

An Ordinary Meeting of Lismore City Council will be held at the Council Chambers on 21 November 2023, 6.00pm

Attachments Excluded From Agenda

Jon Gibbons
General Manager

14 November 2023



Attachments

Reports

- 11.1 **Rezoning Planning Proposal for land at 1055 and 1055A Bruxner Highway**
 - Attachment 1:** Planning Proposal 1055 and 1055A Bruxner Highway (Oliver Avenue) .docx3
 - Attachment 2:** DRAFT VPA - 1055 Bruxner Highway, Goonellabah51
- 11.4 **Investments - October 2023**
 - Attachment 1:** 2023 October Investments Report.....100
- 11.6 **September 2023 Quarterly Budget Review Statement**
 - Attachment 1:** Quarterly Budget Review Statement 30 September 2023116

Notices of Motion / Questions with Notice

Council Leases

- Attachment 1:** OLG Practice Note No. 1 - Public Land Management142

Planning Proposal

Rezoning of 1055 and 1055A Bruxner Highway,
Lismore (Lot 42, DP 868366 and Lot 1, DP 957677).

November 2023



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Please see separate document for attachments A through T

Executive Summary

In November 2022 Lismore City Council received a Planning Proposal from landowners at 1055 and 1055 Bruxner Highway, Goonellabah (hereby 'the site'). The Planning Proposal seeks to amend the land zones, minimum lot size and height of building controls within the Lismore Local Environment Plan 2012 to enable future residential, commercial, industrial, and recreational development across the 75 hectares of the site.

The site is identified in Lismore Council's Growth and Realignment Strategy 2022 (GRS) and the supporting Addendum that specifically addresses the need for new flood free employment lands in the region. The GRS has been endorsed by the Department of Planning and Environment.

The mix of zonings proposed across the site will allow for the integration of new housing, employment, recreation and community facilities. A Draft Voluntary Planning Agreement (VPA) will also ensure there are opportunities for the affordable relocation of dwellings from high flood-risk areas, as well as the provision of environmental benefits along Tucki Tucki Creek.

The proposal is considered to facilitate suitable and sustainable growth in a strategically situated location for Lismore's future.

List of Attachments

Attachment	Title
C	Urban Design Report
E	Social Infrastructure Needs Assessment
F	Economic Benefits Assessment
G	Aboriginal and Historic Heritage Due Diligence Assessment
H	Ecological Assessment Report
I	Agricultural Assessment
J	Land Use Conflict Risk Assessment
K	Bushfire Constraints Assessment
L	Preliminary Site Investigations
La	Land Contamination Detailed Site Investigations (response to additional information request)
Laa	Contaminated Land Studies Summary (response to additional information request)
M	Acid Sulphate Soil Investigation
N	Noise Impact Assessment
O	Geotechnical Investigations Report
P	Traffic and Transport Study
Pa	Traffic and Transport Study (response to additional information request)
Q	Water Servicing Assessment
R	Sewer Servicing Assessment
S	Stormwater Management Report
T	Site Survey

Introduction

Background

In November 2022 a planning proposal was received from Nimble Estates to amend the zoning and associated development standards on two lots at 1055 and 1055A Bruxner Highway, Goonellabah (Lot 42, DP 868366 and Lot 1, DP 957677).

The planning proposal intends to facilitate the future development of the site for residential, industrial, and commercial use. It is expected that the proposal will lead to the creation of around 350 residential lots and 150 industrial/ commercial lots. The controls included in the Planning Proposal and an associated site-specific Development Control Plan (DCP) aim to deliver a range of housing opportunities including some medium density housing and a range of industrial / commercial opportunities.

This planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) with consideration of DPE's 'Local Environmental Plan Making Guideline' (August 2023).

Site description

The site is a large (75 ha) landholding located on the eastern fringe of Goonellabah, abutting established residential and industrial land uses. To the north, west and south of the site is residential land, and to the east and south of the site is agricultural land currently containing macadamia farms. The site is approximately 8km to the Lismore CBD and 3km to the Goonellabah shopping precinct.

Figure 1 - Locality and Parcels



