0	670	0	0	0	0	670	0	670	0	928
Domestic Waste Management	284	0	127	411	0	0	0	0	411	0	411	0	1,381
Stormwater Management	3,263	0	(0)	3,263	0	0	0	0	3,263	0	3,263	0	3,449
Specific Purpose Unexpended Grants - General Fund	110,877	0	(1,884)	108,993	(1,561)	(5,663)	379	0	102,148	220	102,368	(6,626)	139,169
Waste Minimisation	1,124	0	(929)	195	0	0	0	0	195	0	195	0	706
Art Gallery Gift Account	200	0	0	200	0	(17)	0	0	183	0	183	(17)	197
Trust Fund/Donations	1,843	0	0	1,843	0	0	0	0	1,843	0	1,843	0	1,887
Total Externally Restricted	**188,862**	**0**	**(802)**	**188,060**	**(4,607)**	**(6,005)**	**897**	**0**	**178,345**	**3,289**	**181,634**	**(6,426)**	**226,780**
Cash, cash equivalents & investments not subject to external restrictions	**21,041**	**15,223**	**15,856**	**36,897**	**(2,086)**	**132**	**(740)**	**0**	**34,203**	**674**	**34,877**	**(2,020)**	**15,331**
INTERNAL ALLOCATIONS													
Employee Leave Entitlements	3,816	0	0	3,816	0	0	(3,746)	0	70	0	70	(3,746)	70
Special Rate Variations	1,325	0	(150)	1,175	(128)	(77)	0	0	969	0	969	(206)	830
Onsite Sewerage Management	323	0	(137)	186	0	0	0	0	186	0	186	0	233
Fleet Replacement	2,652	0	1,306	3,958	0	0	0	0	3,958	0	3,958	0	4,035
Carry Forward Works	3,797	6,610	8,823	12,620	(1,458)	210	2,058	0	13,430	224	13,654	1,034	2,263
Emergencies	0	1,100	1,100	1,100	0	0	0	0	1,100	0	1,100	0	0
Economic Development & Growth	0	1,000	1,000	1,000	0	0	0	0	1,000	0	1,000	0	0
Public Infrast. & Building Assets	9,128	6,513	3,914	13,042	(500)	0	948	0	13,490	450	13,940	898	7,900
Total Internally Allocated	**21,041**	**15,223**	**15,856**	**36,897**	**(2,086)**	**132**	**(740)**	**0**	**34,203**	**674**	**34,877**	**(2,020)**	**15,331**
Unallocated	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Notes
External restrictions - must be used for a specific purpose and are not to be used for general operations. The funds are bound by legislation or third party agreements that restrict their use.
Internal allocations - Council have allocated by resolution or policy to identified programs of work and any forward plans identified by Council. These allocations are at the discretion of Council.

Developer Contributions Summary
Lismore City Council
Budget review for the quarter ended 31/03/2026

Purpose	Opening Balance 1 July 2025 $000's	Developer Contributions Received: Cash Q1 $000's	Cash Q2 $000's	Cash Q3 $000's	Interest Earned Q1 $000's	Interest Earned Q2 $000's	Interest Earned Q3 $000's	Amounts Expended Q1 $000's	Amounts Expended Q2 $000's	Amounts Expended Q3 $000's	Internal Borrowings (to)/from Q1 $000's	Internal Borrowings (to)/from Q2 $000's	Internal Borrowings (to)/from Q3 $000's	Held as Restricted Asset As at this Qtr $000's	Cumulative Balance of Internal Borrowings (to/(from) $000's
S7.11 Emergency Services	37	0	0	0	0	0	0	0	0	0	0	0	0	38	0
S7.11 Community Services & Facilities	981	2	1	1	11	10	11	0	0	0	0	0	0	1,017	0
S7.11 Public Domain Facilities	707	6	2	4	8	7	8	0	0	0	0	0	0	741	0
S7.11 Open Space & Recreation Facilities	1,210	10	7	6	12	11	12	247	0	0	0	0	0	1,022	0
S7.11 Cycleways Facilities	633	10	5	3	7	7	7	1	0	0	0	0	0	670	0
S7.11 Rural North Traffic Management Facilities	1,178	2	4	12	13	12	13	0	0	0	0	0	0	1,234	0
S7.11 Rural South Traffic Management Facilities	83	0	0	2	1	1	1	0	0	2	0	0	0	86	0
S7.11 Urban Traffic Management Facilities	5,176	15	0	0	55	52	54	186	116	133	0	0	0	4,916	0
S7.11 Traffic Management	296	37	29	19	3	3	4	0	0	0	0	0	0	391	0
S7.11 Carparking	89	0	0	0	1	1	1	0	0	0	0	0	0	92	0
S7.11 Stormwater	15	6	5	4	0	0	0	0	0	0	0	0	0	31	0
S7.11 Street Trees	73	0	0	0	1	1	1	0	0	0	0	0	0	76	0
S7.11 Heavy Haulage	13	23	0	82	0	0	0	23	0	82	0	0	0	13	0
S7.11 Plan Administration	173	4	2	4	2	2	2	0	0	0	0	0	0	188	0
Total S7.11 Under Plans	**10,664**	**116**	**55**	**136**	**113**	**109**	**113**	**457**	**116**	**216**	**0**	**0**	**0**	**10,515**	**0**
S7.11 Not Under Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S7.12 Levies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S7.4 Planning Agreements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S64 Contributions - Water	88	12	13	2	1	1	1	0	0	0	0	0	0	117	0
S64 Contributions - Sewer	670	121	104	7	8	8	9	0	0	0	0	0	0	928	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Developer Contributions	**11,422**	**249**	**172**	**145**	**122**	**118**	**122**	**457**	**116**	**216**	**0**	**0**	**0**	**11,561**	**0**

Notes

All developer contributions received are to be disclosed, and distinguished as cash or non cash. Recognition occures when council gains control over the asset (cash or non cash).

Councils have obligations to provide facilities from contribution revenue levied on developers under the provisions of s7.4,s7.11 and s7.12 of the Environmental Planning and Assessment Act 1979.

Developer contributions may only be expended for the purpose for which the contributions were required, however Council may apply contributions according to the priorities established in work schedules for the contribution plan.

'Amounts Expended' only includes monetary expenditure. The result should be a positive and not negative result.

Lismore City Council

Service Review Policy

Council Policy Number: 1.2.35

Lismore City Council

Service Review Policy

Council Policy Number: 1.2.35

Table of Contents

Introduction 3
1 Objectives 3
2 Scope 3
3 Policy Statement 3
4 Principles 3
5 Review and evaluation 4
Document History and Version Control 4

Document #: ED26/	Document Title: Service Review Policy	
Version #: 1.0	Developed By: Corporate Sustainability	Council Approval Date:

Lismore City Council

Introduction

This policy guides the operation of Council's service review function to ensure services are efficient, effective and aligned with the community's evolving needs and expectations.

1 Objectives

The objectives of this policy are to:

a) has robust systems to set objectives and goals to determine and deliver appropriate levels of service to the community
b) maintains appropriate reporting and monitoring mechanisms to measure service delivery to the community and overall performance
c) can measure its service delivery and monitor Council's performance of its business and functions.

2 Scope

This policy applies to all services delivered by Council. It encompasses all Council employees, Council's Audit, Risk and Improvement Committee (ARIC) and the community who are involved with the delivery, funding or receipt of Council's services.

3 Policy Statement

Council acknowledges the community expects a high standard of service. We are committed to completing regular reviews of services, as outlined in the Office of Local Government's Integrated Planning and Reporting Handbook, to ensure services are appropriate, effective and efficient.

Service reviews will be conducted transparently, may include internal and external stakeholder engagement, and will focus on both financial and service outcomes to ensure services meet current and future community needs effectively and sustainably.

The policy identifies the principles that underpin our approach to organisation-wide service reviews to align our business with the objectives outlined in our Community Strategic Plan and to meet our responsibilities outlined in the *Local Government Act 1993*. The Service Review Policy also works in conjunction with the Integrated Planning and Reporting (IP&R) Framework, forming part of the 'ongoing monitoring and review' process.

4 Principles

Council has established a set of principles to ensure service reviews are:

a) transparent: Engage and consult with relevant stakeholders during service reviews and be transparent about the proposed outcomes, objectives and recommendations as a result of the review. Council's Operational Plan will specify the services to be reviewed in that year, and the outcomes of service reviews will be reported annually to ARIC and in Council's Annual Report
b) balanced: Respond to the needs of both the current and future community. Consider both long-term financial sustainability and the effective and efficient provision of services.
c) aligned: Review risks associated with service delivery to ensure they align with our risk appetite. Deliver services in accordance with relevant legislation and regulations. Implement a risk-based prioritisation process to deliver the service review program

5 Review and evaluation

This policy will be evaluated once every Council term to determine effectiveness, appropriateness, efficiency and governance. This will be achieved via a self-assessment to determine compliance with the policy principles and comparison to service review best-practice in local government.

Document History and Version Control

Document History and Version Control			
Trim Ref	Version	Summary of Changes / Consultation	Date
ED26/	1.0	Policy creation	12/05/2026

Lismore City Council

Media Policy

Council Policy Number: 1.4.3

Lismore City Council

Media Policy

Council Policy Number: 1.4.3

Table of Contents

Introduction 4
1 Objectives 4
2 Scope 5
3 Policy Statement 5
3.1 Standards of Conduct When Engaging with the Media 5
3.2 Authorised Spokespersons and Platform Managers 6
3.3 Written Material for Media Use 7
3.4 Use of Media During Emergencies 7
3.5 Media Engagement in the Lead Up to Elections. 7
3.6 Records Management Requirements 7
3.7 Concerns or Complaints 8
4 Roles and Responsibilities Council Officials 8
4.1 General Manager 8
4.2 Mayor 8
4.3 Councillors 8
4.4 Integrated Communication & City Product team 9
4.5 Platform Administrators 10
4.6 Council Employees 10
5 Evaluation and Review 10
6 Definitions 11
Document History and Version Control 11
ANNEXURE A 12
1 Administrative Framework for Council's Platforms 12
1.1 Platforms 12
1.2 Establishment and deletion of Council social media platforms 12
1.3 Appointment and role of Media/Social Media Administrator 12
1.4 Authorised users 13
1.5 Administrative tone 14
1.6 Ceasing to be an authorised user 14
ANNEXURE B 15
2 Administrative Framework for Councillors Platforms 15
2.1 Identifying as a councillor 15
2.2 Other general requirements for councillors' social media platforms 15
2.3 Other social media platforms administered by councillors 15

Document #: ED26/13571	Document Title: Media Policy	
Version #: 1.0	Developed By: People & Community	Council Approval Date:

ANNEXURE C 16
3 Moderation of social media platforms 16
3.1 House Rules 16
3.2 Removal or 'hiding' of content 17
3.3 Blocking or banning 17

Lismore City Council

Introduction

This Media Policy provides Council with a robust framework for the administration and management of their interactions with all forms of media – print, broadcast and social media. It also sets standards of conduct for all Council officials who are required to interact with media in their official capacity.

Council recognises that a well-run, competent, ethical and reputable organisation is the best way to promote a favourable image and also recognises that it can actively promote a favourable image through successful management of its communication process with the media.

Effective media engagement can assist Council to keep their community informed, explain decisions and to promote community confidence in the Council and its decisions.

Social media has become an important tool, it is used by Council to interact and share information with their communities in an accessible and often more informal format.

1 Objectives

The objectives of this policy are to:

a) ensure all communication from council is consistent, accurate, timely and appropriate
b) clearly indicating council's authorised spokespersons
c) provide a wide variety of mediums, that information from and about council, can be accessed by the community
d) improve communication with internal and external customers and enhance council's public image
e) ensure that full and complete details of all issues relevant to council activities are fairly presented to the community
f) ensure confidential information is managed appropriately
g) decrease the exposure and risk to reputation by managing information appropriately

Lismore City Council (LCC) is committed to upholding and promoting the following principles of media engagement:

Openness	We will ensure that we promote an open exchange of information between our Council and the media. Our social media platforms are places where anyone can share and discuss issues that are relevant to our Council and the community we represent and serve.
Consistency	We will ensure consistency by all Councillors and Council employees when communicating with the media.
Relevance	We will ensure our social media platforms are kept up to date with informative content about our Council and community.
Accuracy	The information we share with the media will be a source of truth for our Council and community and we will prioritise the need to correct inaccuracies when they occur. The content we upload onto our social media platforms and any other social media platform will be a source of truth for our Council and community and we will prioritise the need to correct inaccuracies when they occur.

Timeliness	We will ensure that we respond to media enquiries in a timely manner.
Respect	Our social media platforms are safe spaces. We will uphold and promote the behavioural standards contained in this policy and our Council's code of conduct when using our social media platforms and any other social media platform.

2 Scope

This policy applies all Council officials.

3 Policy Statement

This Media Policy has been developed to provide a framework to assist LCC when dealing with the media and to ensure that media engagement by councillors and Council employees is consistent, accurate and professional and enhances the council's reputation.

Effective media engagement can assist Council to keep their community informed, explain decisions and to promote community confidence in Council and its decisions.

The term "media" used in this Policy means print, broadcast and online/social media used for communicating information to the public, including, but not limited to, newspapers, magazines, internet publishers, radio, television broadcasters and social media platforms.

The advancement of technology and the development of non-traditional media means that the media now has unprecedented reach and accessibility. Anyone with a computer or hand-held device can access media platforms and actively engage in content which has the potential to be viewed and shared by hundreds of millions of people worldwide.

How Council is portrayed in the media impacts greatly on how the organisation is perceived. Media can be an effective tool to promote council programs, events, and initiatives. In addition, media can be invaluable in times of crisis or emergency when information needs to be communicated to the public.

Together with the annexure, this Policy provides Lismore City Council with a robust framework for the administration and management of their social media platforms. It sets standards of conduct for all Council Officials who use social media in their official capacity.

Despite its obvious benefits, media also presents a variety of challenges and risks. These include:

a) maintaining the accuracy, reliability, and integrity of information
b) ensuring confidential information is managed appropriately
c) the increased exposure and risk to reputation where information is not managed appropriately

3.1 Standards of Conduct When Engaging with the Media

Council officials must comply with the Council's Code of Conduct when engaging with the media in an official capacity or in connection with their role as a Council official.

Council Officials must not:

a) share information or make comments to the media through either direct or indirect mechanism

b) use social media to post or share comments, photos, videos, electronic recordings or other information that:
   i. are defamatory, offensive, humiliating, threatening, or intimidating to other council officials or members of the public
   ii. contains profane language or is sexual in nature
   iii. constitutes harassment and/or bullying within the meaning of council's Code of Conduct, or is unlawfully discriminatory
   iv. is contrary to their duties under the *Work Health and Safety Act 2011* and their responsibilities under any policies or procedures adopted by council to ensure workplace health and safety
   v. contains content about Council, Council officials or members of the public that is misleading or deceptive
   vi. divulges confidential council information
   vii. breaches the privacy of other Council officials or members of the public
   viii. contains allegations of suspected breaches of the council's Code of Conduct or information about the consideration of a matter under the Code of Conduct Procedures
   ix. could be perceived to be an official comment on behalf of council where they have not been authorised to make such comment
   x. commits council to any action
   xi. violates an order made by a court
   xii. breaches copyright
   xiii. advertises, endorses, or solicits commercial products or business
   xiv. constitutes spam
   xv. is in breach of the rules of the social media platform
   xvi. incite or encourage other persons to act in a way that is contrary to the requirements of this Policy

Council officials must:

a) attribute work to the original author, creator or source when uploading or linking to content produced by a third party
b) obtain written permission from a minor's parent or legal guardian before uploading content in which the minor can be identified.
c) exercise caution when sharing, liking, retweeting content as this can be regarded as an endorsement and/or publication of the content.

Councillors must uphold and accurately represent the policies and decisions of the Council's governing body but may explain why they voted on a matter in the way that they did.

3.2 Authorised Spokespersons and Platform Managers

Council has nominated the following Council representatives to act as official spokespersons to the print and broadcast media:

a) Mayor
b) General Manager (GM)

Council's Integrated Communication & City Product team is the lead point of contact for all media enquiries and act as the authorised Platform Managers for all social media platforms.

Platform Managers may appoint Platform Administrators to different social media sites depending on their accountabilities and expertise. However, the Platform Managers will have overall responsibility for these sites.

3.3 Written Material for Media Use

All media releases, media kits, feature stories, flyers and other materials written for the media or public distribution should comply with Council's adopted Brand Guidelines and checked for editing, photographic support and policy proofing and then sent to the GM / relevant Director / or delegate for review and approval for release.

Where a media release is prepared by another organisation which relates to a Council project or in which Council is involved, the Council employee involved is to ensure a copy of the media release is provided to the GM for review and content approval is supplied back to the requesting organisation.

3.4 Use of Media During Emergencies

Council recognises that ill-considered and uninformed comments can cause dire consequences and legal implications in the event of an emergency, disaster, crisis or sensitive issue.

During emergencies, such as natural disasters or public health incidents, the delegated Council Officials will be responsible for coordinating media releases/statements and posts on social media platforms on behalf of the Council.

Training on media engagement for all forms of media during emergencies should be included in training and/or induction provided to all delegated persons.

Accordingly, only the Mayor and GM are authorised to speak to the print and broadcast media on these occasions.

Councillors, Council employees must not provide comment or information to the media that is inconsistent with official advice issued by Council and any other agency coordinating the emergency response.

To ensure consistent messaging both during and after an emergency, Platform Managers, Platform Administrators and Council Officials must not upload content onto Council's or their own social media platforms which contradicts advice issued by the agency coordinating the emergency response, or agencies supporting recovery efforts.

3.5 Media Engagement in the Lead Up to Elections.

This Policy does not prevent the Mayor or councillors who are candidates at Council or any other election from providing comment to the media in their capacity as candidates at the election.

Any media comment provided by the Mayor or councillors who are candidates at Council or another election must not be provided in an advertisement, newspaper column, or a radio or television broadcast paid for by Council or produced by Council or with council resources.

3.6 Records Management Requirements

All media content created and received by Council officials (including councillors) acting in their official capacity is a Council record and may be subject to information access applications made under the *Government Information (Public Access) Act 2009*. These records must also be managed in accordance with the requirements of the *State Records Act 1998* and Council's approved records management policies and practices.

Council officials must not destroy, alter, or remove social media content unless authorised to do so. If you need to alter or remove social media content, you must do so in accordance with this Policy and consult with the Council's Records Management Unit and comply with the requirements of the *State Records Act 1998*.

When/if a councillor's term of office concludes, the councillor must contact the Manager Governance to manage/transfer records of social media content created during their term of office and comply with the requirements of the *State Records Act 1998*.

In fulfilling their obligations, Council Officials should refer to any guidance issued by the State Archives and Records Authority of NSW relating to retention requirements for Council and Councillor's social media content.

3.7 Concerns or Complaints

Complaints about the conduct of Council Officials (including Councillors) when speaking to the media or on social media platforms may be directed to the GM.

Concerns or complaints about the administration of a Council's social media platforms should be made to the council's GM in the first instance.

Complaints about a GM's conduct when speaking to the media or on social media platforms may be directed to the Mayor.

4 Roles and Responsibilities Council Officials

4.1 General Manager

The GM:

a) is the official spokesperson for the council on operational and administrative matters
b) may delegate to other council employee/s to speak on their behalf where appropriate, (for example, where the delegated staff member has professional expertise regarding the subject matter, or the GM is unavailable)
c) may delegate responsibility for the establishing, monitoring and management council's social media platforms

4.2 Mayor

The Mayor:

a) is the principal member and spokesperson of the governing body of Council, including representing the views of Council as to its local priorities
b) if the Mayor is unavailable, the Deputy Mayor may act as Council's spokesperson
c) may delegate their role as spokesperson to other councillors where appropriate

4.3 Councillors

As a member of the governing body and as a representative of the community, councillors are free to express their personal views to the media.

When engaging with the media, councillors:

a) must not purport to speak on behalf of Council unless authorised to do so
b) must clarify when speaking to the media that they are expressing their personal views as an individual councillor and that they are not speaking on behalf of Council (unless authorised to do so)
c) must uphold and accurately represent the policies and decisions of Council

d) must not disclose Council information unless authorised to do so
e) must inform the GM or the Integrated Communication & City Product team of any media relations (unless related to a personal or private matter) before providing comment to the media to seek information and guidance and ensure they have the most up-to-date and relevant information, alignment with Council messaging and protocols and have considered reputational or other risks from

In the interests of promoting a positive, safe and harmonious organisational culture, councillors should endeavour to resolve personal differences privately and must not prosecute them publicly through the media.

Where councillors (including the Mayor) become aware of potential issues that could result in media interest, they should provide this information to the GM.

Councillors must direct any questions about their obligations under this Policy to the GM.

4.4 Integrated Communication & City Product team

The Integrated Communication & City Product team's role is to:

PRINT & BROADCAST MEDIA

a) be the lead point of contact for all media enquiries, requests for interviews, requests to film or photograph council employees, facilities or events for news and current affairs purposes
b) be responsible for preparing all media statements and gaining approval by the Mayor and/or GM prior to release
c) liaise with relevant employees within the organisation where appropriate
d) develop and/or approve media training and/or induction to be provided to relevant staff and/or councillors
e) maintain a record of all media enquiries and responses
f) ensure media organisations and their representatives are treated professionally, equally and without bias
g) ensure media enquiries are dealt with promptly
h) provide guidance to councillors approached by the media for comment to avoid communication of misinformation; and
i) ensure that all media releases are published on the council's website.

SOCIAL MEDIA

a) in conjunction with the GM, has overall responsibility for all council social media sites and approve/revoke an employees status as a platform administrator
b) develop and/or approve the training and/or induction to be provided to platform administrators
c) maintain a register of platform administrators
d) maintain effective oversight of Platform Administrators
e) ensure the Council complies with its record keeping obligations under the *State Records Act 1998* in relation to social media
f) ensure the Council adheres to the rules of the social media platform(s)
g) ensure the Council's social media platforms are set up and maintained in a way that maximises user friendliness and any technical problems are resolved promptly

4.5 Platform Administrators

Platform Administrators should be Council employees responsible for managing, or have expertise in, the events, initiatives, programs or policies that are the subject of the social media content.

The role of a Platform Administrator is to:

a) ensure, to the best of their ability, that the content they upload onto social media platforms is accurate
b) correct inaccuracies in Council generated content
c) engage in discussions and answer questions on Council's behalf on social media platforms – where appropriate. Only LCC Pages will have discussions or questions answered. Posts or shares into other pages such as community pages will not be monitored or responded to
d) keep the Council's social media platforms up to date
e) where authorised to do so by the Integrated Communication & City Product team:

   i. moderate the Council's social media platforms in accordance with this Policy
   ii. ensure the Council complies with its record keeping obligations under the *State Records Act 1998* in relation to social media

When engaging on social media on Council's behalf (such as, but not limited to, on a community social media page), a Platform Administrator must identify themselves as a Council employee but they are not obliged to disclose their name or position within the Council.

Platform Administrator must not use Council's social media platforms for personal reasons.

4.6 Council Employees

Council employees must not speak to the media about matters relating to Council unless authorised by the GM to do so.

If Council employees receive a media enquiry or they are invited to comment to the media on a matter relating to the Council, they must refer the enquiry to the GM or the Integrated Communication & City Product team.

Council employees are free to express their personal views to the media on matters that do not relate to the Council, but in doing so, must not make comments that reflect badly on the Council or that bring it into disrepute.

If authorised to speak to the media, Council employees must:

a) uphold and accurately represent the policies and decisions of Council;
b) not disclose Council information unless authorised to do so by the GM; and
c) seek information and guidance from the GM or Integrated Communication & City Product team where appropriate before providing comment to the media to ensure they have the most up-to-date and relevant information and have considered reputational or other risks

Where Council employees become aware of potential issues that could result in media interest, they should provide this information to the GM or Integrated Communication & City Product team.

5 Evaluation and Review

It is the responsibility of the GM to monitor the adequacy of this Policy and recommend appropriate changes.

This Policy will be formally reviewed every four (4) years or as needed, whichever comes first.

6 Definitions

Term	Definitions
Authorised User	Council employees who are authorised by the GM and/or the Integrated Communication & City Product team to upload content and engage on the Council's social media platforms on the Council's behalf
Council Official	councillors, employees and delegates of Council
Media	print, broadcast and online media used for communicating information to the public, including, but not limited to, newspapers, magazines, internet publishers/social media, emails, radio, television broadcasters and any other means of distribution and communication of information.
Minor	for the purposes of clause 5.1 of this Policy, is a person under the age of 18 years
Personal information	information or an opinion (including information or an opinion forming part of a database and whether or not recorded in a material form) about an individual whose identity is apparent or can reasonably be ascertained from the information or opinion
Platform Manager	the person or persons delegated/appointed by the GM to fulfil the role of monitoring and approving the content uploaded to Council's social media platforms. The person should be a suitably qualified Council employee. Ideally the Platform Managers are members of the Integrated Communication & City Product team
Platform Administrator	the person or persons delegated/appointed by the GM and/or the Integrated Communication & City Product team to fulfil the role of uploading information to Council's social media platforms for their relevant business activity. The person should be a suitably qualified Council employee.
Social media	online platforms and applications, such as but not limited to social networking sites, wikis, blogs, microblogs, video and audio sharing sites and message boards, that allow people to easily publish, share and discuss content. Examples of social media platforms include, but are not limited to Facebook, X, Snapchat, LinkedIn, Yammer, YouTube, Instagram, Flicker and Wikipedia
Social Media Platform	'social media platform' and 'platform' means both the Council's and councillors' social media platforms.

Document History and Version Control

Document History and Version Control			
Trim Ref	Version	Summary of Changes / Consultation	Date
ED26/13571	1.0	Policy creation	12/05/2026

ANNEXURE A

1 Administrative Framework for Council's Platforms

1.1 Platforms

Council will maintain a presence on the following social media platforms:

a) Lismore City Council - Facebook and Instagram page
b) GSAC - Facebook and Instagram page
c) Lismore Regional Gallery - Facebook and Instagram page
d) Lismore Quadrangle - Facebook and Instagram page
e) Visit Lismore - Facebook and Instagram page
f) Visit Nimbin - Facebook and Instagram page
g) Come to the Heart – Facebook and Instagram page
h) Lismore City Council – LinkedIn page
i) Lismore City Council – YouTube channel
j) Back Lismore Facebook and Instagram page
k) Lismore Masters Facebook page
l) Lismore Centra Tourist Park – Facebook page
m) Lismore Memorial Baths – Facebook page

Council's social media platforms must specify or provide a clearly accessible link to the 'House Rules' for engaging on the platform.

1.2 Establishment and deletion of Council social media platforms

This list will be reviewed annually for performance, relevance and purpose. A new Council social media platform, or a social media platform proposed by a Council related entity can only be established or deleted with the written approval of the General Manager or their delegate.

Where a Council social media platform is established or deleted in accordance with clause 1.2, the GM or their delegate may amend clause 1.1 of this policy without the need for endorsement by the Council's governing body.

1.3 Appointment and role of Media/Social Media Administrator

The GM will appoint a Council officer to be the Platform Administrator. The Administrator should be a senior and suitably qualified officer.

The General Manager may appoint more than one Administrator. The Administrator is an authorised user for the purposes of this policy.

The Administrator's role is to:

a) approve and revoke an officer's status as an authorised user
b) develop and/or approve the training and/or induction to be provided to authorised users
c) maintain a register of authorised users to be reviewed annually
d) maintain effective oversight of authorised users
e) moderate the Council's social media platforms in accordance with this Policy
f) ensure the Council complies with its record keeping obligations under the *State Records Act 1998* in relation to social media
g) ensure the Council adheres to the rules of the social media platform(s)
h) coordinate with the Council's Integrated Communication & City Product team to ensure the Council's social media platforms are set up and maintained in a way that maximises user friendliness and any technical problems are resolved promptly

i) be the lead point of contact for all media enquiries, requests for interviews, requests to film or photograph Council officers, facilities or events for news and current affairs purposes
j) be responsible for preparing all media statements prior to release
k) liaise with relevant officers within the organisation where appropriate.
l) ensure that media statements are approved by the Mayor and/or GM prior to release
m) develop and/or approve media training and/or induction to be provided to relevant staff
n) maintain a record of all media enquiries and responses
o) ensure media organisations and their representatives are treated professionally, equally and without bias
p) ensure media enquiries are dealt with promptly
q) provide guidance to councillors approached by the media for comment to avoid communication of misinformation
r) ensure all media releases are published on the Council's website

The Administrator may delegate their functions under paragraphs (e) and (f) to authorised users.

1.4 Authorised users

Authorised users are Council officers who are authorised by the Administrator to upload content and engage on media/social media on the Council's behalf.

Authorised users should be Council officers that are responsible for managing, or have expertise in the events, initiatives, programs or policies that are the subject of the media/social media content.

The Administrator will appoint authorised users when required.

An authorised user must receive a copy of this Policy and induction training on media/social media use and Council's obligations before uploading content on Council's behalf.

The role of an authorised user is to:

a) ensure, to the best of their ability, the content uploaded onto social media platforms and Council's website is accurate
b) correct inaccuracies in Council generated content
c) engage in discussions and answer questions on Council's behalf on social media platforms
d) keep the Council's social media platforms up to date
e) where authorised to do so by the Administrator:

    i. moderate the Council's social media platforms in accordance with Part 4 of this policy
    ii. ensure the Council complies with its record keeping obligations under the *State Records Act 1998* in relation to social media (see 9.1 of this policy)

When engaging on social media on Council's behalf (such as, but not limited to, on a community social media page), an authorised user must identify themselves as a Council officer but they are not obliged to disclose their name or position within the Council.

Authorised users must not use Council's social media platforms for personal reasons.

Authorised users are responsible for monitoring and moderating comments and distributing all outgoing messaging on all Council social handles during business hours (8:30am – 5pm) and as rostered out of hours for:

a) proactive content and response
b) proactive content and response in alignment with the marketing calendar and events schedule
c) reactive content in response to any contentious issues as per business response approval process

Where necessary, content will be addressed appropriately in line with the policy. If not urgent, any content posted out of business hours (8:30am – 5pm AEST) will be responded to within Council's business hours. Comments from social media users will be monitored and moderated where possible.

1.5 Administrative tone

Authorised users upload content and engage on social media on the Council's behalf. Authorised users must use language consistent with that function and avoid expressing or appearing to express personal views when undertaking their role.
Authorised users may use more personal, informal language when engaging on Council's social media platforms, for example when replying to comments.
The use of approved social media will be governed to ensure reputation management: censorship will be kept to a minimum; Council will not vet negative content for self-gain or to avoid "swaying the opinions of others". However, profane, defamatory material, abusive, sexually explicit, derogatory, or spam-like comments will be removed.

1.6 Ceasing to be an authorised user

The Administrator may revoke an officer's status as an authorised user, if:

a) the officer makes such a request
b) the officer has not uploaded content onto any of the Council's social media platforms or website in the last six months
c) the officer has failed to comply with this policy
d) the Administrator is of the reasonable opinion the officer is no longer suitable to be an authorised user

Lismore City Council

ANNEXURE B

2 Administrative Framework for Councillors Platforms

For the purposes of this policy, councillor social media platforms are not council social media platforms. Principles in clause 1 of this policy do not apply to councillors' social media platforms.

Councillors are responsible for the administration and moderation of their own social media platforms (in accordance with 3.1 of this policy), and ensuring they comply with the record keeping obligations under the *State Records Act 1998* (see 3.6 of this policy) and Council's records management policy in relation to social media.

The above also applies to councillors in circumstances where another person administers, moderates, or uploads content onto their social media platform.

Councillors must comply with the rules of the platform when engaging on social media.

2.1 Identifying as a councillor

Councillors must identify themselves on their social media platforms in the following format:

Councillor "First Name Last Name".

A councillor's social media platform must include a profile photo which is a clearly identifiable image of the councillor.

If a councillor becomes or ceases to be the Mayor, Deputy Mayor, or the holder of another position (for example, chairperson of a committee), this must be clearly stated on the councillor's social media platforms and updated within seven days of a change in circumstances.

2.2 Other general requirements for councillors' social media platforms

Councillor social media platforms must specify or provide a clearly accessible link to the 'House Rules' for engaging on the platform.

A councillor's social media platform must include a disclaimer to the following effect:

"The views expressed and comments made on this social media platform are my own and not that of the Council".

Despite the above, mayoral or councillor media releases and other content that has been authorised according to the Council's media and communications protocols may be uploaded onto a councillor's social media platform.

Councillors may upload publicly available Council information onto their social media platforms. Councillors may use more personal, informal language when engaging on their social media platforms.

2.3 Other social media platforms administered by councillors

A councillor must advise the General Manager of any social media platforms they administer on which content relating to the Council or council officials is, or is expected to be, uploaded. The councillor must do so within:

a) one month of becoming a councillor, or
b) seven days of becoming the administrator

Lismore City Council

ANNEXURE C

3 Moderation of social media platforms

Councils and Council officials should be aware they may be considered a 'publisher' of any content uploaded onto a social media platform they administer, including content that:

a) is uploaded by a third party; and/or
b) appears on their social media platform because they have 'liked', 'shared', or 'retweeted' the content, or similar

Council officials who are responsible for the moderation of the Council's or councillors' social media platforms may remove content and 'block' or ban a person from those platforms. Such actions must be undertaken in accordance with this Part.

For the purposes of this Part, 'social media platform' and 'platform' means both the Council's and councillors' social media platforms.

3.1 House Rules

Social media platforms must state or provide an accessible link to the 'House Rules' for engaging on the platform.

At a minimum, the House Rules should specify:

a) the principles of social media engagement referred to at the beginning of this policy.
b) the type of behaviour or content that will result in that content being removed or 'hidden', or a person being blocked or banned from the platform
c) the process by which a person can be blocked or banned from the platform and rights of review
d) a statement relating to privacy and personal information
e) when the platform will be monitored (for example weekdays 9am – 5pm, during the Council's business hours)
f) that the social media platform is not to be used for making complaints about the Council or council officials

For the purposes of b) above, third parties engaging on social media platforms must not post or share comments, photos, videos, electronic recordings or other information that:

a) is defamatory, offensive, humiliating, threatening or intimidating to council officials or members of the public
b) contains profane language or is sexual in nature
c) constitutes harassment and/or bullying within the meaning of the Model Code of Conduct for Local Councils in NSW, or is unlawfully discriminatory
d) contains content about the Council, council officials or members of the public that is misleading or deceptive
e) breaches the privacy of council officials or members of the public
f) contains allegations of suspected breaches of the Council's code of conduct or information about the consideration of a matter under the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW,
g) violates an order made by a court
h) breaches copyright
i) advertises, endorses or solicits commercial products or business
j) constitutes spam
k) would be in breach of the rules of the social media platform

Lismore City Council

3.2 Removal or 'hiding' of content

Where a person uploads content onto a social media platform that, in the reasonable opinion of the moderator, is of a kind specified above, the moderator may remove or 'hide' that content.

Prior to removing or 'hiding' the content, the moderator must make a record of it (for example, a screenshot).

If the moderator removes or 'hides' the content, they must, where practicable, notify the person who uploaded the content that it has been removed and the reason(s) for its removal and their rights of review.

A person may request a review of a decision by a moderator to remove or 'hide' content. The request must be made in writing to the GM and state the grounds on which the request is being made.

Where a review request is made, the review is to be undertaken by a Council officer nominated by the GM who is suitably qualified and who was not involved in the decision to remove or 'hide' the content.

3.3 Blocking or banning

If a person uploads content that is removed or 'hidden' on three occasions, that person may be blocked or banned from the social media platform/all social media platforms.

A person may only be blocked or banned from a Council social media platform with the approval of the Administrator. This does not apply to blocking or banning a person from a councillor's social media platform.

Prior to blocking or banning a person from a social media platform, the person must, where practicable, be advised of the intention to block or ban them from the platform/all platforms and be given a chance to respond. Any submission made by the person must be considered prior to a determination being made to block or ban them. Any submission made by the person should be considered in a review of the banning,

The duration of the block or ban is to be determined by the Administrator, or in the case of a councillor's social media platform, the councillor.

Where a determination is made to block or ban a person from a social media platform/all social media platforms, the person must, where practicable, be notified in writing of the decision and the reasons for it. The written notice must also advise the person which social media platforms they are blocked or banned from and the duration of the block or ban and inform them of their rights of review.

Despite the above, where a person uploads content of a kind referred to, and the moderator is reasonably satisfied the person's further engagement on the social media platform poses a risk to health and safety or another substantive risk (such as the uploading of defamatory content), an interim block or ban from the platform/all platforms may be imposed on the person immediately for a period no longer than seven days.

A person who is blocked or banned from the platform/all platforms must, where practicable, be given a chance to respond to the interim block or ban being imposed. Any submission made by the person must be considered when determining whether the interim block or ban is to be removed or retained.

A person may request a review of a decision to block or ban then from a social media platform. The request must be made in writing to the GM and state the grounds on which the request is being made.

Where a review request is made, the review is to be undertaken by the GM or a Council officer nominated by the GM who is suitably qualified and who was not involved in the decision to block or ban the person. Where the decision to block or ban the person was made by the GM, the review must be undertaken by another senior and suitably qualified council officer who was not involved in the decision.

Where a person that is the subject of a block or ban continues to engage on a social media platform(s) using an alternative social media account, profile, avatar, etc., a moderator may block or ban the person from the platform(s) immediately. In these circumstances, 3.3 does not apply.

Lismore City Council

Leasing of Council Properties Policy

Council Policy Number: 1.8.25

Lismore City Council

Leasing of Council Properties Policy

Council Policy Number: 1.8.25

Table of Contents

Introduction 3
1 Objectives 3
2 Scope 3
3 Tenant Selection Framework 3
3.1 Strategic Assessment 3
3.2 Market-Based Allocation 4
3.3 Approval 4
4 Rent Framework 4
4.1 Rental Categories 4
4.2 Eligibility and Assessment 5
5 Lease and Licence Terms 5
5.1 Term 5
5.2 Outgoings 5
5.3 Maintenance 5
5.4 Accounting and Reporting 6
6 Lease and Licence Terms 6
7 Grazing Agreements 6
8 Definitions 7
Document History and Version Control 7

Document #: ED26/13401	Document Title: Leasing of Council Properties Policy	
Version #: 3.0	Developed By: Corporate Sustainability	Council Approval Date:

Lismore City Council

Introduction

Lismore City Council owns and manages a diverse portfolio of land and buildings that support community services, economic activity, cultural life, recreation and civic functions. These assets represent a significant public investment and are fundamental to Council's long-term service delivery, community wellbeing and financial sustainability.

Leasing and licensing arrangements enable Council to activate land and facilities, partner with service providers and community organisations, and generate revenue for reinvestment in public assets. These arrangements must be managed strategically to ensure Council property is used in a manner that maximises public value, responds to community needs, and supports a resilient and financially sustainable future.

This Policy supports implementation of Council's Property Strategy and Decision-Making Framework (DMF), which requires all property decisions to be informed by highest and best use, strategic alignment, financial sustainability, and post-flood resilience and renewal considerations.

1 Objectives

The objectives of this policy are to:

a) support Council's financial sustainability through responsible and strategic management of its property assets
b) maximise community benefit, service delivery and equitable access to Council land and facilities
c) optimise the use, allocation and performance of Council's property portfolio
d) promote transparent, consistent and accountable decision-making for leasing and licensing
e) ensure compliance with statutory, governance and risk management obligations

2 Scope

This Policy applies to all Council-owned or managed land and buildings where lease or licence arrangements are used, subject to legislative and statutory requirements.

This policy does not apply to:

a) occupations by emergency service organisations (e.g. SES, RFS)
b) casual hire, seasonal bookings, permits (e.g. outdoor dining) or short-term use arrangements
c) existing leases and licences (including any option terms) until they are being considered for renewal or renegotiation
d) agreements governed by other specific Council policies
e) leases or licences where Council is the lessee for its own operational purposes

3 Tenant Selection Framework

3.1 Strategic Assessment

All lease and licence proposals will be assessed, to the extent relevant to the property and the proposed use, against the following criteria:

a) financial sustainability and cost recovery
b) demonstrated community need and service gaps
c) activation and utilisation of the asset
d) alignment with adopted Council strategies and plans
e) long-term public value and risk profile

The relative weighting of these criteria will vary depending on the nature, location and strategic significance of the property.

3.2 Market-Based Allocation

Council will generally allocate leases and licences through a competitive market process to ensure transparency, value for money and probity.

Direct negotiation may be considered where Council determines that a competitive process is not appropriate or would not deliver better outcomes for the community or Council. Any direct negotiation must be clearly justified and conducted in accordance with the *Independent Commission Against Corruption NSW, Direct Negotiations: Guidelines for Managing Risks.*

Leases and licences must be taken to market where required under legislation. For example, a lease or licence over Community Land exceeding five (5) years must be publicly tendered unless an exception applies under the relevant legislation.

3.3 Approval

All leases and licences must be documented in formal written agreements and approved either by:

a) a resolution of Council; or
b) the General Manager under delegated authority

4 Rent Framework

4.1 Rental Categories

Market Rent
The default position for all leases and licences. Rent is determined through independent valuation, agent appraisal or competitive market testing and reflects the property interest being leased or licensed (e.g. land only or building and land).

Discounted Market Rent (25% - 75% reduction)
May apply to not-for-profit or charitable organisations delivering measurable community benefit, where payment of full market rent would undermine service delivery or outcomes. Discounts are applied on a case-by-case basis at Council's discretion. Community benefits must be documented and explicitly agreed between the parties.

Peppercorn Rent
A nominal rent (minimum fee as set out in Council's adopted Fees and Charges) reserved for volunteer-run, low-income organisations delivering essential services, addressing clear service gaps, and with limited capacity to generate income. Peppercorn rent represents a significant subsidy in recognition of exceptional community benefit and is applied at Council's discretion.

4.2 Eligibility and Assessment

Rental Category	Eligibility Criteria
Market Rent	Default position for all Council properties
Discounted Market Rent	Not-for-profit/charitable organisations that: • receive government funding and/or generate income (e.g. memberships, retail, bar trading, service fees) • demonstrate that paying full market rent would reduce community benefit • deliver valuable and measurable community services or programs • complete Council's property application
Peppercorn Rent	Not-for-profit/charitable organisations that: • provide essential, high-value services addressing a clear community need or service gap • are primarily volunteer-run • have limited ability to generate income • receive no or nominal income from services or memberships • deliver programs otherwise unavailable or unaffordable • complete Council's property application

5 Lease and Licence Terms

5.1 Term

Lease and licence terms are subject to negotiation but must not exceed the maximum term permitted under relevant legislation.

5.2 Outgoings

Unless otherwise agreed, tenants and licensees are responsible for all outgoings associated with their occupation, including but not limited to:

a) utilities and connected services
b) insurance
c) regulatory inspections and compliance costs
d) permits and approvals
e) pest inspections
f) annual fire safety inspections
g) security services
h) Council rates (where applicable)

5.3 Maintenance

Tenants are responsible for general maintenance and upkeep of the premises. Council will generally retain responsibility for structural maintenance, excluding damage caused by the tenant, unless otherwise negotiated. Where a tenant has constructed improvements or infrastructure on

Council-owned or managed land, responsibility for structural maintenance and repairs may be allocated to the tenant under the lease or licence terms.

5.4 Accounting and Reporting

Tenants paying less than market rent must submit annual reports to Council addressing:

a) building utilisation and participation levels
b) financial position
c) community outcomes delivered
d) actions supporting Council's adopted strategies

6 Lease and Licence Terms

This Policy applies to all new lease and licence agreements entered into after its adoption. Existing tenants will be transitioned fairly, with clear communication, reasonable notice and consideration of existing arrangements.

7 Grazing Agreements

Council may issue licences for the grazing of stock on selected parcels of Council owned or controlled land where grazing is an appropriate land management use.

Key Principles

a) grazing will only be permitted where it supports land management objectives (e.g. weed control, fire risk reduction) and does not conflict with community use, operational requirements or environmental values
b) grazing agreements will be issued as licences and will not grant exclusive possession
c) grazing licences will be terminable by Council on reasonable notice
d) licence fees will apply in accordance with Council's adopted Fees and Charges
e) licencees are responsible for:

    i. maintaining appropriate fencing and gates
    ii. complying with all relevant legislation and animal welfare standards

f) grazing will generally not be permitted on land required for community or operational purposes, or where it poses unacceptable risks to safety, environmental, cultural or heritage values
g) grazing on road reserves will only be permitted where authorised under the *Roads Act 1993* and subject to specific approval processes

Applications for grazing licences will be assessed on a case-by-case basis.

8 Definitions

For the purposes of this Policy, the following definitions apply:

Community Benefit	A demonstrable positive outcome for the Lismore community, including social, cultural, environmental or economic benefits, beyond the private benefit received by a tenant or licensee.
Community Land	Land classified as Community Land under the *Local Government Act 1993*, which is subject to specific use, management and leasing requirements.
Council Property	Any land or buildings owned by Lismore City Council or managed by Council on behalf of another authority, including Crown Land under Council management.
Decision-Making Framework (DMF)	Council's adopted framework that guides property decisions based on highest and best use, strategic alignment, financial sustainability and resilience considerations.
Exclusive Possession	The right to occupy and exclude others from land or premises. Leases generally grant exclusive possession; licences do not.
Lease	A legally binding agreement granting exclusive possession of land or premises for a defined term in return for rent.
Licence	A permission to use land or premises without granting exclusive possession. Licences are generally more limited, flexible and revocable than leases.
Tenant	An individual or organisation occupying Council property under a lease or licence.

Document History and Version Control

Document History and Version Control			
Trim Ref	Version	Summary of Changes / Consultation	Date
ED10/15864	1.0	Policy creation	09/12/2008
ED16/27268	2.0	Reviewed by Council	08/01/2014
ED26/13401	3.0	Reviewed by Council	12/05/2026

POLICY MANUAL

Policy title:	**LEASING OF COUNCIL PROPERTIES POLICY**
Policy number:	**1.8.25**
Objective:	**That Council owned property assets are leased on a basis that provides optimum benefit to the Lismore community**
Link to community vision/service:	**Civic Leadership/Management**
Program Area:	**Assets and Support Services**
Policy created: 9/12/08	**Council reviewed:** 8/01/14
Last reviewed by staff: 8/01/14	**TRIM Ref:** ED10/15864 & ED16/27268

Introduction
Council owns or is reserve trust manager for a range of properties throughout the Lismore City Council area. Many of these properties are tenanted under lease agreements. Some are tenanted on a commercial basis and many are tenanted on the basis of varying arrangements depending on the circumstances of the case. In particular community groups often seek reduced rental or other subsidies e.g. payment of rates, to assist in the provision of their services to the local community. These subsidies are often a vital ingredient to the ability of a community group to sustain their operations and deliver their services.

In the past Council has considered requests from community groups for financial assistance in the form of reduced rental or other subsidies relating to their occupation of Council properties (e.g. payment of rates) on an ad-hoc and case by case basis. This has highlighted the need for a consistent and transparent approach to the leasing of all Council properties.

Objectives:
The objectives of this policy are:
- To link the subsidised leasing of Council property to Council's Strategic Plan.
- To provide a consistent, transparent and fair approach for the leasing of Council Property.
- To ensure Council's Building Assets are adequately funded and maintained.
- To ensure that legislative requirements are met.
- To define the circumstances in which Council will consider providing assistance to community groups in the form of rental relief or other subsidies related to their occupation of a Council owned or managed property.

Application of Policy
This policy applies to all Council owned or managed property/ building assets where lease agreements would normally apply, subject to the exclusions below.
The policy does not apply to:
- Leases or other arrangements involving the occupation of land only.

- Leases or other arrangements involving the use of Council owned or managed land or building assets that are occupied by emergency services. These arrangements are the subject of separate agreements and some have specific legislative requirements to be met.
- Leases or other arrangements involving buildings that are owned by other parties, but which have been constructed upon land owned or managed by Council.
- Leases or other arrangements that apply to properties on Crown land. These properties are subject to specific requirements of the Crown.

Policy Statement
Council's policy is to earn a commercial return on any property asset that it leases to third parties.

Council may at its discretion subsidise a lease arrangement and these circumstances are set out later in this document.

Guidelines for Lease Agreements
All lease agreements will take the form of a conventional commercial lease and as such will include the following features:

- It will confer a right of exclusive possession on the Lessee (tenant). A Lessor (landlord) is usually only entitled to enter and remain upon the leased premises in limited, defined circumstances. Allied to this are the Lessor's implied covenant to the Lessee for quiet enjoyment, and non-derogation from the grant.
- It will define the amount and method for paying and reviewing rent and outgoings. Outgoings include land tax, utility bills, rates, repairs and maintenance costs and insurance calculated as a proportion of total leasable floor area in the building occupied by the tenant.
- It will impose obligations on the Lessee to only use the leased premises for a permitted purpose, and to comply with obligations defined in the Lease to ensure the tenant does not damage (and thereby affect the value of) the leased premises.
- It will define limited powers for the Lessor to enter and remain upon the leased premises for repair and maintenance.
- The term of a lease agreement will generally be five years with the right to renew for a further five years, subject to the requirements of any legislation that may influence the term of a lease e.g. community land.

As Lessee, a tenant's responsibilities will include:

- Paying rent to Council.
- Paying all fees and statutory charges (including land rates, electricity and water consumption).
- Cleaning and security.
- Minor maintenance of the building and surrounds within the capacity of the organisation. (Minor maintenance is defined to be maintenance that does not extend the life of the building).
- Notifying Council of maintenance issues that may, if not corrected, be detrimental to the longevity of the building or hazardous to occupants.

As the Lessor, Council's responsibilities will include:

- Maintaining the building in accordance with statutory obligations.
- Assessing and responding to maintenance requests received from the Lessee.

Subsidised Lease Arrangements
Council will consider subsidising lease arrangements for community based groups in certain circumstances.

To be considered eligible for a rental or any other subsidy as part of the lease the community group or organisation must first demonstrate that they are:

- A not for profit community based organisation.
- Have open membership, i.e. membership is open to the general public.
- An incorporated association.
- Providing a necessary and beneficial service to the general community.

In addition, Council will require that any community based group proposing to lease a Council owned property, whether at a subsidised rental or not:

- Demonstrate an ability to meet the financial obligations of a Lease arrangement (provide a copy of the most recent audited financial statements and a business plan where appropriate).
- Maintain appropriate insurances, including public liability and comprehensive contents insurance.

Applications for subsidised rental will be considered on a case by case basis and must be made in writing to Council. The written application must address the six criteria outlined above and provide any further information considered relevant or requested by Council.

Potential Lessees who seek and are eligible for a rental or other subsidy must indicate the amount which they would be prepared to pay, and the reasons for requesting the subsidy.

As part of Council's consideration of the application, the methodology outlined below will be applied to determine the amount of subsidy sought. The commercial based rental amount (including consideration of statutory charges such as rates etc.), will be determined and the difference between this amount and the amount offered by the community group will be the value of the subsidy sought.

Once Council makes a determination on the amount of subsidy to be provided, if any, there will be no further consideration of the matter until the term of the current lease expires.

Methodology to Determine Rental Amount

In order to determine the rental that should apply to any Council property, a process will be adopted that may include any or all of the following, depending on the circumstances of the case:

- An independent rental valuation report will be obtained from a qualified valuer.
- Advertising for a potential Lessee by Expressions of Interest or tender.
- Consideration of any offer by a potential Lessee to undertake certain maintenance activities that would otherwise be a cost to Council.
- In cases where potential Lessees offer to undertake maintenance activities that would otherwise be a cost to Council, an assessment of their capability to actually complete those activities.
- Council Community Services staff may assist in the decision making processes.

Lease Renewals

At the expiration of an existing lease, the Lessee is not guaranteed or entitled to a new lease for the premises. Where properties become vacant, either following the expiration of an existing lease, or for any other reason, Council will as a minimum follow any requirements of the Local Government Act. Usual practice for Council will be to conduct an expression of interest or tender process to identify and determine a Lessee for the property. Where an expression of interest or tender process is not to be conducted, the matter will be reported to Council for approval, prior to renewing or entering a lease.

Lismore City Council

Volunteer Program Policy

Council Policy Number: 1.2.25

Lismore City Council

Volunteer Program Policy

Council Policy Number: 1.2.25

Table of Contents

Introduction 3
1 Scope 3
2 Guiding Principles 3
3 Responsibility 3
4 Policy 4
Related Documents 5
Definitions 5
Document History and Version Control 5

Document #: ED16/33353	Document Title: Volunteer Program Policy	
Version #: 2.0	Developed By: People & Community	Council Approval Date:

Lismore City Council

Introduction

Lismore City Council values the contribution volunteers make to community life and is committed to providing safe, meaningful and well-managed opportunities for community participation in Council-approved programs and activities. Volunteering may be delivered through Council-run programs or, where appropriate, through partnerships with community organisations that support volunteer participation in Council programs. This policy establishes the principles for structured, authorised and responsible volunteer engagement and management aligned with Council priorities and delivered in accordance with legislative obligations.

1 Scope

This Policy applies to:

a) community volunteers engaged in Council-approved programs or activities
b) councillors volunteering outside their official civic duties
c) council staff volunteering outside the duties or standard working hours of their paid role
d) staff, contractors and partners involved in supervising or supporting volunteers

Volunteer participation is subject to the suitability of the role and the volunteer, including any eligibility or supervision requirements necessary to manage risk and safety.

This Policy does not apply to:

a) unauthorised or self-initiated work on Council land or assets that has not been given permission by Council
b) individuals that have not been appointed and accepted as a volunteer by Council or brokered through an agency by Council
c) work experience placements
d) Section 355 Management Committees
e) other managed mutual-obligation programs (e.g. meeting employment search or job seeker requirements)
f) volunteering during natural disasters

2 Guiding Principles

Lismore City Council is guided by the following principles in engaging volunteers:

a) volunteer involvement delivers community benefit and aligns with Council priorities
b) volunteering upholds the physical, psychological and cultural safety of all participants
c) opportunities are inclusive and accessible, welcoming diverse people and abilities
d) volunteers are treated with respect and fairness, and their contribution is recognised
e) volunteer programs are guided by ethical conduct, transparency and good governance

3 Responsibility

Council Leadership

a) embed volunteer governance within Council's planning and risk management frameworks

Managers and Supervisors

a) ensure volunteer programs, roles and activities are planned, approved and managed in accordance with this Policy, including assessment of volunteer requirements, suitability and eligibility, and appropriate risk controls, supervision and authorisation
b) provide induction, information, guidance and oversight in line with Council procedures
c) maintain required records and ensure volunteers work within approved role boundaries

All Council Staff Working with Volunteers

a) provide direction and day-to-day support as required
b) promote safe practices, monitor role boundaries and report concerns or incidents

Councillors and Staff Volunteering

a) participate only in approved volunteer roles distinct from their civic or paid duties
b) complete required induction, follow instructions and declare any conflicts of interest

Volunteers

a) participate only in approved and supervised activities aligned with their approved volunteer role and the terms of their engagement
b) work within their assigned role and follow their induction, training and reasonable instructions
c) provide required certifications aligned with the role prior to commencement and upon renewal
d) take reasonable care for their own safety and the safety of others, and report hazards or incidents promptly
e) follow relevant Council policies, including the Code of Conduct and Child Safe Code of Conduct

4 Policy

Lismore City Council commits to the following in supporting volunteer engagement that is safe, well-governed and aligned with Council priorities and community benefit:

a) engage volunteers only through approved Council programs
b) recognise that volunteer roles complement the work of paid staff and do not replace employee functions
c) uphold role boundaries so that volunteers act only within duties assigned to their role and do not undertake unauthorised or self-initiated activities on Council land or assets
d) ensure volunteer activities are appropriately planned, approved and managed in accordance with Council's governance, risk and compliance frameworks
e) undertake assessment and planning of volunteer activities, including determining suitable roles, eligibility requirements, risk controls, supervision and support appropriate to the nature of the activity being undertaken
f) ensure compliance with mandatory minimum work health and safety licence or ticket requirements, where applicable to the role
g) support volunteers with appropriate induction, information and guidance relevant to their role
h) operate in compliance with applicable legislation, standards and internal procedures, including work health and safety obligations that apply to volunteers
i) support, where appropriate, development of formal agreements (such as Memoranda of Understanding) with community organisations to support volunteer participation in the delivery, stewardship or management of Council programs or assets
j) maintain appropriate insurance arrangements for volunteers while acting within their authorised duties
k) respond promptly and fairly to concerns, incidents or issues involving volunteers

Related Documents

This Policy needs to be read in conjunction with the following documents:

a) Volunteer Program Procedure and related documents and forms
b) WHS Policy and associated procedures
c) Child Safety Policy and associated procedures
d) Recruitment Selection and Appointment Management Policy and associated procedures
e) Prevention of Discrimination, Bullying and Harassment Management Policy and association procedures
f) Code of Conduct – Councillors
g) Code of Conduct – Staff
h) Customer Compliments and Complaints Procedure
i) National Standards for Volunteer Involvement (Volunteering Australia)

Definitions

Volunteering	Time willingly given for the common good and without financial gain. (From Volunteers Australia (July 2015), Volunteering Australia Project: The Review of the Definition of Volunteering)
Volunteer	A volunteer is someone who does work for the main purpose of benefitting someone else, such as a church, sporting club, government school, charity or community organisation. Fair Work Ombudsman, https://www.fairwork.gov.au/tools-and-resources/fact-sheets/unpaid-work/unpaid-work-unpaid-work#volunteering
Volunteer Activity	A scheduled, authorised and supervised task forming part of a Council-approved program.
Supervisor	A Council staff member responsible for directing and monitoring volunteer activity.

Document History and Version Control

Document History and Version Control			
Trim Ref	Version	Summary of Changes / Consultation	Date
ED15/14699	1.0	Policy creation	16/03/2015
ED16/33353		Adopted by Council	13/10/2015
ED16/33353	2.0	Reviewed by Council	12/05/2026

POLICY MANUAL

Policy title:	**VOLUNTEER PROGRAM POLICY**
Policy number:	**1.2.25**
Objective:	**To provide clear directives and guidelines to both volunteers and Council staff on their roles, responsibilities and expectations to the Volunteer Program**
Link to community vision/service:	**An inclusive and aware community/community participation in decision making; and** **Safety and wellbeing of the community**
Program Area:	**Integrated Planning**
Policy created: **16/3/15**	**Council reviewed:** **13/10/15**
Last reviewed by staff: **Review due 13/10/16**	**TRIM Ref:** **ED15/14699 &ED16/33353**

Definition
Volunteering is time willingly given for the common good and without financial gain. Volunteering is always a matter of choice and is never exploitative or used to replace paid employment. A volunteer seeks to enhance the services already delivered by Council. They do not seek to replace the core activities of Council staff, nor is it recruitment program for new employees however; volunteers who demonstrate exceptional standards of work may be encouraged to apply for an externally advertised position, should one arise. They will not however, be guaranteed a position or be considered an internal applicant.

OBJECTIVE
The objective of this policy is:

1. To provide the opportunity for community members to fully participate in community life and develop their skills, interests and expertise.
2. For Council to partner with the community so that a high quality and depth of programming and services can be provided to the community.
3. To ensure that the health, safety and wellbeing of volunteers is protected in the workplace.
4. To ensure that Council's financial interests are assured.

Scope
This Volunteer Program Policy applies to:

- Individuals aged 9-90 years who wish to volunteer with Council;
- All Councillors (including the Mayor) and all Council staff who wish to volunteer their time;
- Ongoing regular volunteering;
- Episodic or reactive volunteering, such as place making;
- Brokered volunteering, where Council partners with other agencies around the supply of volunteers; and
- Virtual volunteering, where volunteers work online.

This Policy does not apply to:

- Individuals under the age of 9 or over the age of 90 who wish to volunteer with Council;
- Individuals or community organisations conducting projects on Council owned land that have not been given permission by Council;
- Individuals that have not been officially appointed as a volunteer by Council or brokered through an agency by Council;
- Work experience placements; and
- Section 355 Management Committees.

LEGAL FRAMEWORK

Council has a firm commitment to establish and maintain a high quality system of managing volunteers and has consulted the following legal documents in the development of this Policy:

- *Anti-Discrimination Act 1977.*
- *Child Protection (Working with Children) Act 2012.*
- *Game and Feral Animal Control Act 2002.*
- *Local Government Act 1993.*
- *Pesticides Act 1999.*
- *Privacy and Personal Information Protection Act 1998.*
- *Public Interests Disclosures Act 1994.*
- *Work Health and Safety Act 2011.*
- *Work Health and Safety Regulation 2011.*

This Policy complies with the *National Standards for Volunteer Involvement* sanctioned by Volunteering Australia.

Related Documents

This Policy needs to be read in conjunction with the following documents:

- Volunteer Program Procedure (Our Ref: ED15/17630)
- Handbook for Volunteers (Our Ref: ED15/29265)
- Corporate Procedure 1.2.77 Grievance and Complaint Handling (Our Ref: Informer)
- WHS Volunteer Program Protocol (Our Ref: ED13/24860)
- Electronic Volunteers Register (Our Ref: EF15/303)
- WHS Procedure Alcohol and Other Drugs (ED13/21210)
- Forms / Templates as follows:

TITLE	OUR REF
Volunteer Program Approval for out-of-pocket expenses	ED15/30637
Volunteer Program Attendance (Sign In / Out) Register	ED15/30642
Volunteer Program Engagement Agreement	ED15/30629
Volunteer Program Evaluation Form	ED15/30656
Volunteer Program Exit Interview	ED15/30639
Volunteer Program Incident Report	ED14/22776
Volunteer Program Induction Checklist	ED15/30647
Volunteer Program Interview Questions	ED15/30643
Volunteer Program Job Description	ED15/30622
Volunteer Program Post Training Evaluation Form	ED15/30653
Volunteer Program Registration Form	ED15/30632
Volunteer Program Risk Assessment - Generic	ED15/27428

Implementation
The community will be made aware of this Policy via the applicable Council Business Paper, through the Community Panels and via Council's website. Councillors, Executive Committee and Program Managers will be notified of this Policy through internal communication systems and a Councillor briefing, and it will form part of Council's training for any staff who supervise volunteers.

Review
Any review of this Policy will incorporate relevant legislation, documentation released from relevant agencies and best practice guidelines.

The Coordinator People Services is responsible for future reviews of this Policy.

This Policy is to be reviewed on an annual basis from the date of endorsement by Council

A review of this Policy can be initiated at any time at the discretion of the General Manager.

Principles of volunteering
Council will uphold and work to the following principles of volunteering:
- Volunteering benefits the community and the volunteer.
- Volunteer work is unpaid.
- Volunteering is always a matter of choice.
- Volunteering is not compulsorily work undertaken to receive government allowances.
- Volunteering is a legitimate way in which citizens can participate in community life and connect with each other.
- Volunteering is a way for individuals or groups to address environmental, community and social needs.
- Volunteering is an activity performed in the government or not-for-profit sector only.
- Volunteering is not a substitute for paid work.
- Volunteering respects the rights, dignity and culture of others.
- Volunteering promotes human rights and equality.

Volunteer Rights
Volunteers are not covered by an industry award or workplace agreement however, they do have rights. Council must do everything in its power to ensure that a volunteer's rights are not violated and act quickly to correct and manage any violations, or any perceived violations.

A volunteer has the right to:
- Work in a healthy and safe environment in accordance with relevant Work Health and Safety legislation.
- Be engaged in accordance with Equal Opportunity and Anti-discrimination legislation.
- Be adequately covered by insurance.
- Be given accurate and transparent information about Council.
- Be reimbursed for genuine out-of-pocket expenses incurred on behalf of the organisation.
- Be provided a copy of Council's Volunteer Policy, Procedure, Code of Conduct and any other document that affects their engagement.
- Not undertake the work of Council staff during industrial disputes.
- Be clear of their volunteer role and duties.
- Be provided with an orientation, training and site induction.
- Have access to a grievance/complaints procedure.
- Have their confidential and personal information dealt with in accordance with relevant privacy legislation.
- Be formally recognised that they make a valuable contribution to community life both socially and economically.

Volunteers Responsibilities
Volunteers are required to:
- Understand Council's Policies, Procedures and Code of Conduct relating to activities that they are engaged in.

- Understand the principles of volunteering and why they want to volunteer for Council.
- Understand the rules, guidelines and values of Council and be prepared to comply with them as outlined in Councils Volunteer Handbook and any other documentation provided by Council staff.
- Ask questions should they not understand any information or documentation provided by Council staff.
- Complete all forms required by Council, including attendance register (sign in / out sheets).
- Be dependable and reliable, arrive on time and notify the volunteer supervisor if unavailable to attend.
- Be willing to undertake training and development when offered.
- Fully understand the scope and limits to the activities being undertaken and seek clarification and support when it is required.
- Know and recognise personal limitations and notify supervisor of any medical condition or special needs that may prevent the performance of their duties.
- Work as member of a team and treat others with respect.
- Address any areas of conflict with the volunteer supervisor.
- Advise Council staff when they no longer want to volunteer with Council.
- Adhere to the values of Council and respect the confidentiality of any information they become aware of.
- Seek prior approval from a supervisor of any out-of-pocket expenditure related to activities.
- Never put their health and safety, or the health and safety of others at deliberate risk.
- Follow all reasonable instructions and directions from Council staff at all times, particularly in relation to Work Health and Safety.
- Wear personal protective clothing and equipment as instructed whilst undertaking their duties and never interfere with, deliberately tamper or destroy this equipment.
- As soon as practical report any incident, accident, illness or near misses to Council staff.
- Never be under the influence of illegal drugs or alcohol when performing their duties and to inform their supervisor of any legal medication they are taking that may affect performance of their duties.
- Return all items belonging to Council, including equipment, vehicles and clothing upon the cessation of volunteering.
- Not make any public statements to the media on behalf of Council.
- Never smoke in Council owed vehicles and buildings and only smoke on notified breaks / locations and away from others and flammable materials.
- Provide constant parental / guardian supervision of children under the age of 18.

Other Definitions

Place Making	The art of creating great spaces where people want to live, play and work. Place making uses the community's assets and inspiration to create good public spaces.

Lismore City Council

Unsolicited Proposals Policy

Council Policy Number: 1.2.26

Lismore City Council

Unsolicited Proposals Policy

Council Policy Number: 1.2.26

Table of Contents

Introduction 3
1 Objectives 3
2 Scope 3
3 Legislation 3
4 Definitions 3
Procedure 3
5 Guiding Principles 3
6 Communication Protocol 4
7 Staged Assessment Process 4
7.1 Pre-Submission Concept Review (optional) 4
7.2 Stage 1 – Initital Submission and Preliminary Assessment 4
7.3 Stage 2 – Detailed Proposal and Negotiation 4
8 Assessment Criteria (Stage 1 & Stage 2) 4
9 PPP-Specific Settings 5
10 Governance, Roles, and Responsibilities 5
11 Documentation, Confidentiality, and Reporting 5
12 Lodgement and Timelines 6
13 Memorandum of Understanding (Stage 2) 6
14 Resource Commitments and Costs 6
15 Conflicts of Interest 6
16 Review 6
17 Schedule 1 – Stage 1 Information Requirements (Summary) 6
18 Schedule 2 – Examples of Proposals Unlikely to Progress 6
19 Schedule 3 – Stage 2 Governance (Minimum) 7
Document History and Version Control 7

Document #: ED26/13568	Document Title: Unsolicited Proposals Policy	
Version #: 2.0	Developed By: General Manager's office	Council Approval Date:

Lismore City Council

Introduction

1 Objectives

Council occasionally receives unsolicited proposals from individuals, businesses, or other agencies. This policy aims to:

a) encourage credible innovation and private investment that delivers public value
b) ensure probity, transparent, and consistent pathway to assess such proposals, separate from routine procurement
c) provide a clear, staged process and assessment criteria so only proposals with a compelling uniqueness, value-for-money, and strategic fit progress

2 Scope

This policy applies to any approach where a proponent asks to deal directly with Council over a commercial proposition that Council has not requested (including proposals to build and/or finance infrastructure, provide goods/services, or undertake a major commercial transaction).

The policy is mandatory for proposals at or above the legislated tender threshold (currently $250,000), and provides guidance below that level. (If legislation changes, the threshold adjusts accordingly).

Unsolicited proposals are not a substitute for Council's routine competitive procurement. Direct negotiation will only be contemplated where both the proposal and the proponent are sufficiently unique to make a competitive process impractical and to achieve better overall value.

3 Legislation

This policy operates under the *Local Government Act 1993* (Act) and the *Local Government (General) Regulation 2021*, including statutory procurement and tendering requirements and, where relevant, Public-Private Partnerships (PPPs) requirements.

4 Definitions

Unsolicited Proposal	An approach from a proponent to deal directly with Council over a commercial proposition where Council has not requested the proposal
Public-Private Partnerships (PPPs)	Arrangements between Council and a private party to provide public infrastructure/facilities, provided in part or in whole through private sector financing/ownership/control (see Act s400B). All local government PPPs are subject to market testing in line with Office of Local Government (OLG) PPP Guidelines
Value for Money (VfM)	Overall value of a proposal, including cost, quality, risk allocation/mitigation, innovation, timetable, and outcomes

Procedure

5 Guiding Principles

Public interest & transparency – Decisions and documentation are recorded; appropriate summary information about Stage 2 proposals will be publicly reported.

Fairness & impartiality – Strict management of conflicts; clear separation of evaluation and approval roles.

Confidentiality – Early-stage confidentiality to protect legitimate commercial interests; disclosure increases as proposals mature.

Probity oversight – Independent probity advice at Stage 2; the advisor monitors process integrity but does not determine VfM.

Open book negotiations at Stage 2 to evidence value for money if progressing to direct negotiation.

6 Communication Protocol

Once lodged, proponents must not contact Councillors or staff outside the formal process (including agents acting on their behalf). Breaches may result in termination of the unsolicited process and/or moving the matter to open market testing.

Councillors will receive a confidential notification that an unsolicited proposal has been received and must refrain from engagement with parties to the proposal.

7 Staged Assessment Process

7.1 Pre-Submission Concept Review (optional)

A discussion to test whether the idea is likely to meet Stage 1 criteria and to guide proponents on information requirements. Council may provide indicative feedback; the decision to lodge remains with the Proponent.

7.2 Stage 1 – Initital Submission and Preliminary Assessment

a) Proponent submits a Stage 1 dossier (see Schedule 1) to the Proposal Manager
b) Council acknowledges receipt within 21 days
c) the Executive Leadership Team (ELT) determines whether to decline or progress to Council
d) if supported by ELT, a report will be sent to Council to determine progress to Stage 2

7.3 Stage 2 – Detailed Proposal and Negotiation

If progressed:

a) Council establishes a Proposal-Specific Steering Committee for each Stage 2 proposal, appoints a Probity Advisor, prepares an internal Governance Plan, and enters a Memorandum of Understanding (MoU) with the proponent
b) Council and the proponent work co-operatively to develop a Detailed Proposal, including financial models, risk allocation, planning pathways and any open-book evidence for value for money
c) a Council resolution is required to accept a Final Binding Offer or to resolve not to go to tender due to extenuating circumstances (where applicable under the Act)

8 Assessment Criteria (Stage 1 & Stage 2)

Proposals must satisfy all criteria below to progress; Council may add criteria suited to the specific context at Stage 2:

a) Uniqueness – Demonstrate unique benefits and unique ability to deliver (eg intellectual property (IP), property rights, genuinely innovative combination of attributes). Council may still choose market testing if merit exists but uniqueness is not proven. Examples generally not unique include: standard goods/services, consultancy services, extensions to existing contracts absent unique features, early concepts lacking detail, or proposals seeking exclusive rights merely to do feasibility

b) Value for Money – Net economic and public value compared with the status quo; potential time/cost savings unattainable via ordinary procurement; quality, innovation, timetable, community impacts, KPIs, and risk transfer. Quantitative analysis (including independent benchmarking/sensitivity testing) may be required
c) Whole-of-Council Impact & Strategic Fit – Alignment with Council plans; opportunity costs; likelihood of planning/environmental approvals
d) Commercial model – Proponent to define the structure for revenue generation, risk allocation, and value creation
e) Capability & Capacity – Proponent's track record, resources, reliance on third parties, and relevant referees
f) Affordability – Funding sources, budget impacts and prioritisation; preliminary business case/economic appraisal may be required
g) Risk Allocation – Clear allocation/mitigation of commercial, planning, environmental, and delivery risks.

If Council elects to go to market rather than proceed directly, the proponent's IP will be respected, and the proponent may compete with no additional rights.

9 PPP-Specific Settings

If a proposal appears to be a PPP, Council will promptly assess PPP applicability and consult OLG as required. All local government PPPs must be market-tested via an EOI under OLG Guidelines; where this is not possible, Council cannot proceed and the unsolicited pathway may cease.

10 Governance, Roles, and Responsibilities

Council	Approves any Final Binding Offer and, where applicable, resolutions not to tender due to extenuating circumstances under the Act
Executive Leadership Team	Decides Stage 1 outcomes; receives regular reporting on Stage 2
Proposal Manager	Single point of contact; coordinates evaluations; prepares reports; manages communications protocol
Proposal-Specific Steering Committee (Stage 2)	Cross-divisional members plus governance lead
Probity Advisor (Stage 2)	Oversees adherence to probity principles, provides a probity report at the end of each step, and may escalate concerns to the General Manager
Advisers	Legal, financial, technical, environmental and other specialists engaged as required; all follow project governance and probity settings

11 Documentation, Confidentiality, and Reporting

a) Confidentiality: All Stage 1 proposals are treated confidentially; confidentiality at Stage 2 is balanced with public interest in disclosure
b) Public reporting: Proposals that reach Stage 2 will be listed in Council's next Annual Report (with sensitive information withheld where justified); further information may be published where appropriate

12 Lodgement and Timelines

Where to lodge:
General Manager
Lismore City Council
PO Box 23a
LISMORE NSW 2480
council@lismore.nsw.gov.au

Council will acknowledge submissions and provide contact details for the Proposal Manager within 21 days.

13 Memorandum of Understanding (Stage 2)

Before commencing Stage 2, Council and the proponent will enter an MoU covering: the Stage 2 scope and timetable; value-for-money expectations; open-book requirements; resourcing/costs; confidentiality; IP; conflicts; communications/lobbying prohibition; approval pathways (including planning).

14 Resource Commitments and Costs

Both Council and the proponent will invest resources proportionate to each stage. Council does not reimburse proponent costs associated with unsolicited proposals.

15 Conflicts of Interest

All participants must declare actual, potential, or perceived conflicts. Council will manage and monitor conflicts throughout the process.

16 Review

This policy will be reviewed once every Council term, or earlier if required.

17 Schedule 1 – Stage 1 Information Requirements (Summary)

Proponents should provide, at minimum:

a) Proponent details and key personnel
b) Executive summary of the proposal and intended outcomes
c) Uniqueness case (e.g., IP or rights held; why competition would not yield equal/better value)
d) Value for Money rationale vs. status quo, including indicative timelines, benefits and any early financials
e) Strategic fit with Council plans; likely planning approvals needed
f) Commercial model (ranges acceptable at Stage 1)
g) Risks & mitigations, including planning/environmental risks and who bears them
h) Affordability – expected funding sources and any ask of Council
i) IP statement and confidentiality needs
j) Referees and relevant previous government project experience

(Council may request further detail or independent reviews at Stage 2)

18 Schedule 2 – Examples of Proposals Unlikely to Progress

a) extensions/variations to existing contracts/leases absent other uniqueness
b) widely available goods/services; consultancy services; early concepts lacking detail; pilot programs; exclusive mandates to develop feasibility; attempts to bypass a planned tender

19 Schedule 3 – Stage 2 Governance (Minimum)

a) Steering Committee established for each Stage 2 proposal; cross-divisional membership plus governance lead
b) Probity Advisor appointed; probity plan and step-end reports
c) Governance Plan documented (confidentiality, conflicts, decision gates, escalation)
d) MoU executed (scope, timetable, open-book expectations, resourcing, approvals)

Document History and Version Control

Document History and Version Control			
Trim Ref	Version	Summary of Changes / Consultation	Date
ED19/16863	1.0	Policy creation	13/08/2019
ED26/13568	2.0	Council reviewed	12/05/2026

CORPORATE POLICY

Policy title:	**Unsolicited Proposals**
Policy number:	1.2.26
Objective:	Corporate Governance
Program Area:	Corporate Services
Policy approved:	13/8/2019
Next review date:	13/8/2024
TRIM Ref:	ED19/16863:EF09/140

Background
From time to time, Council is presented with unsolicited proposals from the community, businesses or other government agencies. The purpose of this policy is firstly to stimulate and encourage business investment and innovation in the Lismore City Council area and further, to better assist in appropriately managing governance and probity issues that arise in such circumstances, as well as seeking to ensure that unsolicited proposals that are of benefit to the Lismore City Council are pursued and realised.

Objective

The main objectives of this policy are to:

1. Provide a clear and identifiable process for parties seeking to put forward investment and innovation proposals to Council;
2. Provide Council and the community with assurance around transparency, consistency and reporting for unsolicited proposals; and
3. Provide a framework for assessing such proposals with a view to delivering uniqueness, value for money and strategic for Council, consistent with Council's strategic direction and existing suite of policies.

1. INTRODUCTION

1.1 Definition of Unsolicited Proposal

An Unsolicited Proposal is an approach to Council from a Proponent with a proposal to deal directly with it, in circumstances where Council has not requested the approach. This may include proposals to build and/or finance infrastructure, provide goods or services, or undertake a major commercial transaction. The approach to assessment of such proposals is set out in this Policy.

1.2 Council Procurement

Council operates consistent with its Charter, which is set out within the Local Government Act 1993 (the LG Act"). Under the LG Act, it generally procures projects, goods and services via an adopted procurement framework, which includes the statutory tendering process for projects, goods and services above a specified value.

Council's whole approach to procurement (whether via quotation or tendering) is based on competition in order to achieve value for money in a fair and transparent manner.

This form of procurement is not directly covered by this Policy; however, the statutory requirements under the LG Act are still applicable to procurement decisions above a certain value that are captured by this Policy as Unsolicited Proposals.

Council clearly recognises that the unsolicited proposals process is not a substitute for routine competitive procurement by it. The focus of unsolicited proposals is on unique and innovative projects or services with clear and tangible benefits for the Lismore City Council. Similarly, the unsolicited proposals process is not designed to replace applicable environmental and planning assessment processes. If Council decides to progress an unsolicited proposal, that should not be interpreted as any form of explicit or tacit support for planning approvals.

While direct negotiation with a proponent in response to an Unsolicited Proposal may be pursued in justifying circumstances, Council's usual procurement approach is to test the market. This generally results in the demonstrable achievement of value-for-money outcomes and provides fair and equal opportunities.

Accordingly, Council will generally only consider proposals where both the proposal and its proponent have unique attributes such that others could not deliver a similar proposal with the same value-for-money outcome. Council will consider directly negotiating with an individual or organisation that presents an Unsolicited Proposal where circumstances justify this approach and at its absolute discretion, consistent with its statutory responsibilities under the LG Act.

1.3 Assessment Process and Criteria

This Policy sets out the processes to be followed by both Council and Proponents in developing Unsolicited Proposals. It represents commitment by Council to the allocation of resources to meet its responsibilities as outlined in this Policy. Proposals will be evaluated against the Assessment Criteria outlined in section 2.2.

A three stage assessment process has been developed to guide the evaluation of proposals:

- Pre-Submission Concept Review
- Stage 1: Initial Submission and Preliminary Assessment
- Stage 2: Detailed Proposal & Negotiation

Council recognised that a Proponent will be entitled to a fair rate of return for its involvement in a project and that outcomes should be mutually beneficial for the Proponent and Council. Further, Council recognises the right of Proponents to derive benefit from unique ideas. The approach to the identification, recognition and protection of intellectual property rights will be addressed and agreed with the Proponent during Stage 1 of the process as set out below.

Where Council determines a proposal as not meeting the criteria set out below, it reserves its usual right to go to market. The Proponent will be provided with the opportunity to participate in the procurement process should the concept be offered to the market, but will have no additional rights beyond those afforded to other market participants. If Council elects to go to market in such circumstances, it will respect any Intellectual Property (IP) owned by the Proponent.

The unsolicited proposals assessment process is separate to other Council statutory approvals processes. However, where appropriate, the assessment of unsolicited proposals will give consideration to the potential consistency of the proposal with relevant planning and environmental controls, and approvals processes.

1.4 Contact Details and Lodgement

Enquiries and requests for 'pre-lodgement' meetings to discuss an Unsolicited Proposal should be submitted to:

Office of the General Manager
Private and Confidential
43 Oliver Avenue, Goonellabah NSW 2480
council@lismore.nsw.gov.au

A soft copy should also be submitted to the email address above.

Once a proposal has been submitted, Council will formally acknowledge receipt of the proposal and provide contact details of the Proposal Manager within 21 days. Council's intention is this person will be the Proponent's only point of contact in Council regarding the proposal. Once lodged, the proposal is subject to a formal assessment process.

Once an unsolicited proposal has been submitted, Proponents must not contact Councillors or Council officers, in regard to the submitted proposal, outside of the formal assessment process. This includes organisations authorised to act on the Proponent's behalf. Failure to abide by this requirement will result in the Proposal Manager for the unsolicited proposal preparing a report to the General Manager justifying why the terms of the proposal should not be made public and directly proceed to an open tender process.

2. GUIDING PRINCIPLES

2.1 Optimise Outcomes

By their nature, Unsolicited Proposals are unlikely to be the current focus of Council's strategic planning. Proposals must therefore be considered in light of the wider benefits and strategic outcomes that may be derived. In order to proceed however, proposals must be broadly consistent with Council's objectives and plans, and offer some unique attributes that justify departing from a competitive tender process. Outcomes must always be in the best interest of Lismore City Council.

In order to demonstrate that optimal Value for Money will be achieved, an "open book" approach to negotiations is to be adopted once the proposal has progressed to Stage 2 assessment. Council will also consider whole-of-council impact and cost.

In order to guide the Proponent, Council will provide an early indication of an acceptable return on investment and other requirements to be achieved by the Proponent in the delivery of its proposal.

Set out below is the full set of assessment criteria (Uniqueness, Value for Money, Whole of Council Impact, Return on Investment, Capability and capacity, Affordability and Risk Allocation)

2.2 Assessment Criteria

Proposals will be initially assessed against the Assessment Criteria below. Assessment will be based on the proposal satisfactorily meeting each of the criteria. Additional criteria relevant to a particular proposal may also be applied at later stages. If so, the Proponent will be informed of the criteria in order for these to be addressed in its Detailed Proposal during Stage 2.

- *Uniqueness* - Demonstration of unique benefits of the proposal and the unique ability of the proponent to deliver the proposal.

- *Value for Money*
- *Whole of Council Impact*
- *Return on Investment*
- *Capability and Capacity*
- *Affordability*
- *Risk Allocation*

2.3 Interactive Process

Council will manage an interactive process with the proponent at all formal stages of assessment, commencing with the formal pre-lodgement meeting. During both the pre-lodgement meeting and the Stage 1 Assessment this interaction will be limited to clarification of the proposal by Council in order to effectively carry out the assessment. It will not be an opportunity to negotiate the details of the proposal. This opportunity will arise in later stages if the proposal proceeds past the Stage 1 Assessment.

2.4 Probity

Council seeks to conduct its commercial dealings with integrity. The assessment of Unsolicited Proposals must be fair, open and demonstrate the highest levels of probity consistent with the public interest. The assessment of Unsolicited Proposals will be conducted through the application of established probity principles that aim to assure all parties of the integrity of the decision making processes. These principles are outlined in this section.

Maintaining impartiality

Fair and impartial treatment will be a feature of each stage of the assessment process. The process will feature a clearly defined separation of duties and personnel between the assessment and approval functions.

Maintaining accountability and transparency

Accountability and transparency are related concepts. The demonstration of both is crucial to the integrity of the assessment.

Accountability requires that all participants be held accountable for their actions. The assessment process will identify responsibilities, provide feedback mechanisms and require that all activities and decision making be appropriately documented.

Transparency refers to the preparedness to open a project and its processes to scrutiny, debate and possible criticism. This also involves providing reasons for all decisions taken and the provision of appropriate information to relevant stakeholders. Relevant summary information regarding proposals under consideration at Stage 2 will be made publicly available. Further information may be published as appropriate.

Managing conflicts of interest

In support of the public interest, transparency and accountability, Council requires the identification, management and monitoring of conflicts of interest. Participants will be required to disclose any current or past relationships or connections that may unfairly influence or be seen to unfairly influence the integrity of the assessment process.

Maintaining confidentiality

In the assessment of Unsolicited Proposals there is need for high levels of accountability and transparency. However, there is also a need for some information to be kept confidential, at least for a specified period of time. This is important to provide participants with confidence in the integrity of the process. All proposals submitted will be kept confidential at Stage 1 of the assessment process.

Obtaining value for money

Obtaining optimal value for money is a fundamental principle for Council (and the public sector in general). This is achieved by fostering an environment in which Proponents can make attractive, innovative proposals with the confidence that they will be assessed on their merits and where Council appropriately considers value. At Stage 2 of the assessment process, the approach to assessing Value for Money will be confirmed. At this stage a Probity Advisor is appointed and their role is to monitor the evaluation process and ensure that Value for Money has been optimally considered. It is not the role of the probity advisor to determine whether the proposal meets the required Value for Money criterion.

2.5 Resource Commitments

In order for an Unsolicited Proposal to progress, Council and the Proponent will be required to commit resources. The staged approach to assessment seeks to balance resource input at each stage in order to reduce the potential for unnecessary expenditure.

While this Policy sets out information and processes to minimise costs for Proponents, Council will not reimburse costs associated with Unsolicited Proposals.

2.6 Governance Arrangements

In the spirit of collaboration and efficiency, Governance arrangements will include whole of Council management and co-ordination through an appointed Proposal Manager, a Proposal Specific Steering Committee where required, a staged approach to assessment, negotiation and contracting, and regular reporting to Council's senior staff in management (Senior Leadership Team).

Once a proposal reaches Stage 2 of the assessment process, Council will establish appropriate governance arrangements that will detail the make-up and responsibilities of the Steering Committee and assessment/technical panels, management of confidentiality and conflict of interest, and provide details of the appointed Probity Advisor.

Unsolicited Proposals must take into account relevant processes and approval requirements in the LG Act in relation to procurement and PPP's (where relevant).

The Stage 2 Participation Agreement will outline whether the proposal will be subject to an approval process outlined in another procurement policy document and/or a project assurance mechanism.

2.7 Memorandum of Understanding

A Memorandum of Understanding (MOU) provides an agreed (but not legally binding) framework for Stage 2 which will be entered into by both Council and the Proponent in order to ensure the alignment of expectations regarding participation in the process.

The MOU will contain:

- Acknowledgement that a Value for Money outcome is a requirement for the proposal to proceed
- Assessment Criteria and other relevant Council requirements
- Communication channels, including a prohibition on lobbying
- Costs arrangements

- Resource commitments
- Conflict of interest management arrangements
- Confidentiality requirements
- Commitment to following an open book approach to discussions
- Timeframe
- Identification of approval requirements, including planning and environmental approvals. (note at all times Council's separate planning and approval functions).

3. ROLES AND RESPONSIBILITIES

3.1 Proponent

The Proponent is required to:

- Prepare an outline Submission and meet with the Proposal Manager to discuss its unique characteristics and other key principles, prior to lodgement of a formal submission. This involves the Proponent completing an initial Schedule of Information Requirements (See Annexe 1 of Procedure).
- Prepare and lodge with Council an Initial Submission for Preliminary or Stage 1 Assessment. This involves the Proponent completing the Schedule of Information Requirements and attaching any other relevant information. It must also involve demonstrating a clear alignment with Council's published strategic direction and values.
- Enter into a MOU if recommended to proceed to Stage 2.
- Provide a Detailed Proposal at the conclusion of Stage 2.

3.2 Council

Section 55 of the LG Act makes it plain that all identified contracts above the General Manager's delegated authority must go to Council for approval via resolution, prior to the execution of any such contract.

Where a proposal has been provided to Council at the conclusion of Stage 2, it will generally be necessary for that proposal to be put to Council, even where the report before Council recommends that, due to extenuating circumstances, Council not proceed to tender for the project, goods or services under contemplation as per Section 55 of the LG Act.

It may be also necessary for any proposal, at the conclusion of Stage 2, to be considered under PPP provisions of the Local Government Amendment (Public Private Partnerships) Act 2004 (the Act) and the Local Government (General) Regulation 2005.

3.3 Proposal Manager, Senior Leadership Team & Steering Committee(s)

Proposal Manager

The Proposal Manager acts as the contact-point for Unsolicited Proposals and is charged with evaluating the information supplied by the Proponent in conjunction with the meeting of Council representatives. The Proposal Manager also reports to Senior Leadership Team and the Council, as required.

As set out in the Procedure, progression past Stage 1 requires approval from Senior Leadership Team. Where a Stage 1 Proposal is to be subject of a Senior Leadership Team assessment report, a member of Senior Leadership Team will coordinate that report and presentation.

Proposal Specific Steering Committees

A Proposal Specific Steering Committee will be established to oversee assessment of that proposal. Such a Committee, would have the relevant responsibilities as outlined below, be appointed by Senior Leadership Team, and update Senior Leadership Team as required.

A Committee will have at least 3 members, not including the Governance representative.

Responsibilities

Proposal Manager

- Act as the initial point of contact for an Unsolicited Proposal.
- Meet with a proponent for the purpose of a pre-submission concept review
- After confirming a completed Schedule of Information Requirements has been lodged, convene a meeting with a representative of Council Divisions likely to be involved in any review (including, at all times, a representative for the Governance unit).
- In conjunction with the meeting group above, prepare a preliminary assessment report with a recommendation that a Proposal should proceed to Stage 2, or be declined.
- Provide updates to Senior Leadership Team and Corporate Governance Committee via Council report lines, as required.
- Provide the result of Council assessment to Proponent at the end of Stage 1.

Proposal Specific Steering Committee

- Review the Schedule of Information Requirements and assessment undertaken to date.
- Finalise the MOU.
- Approve the Governance Plan to be applied to Stage 2, including appointment of Probity Adviser (if warranted)
- Review and determine the further reporting, information, modelling and analysis to be undertaken, as well as likely budget to be utilised.
- Ensure relevant policy and project assurance processes are adhered to, where appropriate.
- Seek advice from other areas of Council, as required.
- Finalise assessment of the proposal, and provide recommendations to Senior Leadership Team
- Agree feedback to be provided to Proponent.

3.4 Advisers

Advisers may provide expert advice to the Proposal Specific Steering Committee (as appropriate). The following key advisers may be appointed to provide specialist expertise to assist in project scoping and assessment:

- Legal
- Financial

- Technical
- Environmental.

Other advisers may be appointed where specialist input is required.

A specialist Project Manager may be appointed from Stage 2, particularly for large and/or complex projects.

Advisers are to follow all project governance and probity requirements.

3.5 Probity Adviser

At Stage 2, a probity adviser will be appointed.

The role of the probity adviser is to monitor and report on the application of the probity fundamentals during the assessment process. The probity adviser will:

- Assist in the development of a Governance Plan (where applicable).
- Provide a probity report at the end of each step to be considered by the Steering Committee before the decision to proceed to the next stage (or otherwise). The probity adviser may provide interim reports at key milestones of the assessment or at the behest of the Steering Committee.

COUNCIL POLICY

NUMBER: 1.4.3

MEDIA RELEASES POLICY

Table of Contents

Introduction 2
1. Purpose 2
2. Procedure 2
Document History and Version Control 2

Document #: ED16/27306	Document Title: 1.4.3 Media Releases Policy	
Version #: 1.4	Developed By: Corporate Services	Authorised by: Council

MEDIA RELEASES POLICY

Introduction

1. Purpose

1.1. To clarify the authority concerning statements/interviews and press releases.

2. Procedure

2.1. The Mayor and General Manager are authorised to make press releases on Council business/affairs to the media on Council's behalf.

2.2. No-one else has the authority to make statements on Council's behalf without first obtaining approval/delegation from the General Manager or the Council, as appropriate.

Document History and Version Control

Trim Ref	Version	Summary of Changes / Consultation	Date
	1.0	Policy Creation	19/06/1990
	1.1, 1.2, 1.3	Council Reviewed	06/08/1996, 01/12/2010, 09/04/2024
ED16/27306	1.4	Transfer to new template	02/06/2025

LISMORE CITY COUNCIL

SOCIAL MEDIA POLICY

Adopted by Council 14 May 2024

Council Policy Number: 8.5.3

ww.lismore.nsw.gov.au
3 Oliver Avenue, Goonellabah NSW 2480 • PO Box 23A, Lismore NSW 2480 • T:(02) 6625 0500 • ABN: 60080932837
smore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.

Contents

Introduction 3

Model Social Media Policy

Part 1 – Principles 7

Part 2 – Administrative framework for council's social media platforms 7

Part 3 – Administrative framework for councillors' social media platforms 10

Part 4 – Standards of conduct on social media.....11

Part 5 – Moderation of social media platforms.....12

Part 6 – Use of social media during emergencies.....14

Part 7 – Records management and privacy requirements 15

Part 8 – Private use of social media 16

Part 9 – Concerns or complaints 16

Part 10 - Definitions.....17

Introduction

Social media – opportunities and challenges

Social media is at the heart of modern communication. Since its inception, social media has grown in popularity and influence and is now fundamental to not just how people interact with one another, but also to how we work, play and consume information and ideas.

Social media can be broadly defined as *online platforms and applications - such as social networking sites, wikis, blogs, microblogs, video and audio sharing sites, and message boards - that allow people to easily publish, share and discuss content*[1]. Significantly, one of social media's key features is its unprecedented reach and accessibility, in that anyone with a computer or mobile device can use social media to generate content which has the potential to be viewed and shared by hundreds of millions of people worldwide.

Council uses social media platforms and acknowledges the increasing number of active and engaged users on social media platforms. Particularly Council recognises the benefit that online platforms can have for promotion of events and services, crisis communication and generally engaging with residents and the public.
Despite its obvious benefits, social media also presents a variety challenges and risks. These include:

- the emergence of new, harmful forms of behaviour, such as cyber-bullying and trolling;
- maintaining the accuracy, reliability and integrity of information disseminated from multiple sources;
- organisations can be held liable for content uploaded onto their social media platforms by third parties[2];
- content uploaded in a person's private capacity can adversely affect their employment and cause significant reputational damage to colleagues and employers; and
- rapid innovation can make it difficult to keep pace with emerging technologies and trends;
- recognition that while social media delivers a 24/7 channel social media pages cannot be monitored 24/7

In addition, potential corruption risks may arise due to social media use. These include:

- customers, development proponents / objectors, tenderers, or other stakeholders grooming public officials by behaviours such as 'liking' specific posts, reposting content, or sending personal or private messages;
- public officials disclosing confidential or sensitive information;
- using social media for sponsorship opportunities, which may unfairly advantage one sponsor over another and lack transparency; and
- public agencies or officials promoting certain businesses by behaviours such as 'following' them, 'liking' content, or making comments, which may result in those businesses being favoured over others.

[1] NSW Department of Education. Social media policy: Implementation procedures – November 2018
[2] As confirmed by the High Court of Australia in *Fairfax Media Publications Pty Ltd v. Voller, Nationwide News Pty Limited v. Voller,* and *Australian News Channel Pty Ltd v. Voller,* 8 September 2021.

Social media and local government in NSW

As in the federal and state jurisdictions, social media has become an important tool in government and political discourse at the local level. In the context of NSW local government, social media has two primary functions:

a) it is used by councils to interact and share information with their communities in an accessible and often more informal format.
b) it enables councillors to promote their achievements and address their constituents directly about community issues and events in ways that either complement or bypass traditional news and print media.

In addition, many councils use social media as the platform through which they webcast their meetings. This increases transparency by providing visibility of council decision making in real time.

However, councils and councillors are not immune from the challenges associated with social media, which can pose a significant risk both in a legal sense, and in terms of a council's ability to operate in a unified and coordinated way. It is therefore vital that councils have the right policy settings in place so that both councils and councillors can realise the full benefits of social media whilst mitigating risk.

The development and intent of this policy

The Model Social Media Policy has been developed by the Office of Local Government (OLG) in consultation with councils. It is applicable to councils, county councils and joint organisations.

The Model Social Media Policy sets out an exemplar approach by incorporating examples of best practice from the social media policies of a diverse range of NSW councils, as well as from Commonwealth and State Government agencies.

The Model Social Media Policy provides councils, county councils and joint organisations with a robust framework for the administration and management of their social media platforms. It also sets standards of conduct for all council officials who use social media in their official capacity. It has been developed to be fit-for-purpose in a digital age where innovation and emerging trends are the norm.

The Model Social Media Policy recognises that councils use social media differently depending on factors such as a council's size and resources, the demographics of a local government area, and council's willingness to engage with their community in this way. For these reasons, the Model Social Media Policy ensures a degree of flexibility by including optional and adjustable provisions which enables each council to tailor the policy to suit its own unique circumstances.

Content of the Model Social Media Policy

At the heart of the Model Social Media Policy are the four 'Principles' of social media engagement. These are:

- Openness
- Relevance
- Accuracy
- Respect

These principles, which are expanded upon in Part 1, should underpin every aspect of a council's social media activity and all councils and council officials should commit to upholding them.

Except for Part 8, this policy applies to council social media pages and councillor social media pages.

The Model Social Media Policy is structured as follows:

Part 1	Sets out the principles of social media engagement for councils
Part 2	Contains two administrative models that councils can adopt in relation to the management of their social media platforms
Part 3	Details the administrative framework for councillors' social media platforms
Part 4	Prescribes the standards of conduct expected of council officials when engaging on social media in an official capacity or in connection with their role as a council official
Part 5	Provides a framework by which councils can remove or 'hide' content from their social media platforms, and block or ban third parties
Part 6	Prescribes how councils' social media platforms should be used during emergencies
Part 7	Contains information about records management and privacy requirements relating to social media
Part 8	Relates to personal use of social media by council officials
Part 9	Provides information about where concerns or complaints about a councils' or council officials' social media platform(s), or the conduct of council officials on social media, can be directed.
Part 10	Definitions

Adoption

While not mandatory, the Model Social Media Policy reflects best practice and all councils, county councils and joint organisations are encouraged to adopt it. In doing so, they are free to adapt the policy to suit their local circumstances and operating environments or to supplement it with their own provisions.

Enforcement

Clause 3.1(b) of the *Model Code of Conduct for Local Councils in NSW* provides that council officials must not conduct themselves in a manner that is contrary to a council's policies. If adopted by a council, a breach of the policy will be a breach of the council's code of conduct.

Concerns or complaints

Concerns or complaints about the administration of a council's social media platforms should be made to the council's general manager or social media coordinator in the first instance. Councils should provide clear information about where any concerns and complaints can be directed in Part 9 of this model policy.

Acknowledgements

The Office of Local Government wishes to thank Local Government NSW, councils, the Independent Commission Against Corruption, the Information and Privacy Commission of NSW, the NSW Ombudsman, Resilience NSW and the State Archives and Records Authority of NSW for their invaluable assistance in drafting this model policy.

Social Media Policy

Part 1 – Principles

1.1 We, the councillors, officers and other officials of Lismore City Council, are committed to upholding and promoting the following principles of social media engagement:

Openness	Our social media platforms are places where anyone can share and discuss issues that are relevant to our Council and the community we represent and serve.
Relevance	We will ensure our social media platforms are kept up to date with informative content about our Council and community.
Accuracy	The content we upload onto our social media platforms and any other social media platform will be a source of truth for our Council and community and we will prioritise the need to correct inaccuracies when they occur.
Respect	Our social media platforms are safe spaces. We will uphold and promote the behavioural standards contained in this policy and our Council's code of conduct when using our social media platforms and any other social media platform.

Part 2 – Administrative framework for Council's social media platforms

Platforms

2.1 Council will maintain a presence on the following social media platforms:

- Lismore City Council - Facebook and Instagram page
- GSAC - Facebook and Instagram page
- Lismore Regional Gallery - Facebook and Instagram page
- Lismore Quadrangle - Facebook and Instagram page
- Visit Lismore - Facebook and Instagram page
- Visit Nimbin - Facebook and Instagram page
- Come to the Heart – Facebook and Instagram page
- Lismore City Council – LinkedIn page
- Lismore City Council – YouTube channel
- Back Lismore Facebook and Instagram page
- Lismore Masters Facebook page
- Lismore Centra Tourist Park – Facebook page
- Lismore Memorial Baths – Facebook page

2.2 Council's social media platforms must specify or provide a clearly accessible link to the 'House Rules' for engaging on the platform.

Establishment and deletion of Council social media platforms

2.3 This list will be reviewed annually for performance, relevance and purpose. A new council social media platform, or a social media platform proposed by a council related entity (for

example, a council committee), can only be established or deleted with the written approval of the General Manager or their delegate.

2.4 Where a council social media platform is established or deleted in accordance with clause 2.3, the General Manager or their delegate may amend clause 2.1 of this policy without the need for endorsement by the Council's governing body.

Appointment and role of the Social Media Coordinator

2.5 The General Manager will appoint a council officer to be the council's social media coordinator (SMC). The SMC should be a senior and suitably qualified officer.

2.6 The General Manager may appoint more than one SMC.

2.7 The SMC's role is to:

a) approve and revoke an officer's status as an authorised user
b) develop and/or approve the training and/or induction to be provided to authorised users
c) maintain a register of authorised users
d) maintain effective oversight of authorised users
e) moderate the Council's social media platforms in accordance with Part 5 of this policy
f) ensure the Council complies with its record keeping obligations under the *State Records Act 1998* in relation to social media (see clauses 7.1 to 7.4 of this policy)
g) ensure the Council adheres to the rules of the social media platform(s)
h) coordinate with the Council's (Customer Experience team to ensure the Council's social media platforms are set up and maintained in a way that maximises user friendliness and any technical problems are resolved promptly

2.8 The SMC may delegate their functions under paragraphs (e) and (f) of clause 2.9 to authorised users.

2.9 The SMC is an authorised user for the purposes of this policy.

Authorised users

2.10 Authorised users are council officers who are authorised by the SMC to upload content and engage on social media on the Council's behalf.

2.11 Authorised users should be council officers that are responsible for managing, or have expertise in, the events, initiatives, programs or policies that are the subject of the social media content.

2.12 The SMC will appoint authorized users when required.

2.13 An authorised user must receive a copy of this policy and induction training on social media use and Council's obligations before uploading content on Council's behalf.

2.14 The role of an authorised user is to:

a) ensure, to the best of their ability, that the content they upload onto social media platforms is accurate
b) correct inaccuracies in Council generated content
c) engage in discussions and answer questions on Council's behalf on social media platforms
d) keep the Council's social media platforms up to date
e) not applicable as g) has been included

f) not applicable as g) has been included
g) where authorised to do so by the SMC:
   i) moderate the Council's social media platforms in accordance with Part 5 of this policy
   ii) ensure the Council complies with its record keeping obligations under the *State Records Act 1998* in relation to social media (see clauses 7.1 to 7.4 of this policy)

2.15 When engaging on social media on Council's behalf (such as, but not limited to, on a community social media page), an authorised user must identify themselves as a council officer but they are not obliged to disclose their name or position within the Council.

2.16 Authorised users must not use Council's social media platforms for personal reasons.

2.17 Authorised users are responsible for monitoring and moderating comments and distributing all outgoing messaging on all Council social handles during business hours (8:30am – 5pm) and as rostered out of hours for:

a) Proactive content and response
b) Proactive content and response in alignment with the marketing calendar and events schedule
c) Reactive content in response to any contentious issues as per business response approval process

Where necessary, content will be addressed appropriately in line with the policy. If not urgent, any content posted out of business hours (8:30am – 5pm AEST) will be responded to within Council's business hours. Comments from social media users will be monitored and moderated where possible.

Administrative tone

2.18 Authorised users upload content and engage on social media on the Council's behalf. Authorised users must use language consistent with that function and avoid expressing or appearing to express their personal views when undertaking their role.

2.19 Authorised users may use more personal, informal language when engaging on Council's social media platforms, for example when replying to comments.

2.20 The use of approved social media will be governed to ensure reputation management: censorship will be kept to a minimum; Council will not vet negative content for self-gain or to avoid "swaying the opinions of others". However, profane, Defamatory Material, abusive, sexually explicit, derogatory, or spam-like comments will be removed.

Register of authorised users

2.21 The SMC will maintain a register of authorised users. This register is to be reviewed annually to ensure it is fit-for-purpose.

Ceasing to be an authorised user

2.22 The SMC may revoke an officer's status as an authorised user, if:

a) the officer makes such a request
b) the officer has not uploaded content onto any of the Council's social media platforms in the last six months
c) the officer has failed to comply with this policy
d) the social media coordinator is of the reasonable opinion that the officer is no longer suitable to be an authorised user

Part 3 – Administrative framework for councillors' social media platforms

3.1 For the purposes of this policy, councillor social media platforms are not council social media platforms. Part 2 of this policy does not apply to councillors' social media platforms.

3.2 Councillors are responsible for the administration and moderation of their own social media platforms (in accordance with Parts 3 and 5 of this policy), and ensuring they comply with the record keeping obligations under the *State Records Act 1998* (see clauses 7.1 to 7.4 of this policy) and council's records management policy in relation to social media.

3.3 Clause 3.2 also applies to councillors in circumstances where another person administers, moderates, or uploads content onto their social media platform.

3.4 Councillors must comply with the rules of the platform when engaging on social media.

Induction and training

3.5 Councillors who engage, or intend to engage, on social media must receive induction training on social media use. Induction training can be undertaken either as part of the councillors' induction program or as part of their ongoing professional development program.

Identifying as a councillor

3.6 Councillors must identify themselves on their social media platforms in the following format:

Councillor "First Name and Last Name".

3.7 A councillor's social media platform must include a profile photo which is a clearly identifiable image of the councillor.

3.8 If a councillor becomes or ceases to be the mayor, deputy mayor, or the holder of another position (for example, chairperson of a committee), this must be clearly stated on the councillor's social media platforms and updated within seven days of a change in circumstances.

Other general requirements for councillors' social media platforms

3.9 Councillor social media platforms must specify or provide a clearly accessible link to the 'House Rules' for engaging on the platform.

3.10 A councillor's social media platform must include a disclaimer to the following effect:

"The views expressed and comments made on this social media platform are my own and not that of the Council".

3.11 Despite clause 3.10, mayoral or councillor media releases and other content that has been authorised according to the Council's media and communications protocols may be uploaded onto a councillor's social media platform.

3.12 Councillors may upload publicly available Council information onto their social media platforms.

3.13 Councillors may use more personal, informal language when engaging on their social media platforms.

Councillor queries relating to social media platforms

3.14 Questions from councillors relating to their obligations under this policy, technical queries relating to the operation of their social media platforms, or managing records on social media may be directed to the General Manager in the first instance, in accordance with Council's councillor request process.

Other social media platforms administered by councillors

3.15 A councillor must advise the General Manager of any social media platforms they administer on which content relating to the Council or council officials is, or is expected to be, uploaded. The councillor must do so within:

a) One month of becoming a councillor, or
b) Seven days of becoming the administrator.

Part 4 – Standards of conduct on social media

4.1 This policy only applies to council officials' use of social media in an official capacity or in connection with their role as a council official. The policy does not apply to personal use of social media that is not connected with a person's role as a council official.

4.2 Council officials must comply with the Council's code of conduct when using social media in an official capacity or in connection with their role as a council official.

4.3 Council officials must not use social media to post or share comments, photos, videos, electronic recordings or other information that:

a) is defamatory, offensive, humiliating, threatening or intimidating to other council officials or members of the public
b) contains profane language or is sexual in nature
c) constitutes harassment and/or bullying within the meaning of the *Model Code of Conduct for Local Councils in NSW*, or is unlawfully discriminatory
d) is contrary to their duties under the *Work Health and Safety Act 2011* and their responsibilities under any policies or procedures adopted by the Council to ensure workplace health and safety
e) contains content about the Council, council officials or members of the public that is misleading or deceptive
f) divulges confidential Council information
g) breaches the privacy of other council officials or members of the public
h) contains allegations of suspected breaches of the Council's code of conduct or information about the consideration of a matter under the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW*
i) could be perceived to be an official comment on behalf of the Council where they have not been authorised to make such comment
j) commits the Council to any action
k) violates an order made by a court
l) breaches copyright
m) advertises, endorses or solicits commercial products or business
n) constitutes spam
o) is in breach of the rules of the social media platform

4.4 Council officials must:
a) attribute work to the original author, creator or source when uploading or linking to content produced by a third party
b) obtain written permission from a minor's parent or legal guardian before uploading content in which the minor can be identified

4.5 Council officials must exercise caution when sharing, liking, retweeting content as this can be regarded as an endorsement and/or publication of the content.

4.6 Council officials must not incite or encourage other persons to act in a way that is contrary to the requirements of this Part.

4.7 Councillors must uphold and accurately represent the policies and decisions of the Council's governing body but may explain why they voted on a matter in the way that they did. (see section 232(1)(f) of the *Local Government Act 1993*).

Part 5 – Moderation of social media platforms

Note: Councils and council officials should be aware they may be considered a 'publisher' of <u>any</u> content uploaded onto a social media platform they administer, including content that:

- **is uploaded by a third party; and/or**
- **appears on their social media platform because they have 'liked', 'shared', or 'retweeted' the content, or similar.**

5.1 Council officials who are responsible for the moderation of the Council's or councillors' social media platforms may remove content and 'block' or ban a person from those platforms. Such actions must be undertaken in accordance with this Part.

5.2 For the purposes of this Part, 'social media platform' and 'platform' means both the Council's and councillors' social media platforms.

House Rules

5.3 Social media platforms must state or provide an accessible link to the 'House Rules' for engaging on the platform.

5.4 At a minimum, the House Rules should specify:
a) the principles of social media engagement referred to in clause 1.1 of this policy.
b) the type of behaviour or content that will result in that content being removed or 'hidden', or a person being blocked or banned from the platform
c) the process by which a person can be blocked or banned from the platform and rights of review
d) a statement relating to privacy and personal information (see clause 7.4 of this policy)
e) when the platform will be monitored (for example weekdays 9am – 5pm, during the Council's business hours)
f) that the social media platform is not to be used for making complaints about the Council or council officials

5.5 For the purposes of clause 5.4(b), third parties engaging on social media platforms must not post or share comments, photos, videos, electronic recordings or other information that:

a) is defamatory, offensive, humiliating, threatening or intimidating to council officials or members of the public
b) contains profane language or is sexual in nature
c) constitutes harassment and/or bullying within the meaning of the *Model Code of Conduct for Local Councils in NSW*, or is unlawfully discriminatory
d) contains content about the Council, council officials or members of the public that is misleading or deceptive
e) breaches the privacy of council officials or members of the public
f) contains allegations of suspected breaches of the Council's code of conduct or information about the consideration of a matter under the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW*,
g) violates an order made by a court
h) breaches copyright
i) advertises, endorses or solicits commercial products or business,
j) constitutes spam
k) would be in breach of the rules of the social media platform.

Removal or 'hiding' of content

5.6 Where a person uploads content onto a social media platform that, in the reasonable opinion of the moderator, is of a kind specified under clause 5.5, the moderator may remove or 'hide' that content.

5.7 Prior to removing or 'hiding' the content, the moderator must make a record of it (for example, a screenshot).

5.8 If the moderator removes or 'hides' the content under clause 5.6, they must, where practicable, notify the person who uploaded the content that it has been removed and the reason(s) for its removal and their rights of review.

5.9 A person may request a review of a decision by a moderator to remove or 'hide' content under clause 5.6. The request must be made in writing to the General Manager and state the grounds on which the request is being made.

5.10 Where a review request is made under clause 5.9, the review is to be undertaken by a council officer nominated by the General Manager who is suitably qualified and who was not involved in the decision to remove or 'hide' the content.

Blocking or banning

5.11 If a person uploads content that is removed or 'hidden' under clause 5.6 of this policy on three occasions, that person may be blocked or banned from the social media platform / all social media platforms.

5.12 A person may only be blocked or banned from a Council social media platform with the approval of the social media coordinator. This clause does not apply to blocking or banning a person from a councillor's social media platform.

5.13 Prior to blocking or banning a person from a social media platform, the person must, where practicable, be advised of the intention to block or ban them from the platform/all platforms and be given a chance to respond. Any submission made by the person must

be considered prior to a determination being made to block or ban them. Any submission made by the person should be considered in a review of the banning,

5.14 The duration of the block or ban is to be determined by the social media coordinator, or in the case of a councillor's social media platform, the councillor.

5.15 Where a determination is made to block or ban a person from a social media platform/all social media platforms, the person must, where practicable, be notified in writing of the decision and the reasons for it. The written notice must also advise the person which social media platforms they are blocked or banned from and the duration of the block or ban and inform them of their rights of review.

5.16 Despite clauses 5.11 to 5.15, where a person uploads content of a kind referred to under clause 5.5, and the moderator is reasonably satisfied that the person's further engagement on the social media platform poses a risk to health and safety or another substantive risk (such as the uploading of defamatory content), an interim block or ban from the platform/all platforms may be imposed on the person immediately for a period no longer than (seven days.

5.17 A person who is blocked or banned from the platform/all platforms under clause 5.16 must, where practicable, be given a chance to respond to the interim block or ban being imposed. Any submission made by the person must be considered when determining whether the interim block or ban is to be removed or retained under clauses 5.11 to 5.15.

5.18 A person may request a review of a decision to block or ban then from a social media platform. The request must be made in writing to the General Manager and state the grounds on which the request is being made.

5.19 Where a review request is made under clause 5.18, the review is to be undertaken by the General Manager or a council officer nominated by the General Manager who is suitably qualified and who was not involved in the decision to block or ban the person. Where the decision to block or ban the person was made by the General Manager, the review must be undertaken by another senior and suitably qualified council officer who was not involved in the decision.

5.20 Where a person that is the subject of a block or ban continues to engage on a social media platform(s) using an alternative social media account, profile, avatar, etc., a moderator may block or ban the person from the platform(s) immediately. In these circumstances, clauses 5.11 to 5.19 do not apply.

Part 6 – Use of social media during emergencies

6.1 During emergencies, such as natural disasters or public health incidents, the social media coordinator will be responsible for the management of content on the Council's social media platforms. Council's social media platforms will be updated with approved advice from identified official sources under the governance of the *State Emergency and Rescue Management Act 1989*, and associated Emergency Management Plans, as required by the specific event.

6.2 To ensure consistent messaging both during and after an emergency, authorised users and council officials must not upload content onto the Council's or their own social media platforms which contradicts advice issued by the agency coordinating the emergency response, or agencies supporting recovery efforts.

Training on social media use during emergencies should be included in training and/or induction provided to authorised users and councillors.

Part 7 – Records management and privacy requirements

Records management

7.1 Social media content created, sent and received by council officials (including councillors) acting in their official capacity is a council record and may constitute open access information or be subject to an information access application made under the *Government Information (Public Access) Act 2009*. These records must be managed in accordance with the requirements of the *State Records Act 1998* and the Council's approved records management policies and practices.

7.2 You must not destroy, alter, or remove social media content unless authorised to do so. If you need to alter or remove social media content, you must do so in accordance with this policy, and consult with the Council's records coordinator and comply with the requirements of the *State Records Act 1998.*

7.3 When/if a councillor's term of office concludes, the councillor must contact the Council's Governance & Risk Manager to manage/transfer records of social media content created during their term of office and comply with the requirements of the *State Records Act 1998.*

7.4 In fulfilling their obligations under clauses 7.1 to 7.3, council officials should refer to any guidance issued by the State Archives and Records Authority of NSW relating to retention requirements for councils' and councillors' social media content[3].

Privacy considerations and requirements

7.5 Social media communications are in the public domain. Council officials should exercise caution about what personal information, if any, they upload onto social media.

7.6 The *Privacy and Personal Information Protection Act 1998* applies to the use of social media platforms by the Council and councillors. To mitigate potential privacy risks, council officials will:

a) advise people not to provide personal information on social media platforms.
b) inform people if any personal information they may provide on social media platforms is to be used for official purposes.
c) moderate comments to ensure they do not contain any personal information.
d) advise people to contact the Council or councillors through alternative channels if they have personal information they do not want to disclose in a public forum.

7.7 Council officials must ensure they comply with the *Health Records and Information Privacy Act 2002* when engaging on and/or moderating social media platforms. In fulfilling their obligations, council officials should refer to any guidance issued by the Information and Privacy Commission of NSW, such as, but not limited to, the Health Privacy Principles.

[3] See State Archives and Records Authority of NSW *'Government Recordkeeping / Advice and Resources / Local Government'* and *'Social media recordkeeping for councillors'*

Part 8 – Private use of social media

Note: Activities on social media websites are public activities. Even though privacy settings are available, content can still be shared and accessed beyond the intended recipients.

The terms and conditions of most social media sites state that all content becomes the property of the site on which it is posted[4].

What constitutes 'private' use?

8.1 For the purposes of this policy, a council official's social media engagement will be considered 'private use' when the content they upload:

a) is not associated with, or does not refer to, the Council, any other council officials, contractors, related entities or any other person or organisation providing services to or on behalf of the Council in their official or professional capacities, and

b) is not related to or does not contain information acquired by virtue of their employment or role as a council official

8.2 If a council official chooses to identify themselves as a council official, either directly or indirectly (such as in their user profile), then they will not be deemed to be acting in their private capacity for the purposes of this policy.

Use of social media during work hours

8.3 Not required as 8.4 utilised.

8.4 Council officers who access and engage on social media in their private capacity during work hours must ensure it not does not interfere with the performance of their official duties.

Part 9 – Concerns or complaints

9.1 Concerns or complaints about the administration of a council's social media platforms should be made to the council's SMC in the first instance.

9.2 Complaints about the conduct of council officials (including councillors) on social media platforms may be directed to the general manager.

9.3 Complaints about a general manager's conduct on social media platforms may be directed to the mayor.

[4] Social Media: Guidance for Agencies and Staff (Government of South Australia) – page 9

Part 10 - Definitions

In this Social Media Policy, the following terms have the following meanings:

authorised user	council officers who are authorised by the General Manager or SMC to upload content and engage on the Council's social media platforms on the Council's behalf
council official	councillors, officers and delegates of the council (including members of committees that are delegates of the council);
minor	for the purposes of clause 4.4(b) of this policy, is a person under the age of 18 years
personal information	information or an opinion (including information or an opinion forming part of a database and whether or not recorded in a material form) about an individual whose identity is apparent or can reasonably be ascertained from the information or opinion
SMC	council's social media coordinator appointed under clause 2.7 of this policy
social media	online platforms and applications - such as but not limited to social networking sites, wikis, blogs, microblogs, video and audio sharing sites, and message boards - that allow people to easily publish, share and discuss content. Examples of social media platforms include, but are not limited to Facebook, Twitter, Snapchat, LinkedIn, Yammer, YouTube, Instagram, Flicker and Wikipedia

POLICY MANUAL

Policy title:	**GATHERING INFORMATION POLICY**
Policy number:	**1.4.18**
Objective:	**To document the required standard of Council generated information and data needed to assist in defending a public liability or professional indemnity claim and ensure that they constitute admissible evidence.**
Link to community vision/service:	**Civic Leadership/Management**
Program Area:	**Corporate Services**
Policy created: 09/11/04	**Council reviewed:** 01/12/10 18/12/13
Last reviewed by staff: 18/12/13	**TRIM Ref:** ED10/15828 & ED16/27133

Introduction
This policy, together with the procedure 1.1.49 provides the minimum data standards for the gathering of information and is designed to meet the following principles:

- To meet operational business needs, accountability requirements and community expectations.
- The protection of Council's financial position through risk management.
- To facilitate the minimum data requirements for information required to be used defending possible public and professional liability claims.

Implementation
The General Manager is responsible for the implementation of this policy.

Budget
Council will allocate sufficient human and financial resources to implement this policy and associated procedure within Council's budget constraints.

Monitoring and Review
This policy will be reviewed at least on an annual basis in accordance with Council policy. The General Manager will monitor and review the procedure as required.