

Minutes

Meeting: Landcom and Mullumbimby Residents Association

Attendees

Landcom

- Linda Armstrong, Senior Communications & Engagement Program Manager (LA)
- Janelle Goulding, Director, Affordable Housing (JG)
- Lauren Kron, Senior Manager, Affordable Housing (LK)
- Amber Clarke, Communications and Engagement Officer (AC) – note taker

Mullumbimby Residents Association

- Dale Emerson, Convenor (DE)
- Noelle Maxwell (NM)
- Lucy Vader (LV)
- Anando (A)
- Louise (L)

BB Professional Services

- Dr Rigmor Berg, Consultant for social impact assessment

Date	Time	Location
27/11/2024	5.30pm	MS Teams

Item	Description
1	Welcome and Acknowledgment of Country Introductions Overview of session
2	It was agreed to proceed directly to the question, as opposed to going through the presentation as attendees had already had the opportunity to review the online engagement platform
3	Questions from attendees Infrastructure & Flooding • Concerns about drainage and stormwater infrastructure capacity • Questions about fill usage and flood risk mitigation • Flood impact assessment considerations • Sewerage capacity management Specific questions: What specific measures will be taken to address the increased load on Mullumbimby's already strained drainage and stormwater infrastructure? LK: We have engaged several technical consultants to provide advice and to ensure design compliance. This is site-specific only; anything outside of the site should be directed to the Council. The development will improve the current situation. While the existing site is fully sealed with uncontrolled drainage to Station Street, our plan includes improvements: a formalised pit and pipe drainage system directing water to the Station Street kerb inlet, increased landscaping to reduce runoff, and rainwater harvesting systems for on-site water retention and reuse. We're also implementing a stormwater treatment system to reduce pollutant runoff, which will benefit downstream waterways. Will fill be used on either the flats or the Prince Street parking lot, and if so, how will you mitigate increased flood risk to surrounding properties? LK: Questions regarding the Prince Street carpark will need to be directed to Council, however, our development has been specifically designed with flood risk in mind. Rather

than using extensive fill, we're focusing on proper drainage design. The ground floor retail and habitable areas will be elevated to meet or exceed Council's flood planning control levels. Our approach prioritises quick site drainage rather than water retention, as delayed discharge could coincide with rising flood levels in this area.

LV: Expressed concerns regarding 'air' space between ground space and first floor.

LK: Confirmed ground floor levels have been carefully set to comply with flood planning requirements

LV: Expressed further concerns.

LV: Expressed creating air space is very important.

LK: Confirmed LV concerns will be passed to designers and engineers.

NW: Asked about wheelchair access.

LK: Confirmed there is a platformlift to get up to retail space with the ground floor accommodation accessible by ramp. Designs were brought up on screen to show where these were located.

3. Given the 2022 flood events, what flood impact assessment has been conducted regarding the building's volume density and height?

LK: The development incorporates Council's updated flood planning controls and the design includes specific flood mitigation measures. Ground floor levels have been carefully set to comply with flood planning requirements. The drainage system has been designed to facilitate quick discharge during flood events.

4. How will the development address the current sewerage capacity issues, noting recent overflow incidents in back lanes during heavy rain?

LK: This needs to be redirected to Council.

Traffic & Parking

- Management of increased vehicle movements
- Parking allocation and capacity
- Safety measures for traffic flow
- Integration with existing street infrastructure

Specific questions:

1. How do you plan to manage the estimated 200 additional daily vehicle movements at the Prince and Argyle Street intersection?

LK: The traffic impact of this development is being reviewed by a suitably qualified traffic consultant. For the Station Street/Argyle Street intersection, their assessment shows an additional 17 vehicle trips during morning peak and 25 trips during afternoon peak - averaging less than one extra vehicle every two minutes. This is considered a modest increase in traffic volume and is within the existing capacity of the streets.

2. What is the rationale behind providing only 20 parking spaces for 50+ residents?

LK: The parking provision has been calculated to comply with both Council's Development Control Plan (DCP) and State Environmental Planning Policy (SEPP) requirements.

A: Questioned limited parking and expectations for those who require parking for short-term activities such shopping .

LK: Confirmed residents will have access with a fob or swipe to access the car space – for residents to run shopping up or move in and move out.

D: Expressed concerns about reduced parking on the main street due to residents using these spots to park their cars.

LK: This needs to be redirected to Council.

3. How will parking be allocated and managed? Will there be time limits, and will spaces be shared with shoppers? This will be determined by the CHP

LK: Parking will be managed exclusively by the community housing provider (CHP) for residents. These spaces will not be shared with retail customers, ensuring dedicated parking availability for residents. The specific allocation method will be determined by the CHP to best serve resident needs. It includes several disabled parking spaces.

NW: Asked about electric charging stations

LK: Confirmed there is provision for it so it can be built in the future

4. What safety measures will be implemented regarding traffic visibility for vehicles exiting the laneway onto Tincogan Street?

LK: This needs to be redirected to Council.

5. Currently the lane way is used for IGA delivery and trucks impede passage

LK: The traffic consultant has acknowledged the current use of the laneway for IGA deliveries. We will work with Council to investigate solutions that will ensure continued right of way along McGoughans Lane while accommodating existing delivery requirements. This includes examining ways to manage timing and access to prevent any conflicts.

6. Will the lane be upgraded as its current state is deplorable?

LK: This needs to be redirected to Council.

Project Management & Oversight

- Budget transparency
- Role clarification of involved authorities
- Community Housing Provider details
- Access to technical documentation

Specific questions:

1. What is the total estimated budget for this development?

LK: Confirmed we have engaged a quantity surveyor who has costed the existing scheme at around \$10million – subject to change once materials are selected

2. What are the specific roles of Landcom and the NSW Reconstruction Authority in this project?

Landcom is responsible for finding a suitable qualified CHP who will be responsible for delivery and be the owner. Landcom is also responsible for preparing the development application. The NSW Reconstruction Authority has committed to provide funding for the project. This funding will go directly to the CHP when development consent is achieved. The tender for the CHP is currently being evaluated and is confidential.

3. Which Community Housing Provider will be involved, and what is their track record with similar developments? LK: A community housing provider is yet to be determined. The tender to find a CHP is currently being evaluated and is confidential. The CHP will be a tier-one or CHP and will have experience with similar-sized developments. Tier one CHPs are registered charities and are heavily regulated.

A: Required clarification of ownership and funding.

JG: Provided clarification of what a tier one CHP means.

LV: Required clarification of ownership of retail space.

LK: Confirmed CHP will own space.

LV: Required clarification on CHP profits.

JG: Confirmed CHPs are not-for-profit and any profits will be reinvested in the building. Suggested to review NRSCH website - <https://nrsch.gov.au/>

LK: Confirmed that the CHP will own it and Council will manage any future leases,

LA: Suggested clarification on the Council-owned apartments.

LK: Council finds it hard to retain staff; the proposal provides two apartments within the complex for Council staff,

4. Will you provide access to the quantity surveyor's documentation and all consultant reports?

LK: This documentation will be submitted with the development application and placed on display during the notification period. Council may engage an external planner to prepare the assessment which is then submitted to the Regional Planning Panel. Lodgement is expected in Feb 2025 with six months allowed for assessment. The exhibition period is usually 28 days.

A: Requested clarification on consultation.

LA: Provided details on what is involved with consultation process and timing

L: Expressed concerns around Council involvement in process.

LK: Confirmed Council will have an external planner undertake the assessment, which will then be submitted for determination by the Regional Planning Panel.

LV: Suggested a scaled-down proposal once studies are complete.

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JG: Confirmed yield has already been reduced for this project since its inception.

5. How will affordability be guaranteed into the future? the affordable housing is in perpetuity

LK: The affordable housing is in perpetuity. The development's long-term affordability will be legally secured through a restriction on the property title that will run in perpetuity. This means the restriction will be permanently registered on the title and will bind all future owners, ensuring the dwellings must remain as affordable housing.

NW: Questioned if the building can be sold.

LK: Confirmed it can be sold to another CHP.

DE: Questioned whether a new CHP will need to be of same tier.

LK: Taken on notice. Will provide a clear response as part of FAQs.

6. How is an affordable rent calculated?

LK: The community housing provider will be responsible for ensuring compliance with affordability requirements, including tenant selection and rent setting in accordance with affordable housing guidelines. The rent will be capped at a percentage below market rate, usually 74.9% of market.

Construction Impact & Timeline

- Disruption minimisation strategies
- Local character preservation
- Infrastructure upgrade plans

Specific questions:

1. How will you minimise disruption to the eastern side of town during the estimated two-year construction period?

LK: The CHP will manage construction.

2. What measures will be taken to maintain local character and integrate the development with existing streetscapes?

We have engaged a qualified heritage consultant who is guiding our design decisions to create a development that integrates with the existing character of Mullumbimby.

3. The site design doesn't appear to reflect the sketch.

LK: Provided clarity on the illustrations that are on the online engagement platform

DE: Expressed desire to be involved in design process.

LK: Confirmed design consultants will be present at the community information sessions and open to feedback.

4. Will the development include upgrades to Mullumbimby's broader stormwater system?

LK: This needs to be redirected to Council.

Community Engagement

- Future consultation plans
- Local conditions consideration
- Cumulative impact assessment

Specific questions:

- **What additional community consultation is planned for this project?**

When the development is placed on public exhibition the community will have an opportunity to provide feedback. Landcom will inform the community of when this occurs and keep the online engagement platform up to date

- **How do you respond to concerns that the project has been designed without an adequate understanding of local conditions and community needs?**

LA: the current consultation process , along with a number of technical studies contributes to the understanding of local community issues

- **How will you address the cumulative impact of this development alongside other planned projects, such as the affordable housing at the old hospital site? The community housing provider and their contractor will work with Council during delivery to minimise impacts.**

LA: Confirmed Landcom's expectations of CHPs and their contractors

DE: Desire of involvement and suggested to be part of the Project Control Group.

JG: the PCG is not appropriate as it is a governance structure. Confirmed the request will be taken on notice and Landcom will work with Council and the CHP to find an appropriate way to keep the community involved.

LV: Required clarification about design – including setbacks in design.

LK: Suggested specific feedback and questions on design be referred to the designer at the community information sessions.

L: Raised concerns about Council car park.

LK: This needs to be redirected to Council.

Close

Meeting closed at 6.44pm