



7 Sibley Street – Revised Concept Plan

Report to Lismore City Council

July 2023

Brief History

7 Sibley Street – which is both the address and the name of the Project - was purchased by the Nimbin community in 2012 and is owned and operated by Nimbin Neighbourhood and Information Centre (NNIC) on behalf of the community.

Following the purchase, extensive consultations were held with Council and the Nimbin community and in 2013 a Concept Plan was developed as a result of those consultations.

It was recommended from the start that, due to the existing site constraints, any development of 7 Sibley St should include the adjacent area of land known as the basketball court area, and that area was therefore included in the original Concept Plan which was submitted to Council after it was produced, and again as part of the Development Application to relocate the old house up to the front of the property at 7 Sibley Street.

After several years of investigating the options with Council, it was identified that the best and most enduring way to achieve the joint site development would be to effect a boundary adjustment to bring that area of land under the 7 Sibley Street title.

The area of land in question is the flat area of land currently comprised of a basketball court and bitumised area with grass surrounds, immediately adjacent to 7 Sibley Street. I.e. it is only a relatively small section of 9 Sibley St, which is known to the community as Peace Park. Peace Park was part of the old school site purchased by the community, which is now owned by the Nimbin Community Centre (i.e. NOT us – we are the Neighbourhood Centre). Peace Park was gifted to Lismore City Council by the Community Centre (again...NOT us) in late 2011 in order to achieve the construction of the Nimbin Skate Park. NNIC is seeking the boundary adjustment to bring only the area of land immediately adjacent to 7 Sibley Street into the 7 Sibley St title, and NOT the whole of Peace Park.

Since 2013

The half basketball court was constructed on the site adjacent to 7 Sibley Street, and thus is not in the original Concept Plan.

Additionally, the original Concept Plan catered to a very long list of community wishes regarding what they thought should happen at 7 Sibley St, resulting in a very large building being proposed, which accordingly required a lot of carparks to be allocated. Having occupied 7 Sibley St now for some 10 years, it has become clear that the original Concept Plan represented an overdevelopment of the site, and we had planned to revisit the Concept Plan with the community once we had finalised the boundary adjustment.

At the November 2021 meeting of Lismore City Council, Council resolved unanimously to progress the boundary adjustment with 7 Sibley Street, on the condition that NNIC bore the costs and assisted with the work involved in effecting the said boundary adjustment. I refer to the extensive documents previously provided in relation thereto.

At the January meeting of LCC, a Motion was put to Council to effectively rescind the above decision. Council decided to delay any decision until such time as the Councillors had a chance to visit the site to gain a better understanding. Some Councillors did manage to come and visit, but the weather was not favourable and of course then we were hit by the flood disasters of 2022. We were subsequently asked by Council at the April 2022 meeting to put forward a Revised Concept Plan which better reflected our plans for 7 Sibley Street, and were given around 12 months to so do.

We apologise for the slight delay but we were managing the community consultations into the Nimbin Disaster plan plus the rollout of the Nimbin Emergency Radio Network and the Community Care Teams at the same time, as well as the Recovery Support Service which is case managing flood impacted residents.

The Revised Concept Plan

As requested, we have proceeded in good faith and at our own expense, to produce a Revised Concept Plan which in particular now shows the current half basketball court, plus a significantly down-sized building which would require half the number of carparks to be allocated, compared to the original Plan.

Due to the constraints of 7 Sibley Street, caused mainly by a 6m drop from the front to the back of the property, most of which is at the front of the property where the current (steep) access is located, the need to develop the adjacent site in order to resolve access and car parking issues, remains, despite the downsizing of the planned building at 7 Sibley Street.

It is only a Concept Plan and the main point of such a Plan is to generate discussion, and to enable design modifications, which is much easier with a visual starting point. These discussions have been occurring.

For example, it is suggested the half basketball court could be moved about 2m across towards the road to make room for the vehicle access along the other side of it.

The 3D pictures of the actual building are the draftsman's artistic impressions only, the key point being the footprint of the building on 7 Sibley Street. Again, the 3D pictures are to facilitate discussion about design by giving a visual reference point for ordinary (i.e. not architects) people to engage in.

To gain community feedback on the revised Plan, NNIC held two face to face consultations on 26th and 27th March 2023, plus we ran an online survey during June. 164 responses were provided either via hard copy surveys, or online.

Survey Results

See the attached Summary. The face to face consultations and the survey focused on the issues of the boundary adjustment, access and carparking and the idea of considerably downsizing the building shown in the original Plans. They were not about the design of the actual building, which will be the subject of further consultations later on.

The survey results are a reasonable representation of community views, based on our ongoing conversations with people in the community since 7 Sibley St was purchased.

We took the opportunity to float the idea of Council constructing a library on the basketball court area, which NNIC is willing to explore, provided that we would still be able to gain vehicle access and car park allocations needed to meet our requirements for 7 Sibley Street. In an effort to pose the question fairly we did not ask people whether they thought a library should be there or not, but rather whether they thought the idea was worth exploring, and we also told them that NNIC is not necessarily opposed to that idea.

In summary, there is limited community appetite to ever build anything on the basketball court area, and there is strong support for the boundary adjustment with 7 Sibley Street, but there is also some interest (28% agree/strongly agree) in exploring the idea of a library. Numerous people told us they thought the library idea had merit, but not on that particular site.

Next Steps

It seems clear that we would have some work to do to convince the community that the area of land in question should ever be built upon. At this stage there is no social license to do so and quite strong opinion against this, especially among younger (i.e. aged 30 years and under) people in the community, who are the primary users of the site. We note that the area is quite well used, and indeed it has a very long history of community use.

When the school owned it, it was variously used as a horse paddock, a tennis court, a basketball court, and community members could access it for free outside of school hours. Today it is still used for wide range of community activities, and the basketball half court is popular. Keeping the area open also enables a clear view across the whole recreational area of Peace Park, the Bowling Club, the Pool, which is beneficial for safety and crime reduction. NNIC always planned to retain the area as open recreational space as much as possible. We do not plan to ever build there.

Notwithstanding this, as we advised previously, NNIC is open to further exploring the library idea with Council, provided that it would allow for the planned extension of the building at 7 Sibley Street. However, we recommend that Council develops a Concept Plan for a library located there and consult with the Nimbin community about this, before making any decisions about the boundary adjustment with 7 Sibley Street.

As stated above, it could be challenging to convince the community that the site should be built upon, and in order to further the conversation Council would need to explain to the community, (as well as to NNIC), what that would involve and what it might look like, in order to gain the community support that would be needed to progress such a plan.

Natalie Meyer

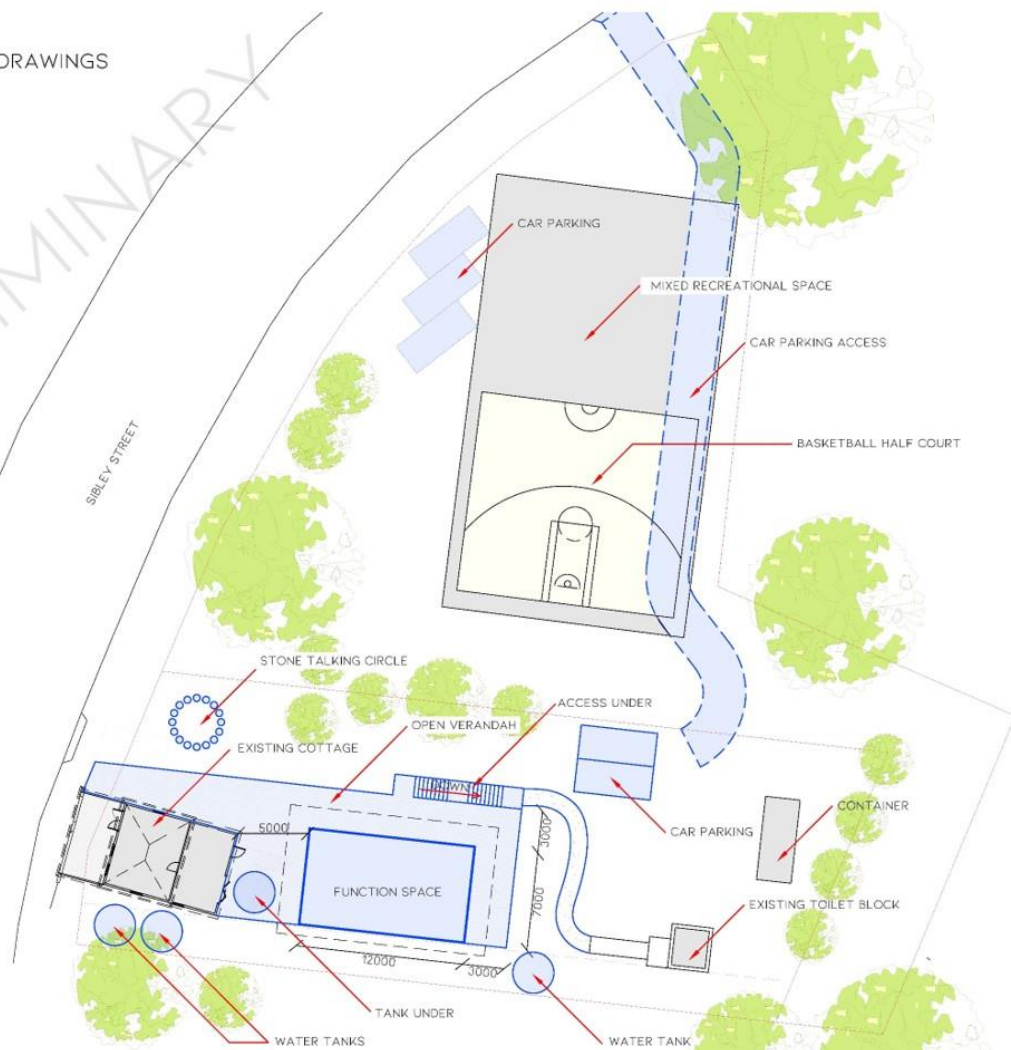
A handwritten signature in cursive script, appearing to read 'Natalie Meyer', with a small flourish at the end.

Manager

Nimbin Neighbourhood and Information Centre, Encl:



PRELIMINARY



NOTE:
PROPOSED WORKS IN BLUE

GENERAL NOTE:
THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING. VERIFY LOCATION OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT AUSTRALIAN STANDARDS AND CODES. ANY REVISIONS OF CHANGES IN PLAN MUST BE REPORTED BACK TO THE DESIGNER.

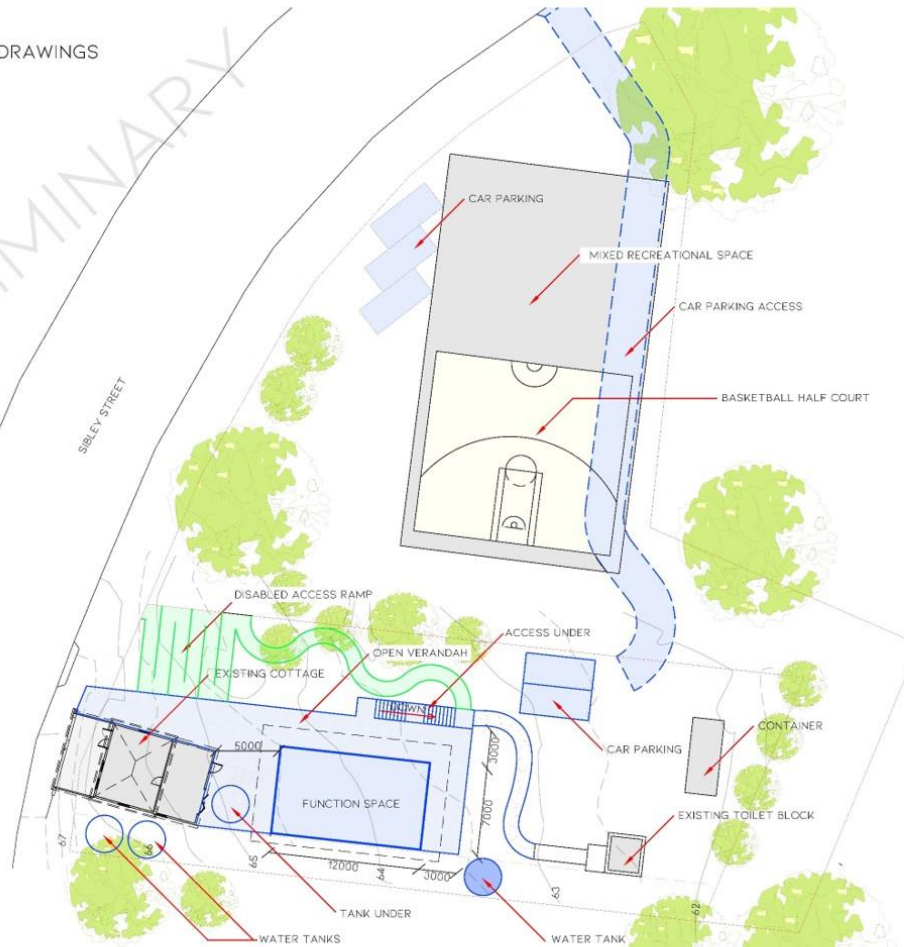
SITE PLAN
SCALE 1:300 @ A3

NORTHERN RIVERS DRAFTING & BUILDING DESIGN SEAN SPAIN MOB 0490 178 927 EMAIL NORTHERNRIVERSBDD@GMAIL.COM	CLIENT NNIC	JOB NO. 22/1015
	PROJECT PROPOSED ADDITIONS 7 SIBLEY STREET, NIMBIN TITLE SITE PLAN	DRAWING NO. A 1 OF -
REVISION DRAWN BY: S. SPAIN CHECKED BY: S. SPAIN DATE: 10/12/2022		

ARCHITECTURAL DRAWINGS



PRELIMINARY



NOTE:
PROPOSED WORKS IN BLUE AND GREEN

GENERAL NOTE:
THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING. VERIFY LOCATION OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT AUSTRALIAN STANDARDS AND CODES. ANY REVISIONS OF CHANGES IN PLAN MUST BE REPORTED BACK TO THE DESIGNER.

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		REVISION SHK-1 1 - 20/11/2022 SHK-1 2 - 20/11/2022 SHK-1 3 - 18/12/2022 SHK-1 3 - 07/12/2022

(This is the Site Plan referred to in Q4 of the Survey – showing example disabled access from front of the site and considerable space which would be needed due to the steep descent and which would render a large area of land otherwise un-usable).





Survey Summary attached